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

Thursday, August 3, 2017 @ 6:00 PM
1) Amended items 3 and 4 on 7/27/2017 at 11:10 AM - 2) Amended item #1 8/1/2017 at 2:00 PM

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 only on issues within the jurisdiction of the Board\Commission which are not an item 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

#1	District Internal	**Consideration and action approving the July 20, 2017 Planning and Zoning Commission minutes.**	Approve Lorraine Nevarez - Community Development
#2	District 4	**Consideration and action on the Site Plan for a 55-foot monopalm for Verizon Wireless on a vacant lot towards the northeast corner of the existing Safeway shopping center in Surprise Crossings located in the northeast corner of Litchfield and Waddell Roads.**	Approve Shirley Phan - Community Development
#3	District Citywide	**Presentation and discussion of the status of General Plan implementation, anticipated work plan for fiscal year 2018, development code update, and establishment of new design standards.**	No Action Joshua Mike - Community Development
#4	District Citywide	**Presentation and discussion regarding a proposed Text Amendment to Chapter 113 of the Surprise Municipal Code regarding Signs.**	None Robert Kuhfuss - Community Development

OTHER BUSINESS:

#5	District Internal	**Discussion and direction pertaining to future agenda items.**	No Action Eric Fitzer - Community Development

ADJOURNMENT:

SHERRY ANN AGUILAR, CITY CLERK, CMC

POSTED: August 1, 2017 at 2:00 PM

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

August 3, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 3, 2017	Contact Person:	Lorraine Nevarez - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	Approve		

Consent	Regular x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action approving the July 20, 2017 Planning and Zoning Commission minutes.

Motion:

I move to approve the July 20, 2017 Planning and Zoning Commission minutes.

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

- MINUTES

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

CITY OF SURPRISE
PLANNING AND ZONING COMMISSION

MEETING MINUTES

July 20, 2017 / 6:00 PM

COUNCIL CHAMBERS
16000 North Civic Center Plaza
Surprise, AZ 85374

CALL TO ORDER.

Chair Ken Chapman called the Planning and Zoning Commission Meeting to order at 6:00 p.m. at Surprise City Hall, 16000 North Civic Center Plaza, Surprise, Arizona 85374, on July 20, 2017.

A. ROLL CALL
In attendance were Chair Ken Chapman, Vice Chair Matthew Keating, Commissioners Dennis Bash, Mitchell Rosenbaum, Dennis Smith, Gisele Norberg and Eric Cultum.

STAFF PRESENT:
Community Development Director Eric Fitzer, Deputy City Attorney Ellen Van Riper, Planner Robert Kuhfuss, Planner Sergio Angulo, Planner Hobart Wingard and Planning and Zoning Commission Secretary Lorraine Nevarez.

COUNCIL MEMBERS PRESENT:

None.

B. PLEDGE OF ALLEGIANCE

C. CURRENT EVENTS REPORT

D. STAFF REPORT

None.

CALL TO THE PUBLIC:

Chair Chapman opened the call to the public to discuss any items not listed on the agenda.

Hearing no comments, Chair Chapman closed the call to the public.

CONSENT AGENDA:

No items.

REGULAR AGENDA ITEMS NOT REQUIRING A PUBLIC HEARING:

Item 1 – Internal – Consideration and action pertaining to approval of the July 6, 2017 Planning and Zoning Commission minutes.

Commissioner Smith made a motion to approve the July 6, 2017 Planning and Zoning Commission minutes. Commissioner Rosenbaum seconded the motion. The motion passes with 7 votes in favor.

Item 2 – INTERNAL – Nomination and selection of the Planning and Zoning Commission Chair.

Commissioner Smith nominated Ken Chapman for position of Chair.

Commissioner Cultum nominated Matthew Keating for the position of Chair.

Chair Chapman called for a motion.

Commissioner Cultum made a motion to nominate Vice Chair Keating for the position of chair for the Planning and Zoning Commission. Commissioner Norberg seconded the motion. Motion failed, 2 votes in favor, 5 against (Commissioner Bash, Commissioner Smith, Commissioner Rosenbaum, Vice Chair Keating, Chair Chapman).

Commissioner Smith made a motion to nominate Ken Chapman for the position of Chair for the Planning and Zoning Commission. Commissioner Rosenbaum seconded the motion. Motion passes, 5 votes in favor and 2 against (Commissioner Cultum and Commissioner Norberg).

Item 3 – INTERNAL – Nomination and selection of the Planning and Zoning Commission Vice Chair.

Chair Chapman nominated Matthew Keating for position of Vice Chair.

Commissioner Norberg nominated Mitchell Rosenbaum for the position of Vice Chair.

Chair Chapman called for a motion.

Commissioner Smith made a motion to nominate Matthew Keating for the position of Vice Chair for the Planning and Zoning Commission. Chair Chapman seconded the motion. Motion failed with 3 votes in favor, 4 against (Commissioner Norberg, Commissioner Rosenbaum, Vice Chair Keating, Commissioner Cultum)

Commissioner Norberg made a motion to nominate Mitchell Rosenbaum for the position of Vice Chair for the Planning and Zoning Commission. Vice Chair Keating seconded the motion. Motion passes with 6 votes in favor and 1 against (Commissioner Smith).

Item 4 – DISTRICT 1 – Consideration and action on the Site Plan for a Comprehensive Sign Program to allow for a free-standing Monument Sign for Salad and Go generally located north of Bell Road and East of Litchfield Road.

Sergio Angulo, planner, presented item 4 to the Commission.

The Commission discussed item 4:

- This signage is necessary
- Monument Signs
- Managing landscape near the signs
- Length of sign
- Multiple sign pallets vs. single sign pallet

Commissioner Norberg made a motion to approve the Site Plan for a Comprehensive Sign Program to allow or a freestanding Monument Sign for Salad and Go generally located on north of Bell Road and East of Litchfield Road. Commissioner Bash seconded the motion. Motion passes with 7 votes in favor.

Chair Chapman moved item 5 to follow after item 11.

REGULAR AGENDA ITEMS REQUIRING A PUBLIC HEARING:

Item 6 – District 5 – Consideration and action pertaining to Conditional Use Permit (CUP) for Surprise Christian Preschool, located at 14925 West Silverleaf Way in the Kingwood Parke Planned Area Development.

Hobart Wingard, planner, presented item 6 to the Commission.

The Commission discussed item 6:

- Traffic Flow
- Public Comments
- Process for additional grade levels
- Occupancy rating for fire

Chair Chapman opened the call to the public.

Hearing no comments, Chair Chapman closed the call to the public.

Commissioner Cultum made a motion to approve a Conditional Use Permit to allow a preschool/daycare facility as the Surprise Christian Preschool in an existing building within Kingswood Parke Planned Area Development. Commissioner Bash seconded the motion. Motion passes 7 votes in favor.

Item 7 – District 1 – Consideration and action pertaining to a Major Amendment to the Asante Planned Area Development (PAD) to Rezone 304.4 acres (approx.) from PAD to RL-5 PUD, RM-6 PUD, RM-9 PUD and Mixed Use PUD, generally located northeast of Grand Avenue approximately 1.5 mile west of 163rd Avenue.

Commissioner Keating made a motion to continue this item until the August 17th Planning and Zoning Commission meeting at the request of the applicant. Vice Chair Rosenbaum seconded the motion. Motion passes 7 votes in favor.

Item 8 – District 5 – Consideration and action pertaining to a Major Amendment to Asante North Planned Area Development (PAD) to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD generally located northeast of Grand Avenue approximately 2.5-miles west of 163rd Avenue.

Commissioner Bash made a motion to continue this item until the August 17th Planning and Zoning Commission meeting at the request of the applicant. Vice Chair Rosenbaum seconded the motion. Motion passes 7 votes in favor.

Item 9 – District 5 – Consideration and action pertaining to a Major Amendment to Asante North Planned Area Development (PAD) to Rezone 149.1 acres (approx.) from PAD to RM-6 PUD and RM-9 PUD generally located northeast of Grand Avenue approximately 2.5-miles west of 163rd Avenue.

Commissioner Norberg made a motion to continue this item until the August 17th Planning and Zoning Commission meeting at the request of the applicant. Commissioner Bash seconded the motion. Motion passes 7 votes in favor.

Item 10 – District 1 – Consideration and action regarding a Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-6) with a PUD Overlay for Bonita Ranch Parcel A.

Robert Kuhfuss, planner, presented item 10 and 11 to the Commission.

The Commission discussed item 10 and 11:

- SUDC
- PUD Overlay
- Landscape
- Water/Sewer
- Roadways
- Wildlife
- Annexation

Chair Chapman opened the call to the public for items 10 and 11.

Ray Moran, property owner, had a series of questions about an impact study regarding water supply, wells being in jeopardy, undeveloped roads, dust control, highway improvements and wildlife. Mr. Moran does not want to annex into the city. There is a concern for all the residents that live in that area.

Diane Hudgens, property owner, asked the Commission about the sewage, water supply, and roads. Ms. Hudgens noted the current roads cannot handle additional traffic.

Billy Hunter, property owner, noted his concern about desert dumping and the wildlife in the area.

Rob Lytle & Alison York, property owners, discussed moving away from the city because of crime and their concern regarding the water.

Andy Cepon, resident, discussed that growth is inevitable. The property owner went above and beyond the requested accommodations from the residents. The county is responsible for the water.

Hearing no comments, Chair Chapman closed the call to the public.

Commissioner Bash made a motion to recommend approval to the Mayor and City Council regarding a Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-6) with a PUD Overlay for Bonita Ranch Parcel A, subject to stipulations “a” through “e” as listed in the staff report. Commissioner Keating seconded the motion. Motion passes 7 votes in favor.

Item 11 – District 1 – Consideration and action regarding a Zone Change from Residential Ranch (RR) to Residential Medium Density (RM-6) with a PUD Overlay for Bonita Ranch Parcel B and C.

Robert Kuhfuss, planner, presented item 11 to the Commission simultaneously with item 10.

The Commission discussed item 11 with item 10:

Public comments were heard simultaneously with item 10.

Commissioner Cultum moved to recommend approval to the Mayor and City Council regarding a Zone change from Residential Ranch (RR) to Residential Medium Density (RM-6) with a PUD Overlay for Bonita Ranch Parcel B & C, subject to stipulations “a” and “b” as listed in the staff report. Commissioner Bash seconded the motion. Motions passes 7 votes in favor.

Item 5 – Citywide – Presentation and discussion regarding a proposed Text Amendment to Chapter 113, Signs of the Surprise Municipal Code.

Robert Kuhfuss, planner, presented item 5 to the Commission.

The Commission discussed item 5:

- Billboards
- Aesthetics of signs
- Off-premise vs. On-premise signage
- Content vs. structure
- Static billboards vs. Electronic Messaging
- Marketing the City/Partnerships

- 8 vs 12 sec rule
- Locations of billboards
- Separation language for Billboard & Freeway Signs
- Prasada signage
- Conformity of signage design
- More detailed language regarding EMC

Chair Chapman opened the call to the public for item 11.

Andy Cepon, resident, shared with the Commission that electronic billboards are needed within the city. It could benefit the city to create partnerships to bring money into the city and to market the City of Surprise. Billboards should not be overlooked.

Liz Recchia, West Maricopa Association of Realtors, shared that there should be adequate, visible and legible signage. The language in the code regarding "environmentally sensitive areas" is not defined. There is no "environmentally sensitive areas" designated within the city. This term becomes arbitrary and could potentially be unequal treatment or enforcement issues for business. If there are concerns that are trying to be addressed, the city should be more specific with the language. The Commission should also reconsider the language regarding federally registered trademarked business only being legally protected. These should not be the only business acknowledged. What about Arizona registered trademarked business. Lastly, the Commission should review the language about lit signs being prohibited from 10pm – 6am near residential zoned areas. The Commission should think about what if a hospital is built.

Kurt Jones, Tiffany & Bosco, noted the city should consider billboards. Billboards can benefit the city. There can be a limit to the number of billboards within the city. It a good way to market the city.

James Carpentier, International Sign Association and Arizona Sign Association, discussed traffic safety regarding glance rates at electronic signage. He noted research has indicated there is not a direct correlation between electronic signage and increased traffic accidents.

Hearing no further comments, Chair Chapman closed the call to the public.

OTHER BUSINESS:

Item 5 – INTERNAL - Discussion pertaining to future agenda items.

Commissioner Smith asked for an update to the northwest area of 163rd Avenue. He would like an update on current population, housing, traffic issues, roads and information regarding schools in the area.

Commissioner Bash asked for an update regarding the joint meeting with City Council.

ADJOURNMENT:

Hearing no further business, Chair Chapman adjourned the Planning and Zoning Commission meeting at 8:33 p.m.

_____
Eric Fitzer
Community Development Director

_____
Ken Chapman
Planning and Zoning Commission Chair

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: _____
Lorraine Nevarez, Commission Secretary

DATE: _____

CITY OF SURPRISE
Planning and Zoning Commission

August 3, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 3, 2017	Contact Person:	Shirley Phan - Community Development
Submitting Department:	CD Boards and Commissions	District:	4
Staff Recommendations:	Approve		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Consideration and action on the Site Plan for a 55-foot monopalm for Verizon Wireless on a vacant lot towards the northeast corner of the existing Safeway shopping center in Surprise Crossings located in the northeast corner of Litchfield and Waddell Roads.

Motion:

I move to approve/deny the Site Plan for a 55-foot monopalm for Verizon Wireless on a vacant lot towards the northeast corner of the existing Safeway shopping center in Surprise Crossings located in the northeast corner of Litchfield and Waddell Roads.

Background:

On May 16, 2017 Coal Creek Consulting, LLC. submitted a request for a Site Plan for a 55-foot monopalm for Verizon Wireless on a vacant lot towards the northeast corner of the existing Safeway shopping center in Surprise Crossings located in the northeast corner of Litchfield and Waddell Roads.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- 00 - FS17-245 Verizon PHO 137th Wireless Telecommunications Facility (WTF) - Staff Report
- 01 - FS17-245 Verizon PHO 137th Wireless Telecommunications Facility (WTF) - Vicinity Map
- 02 - FS17-245 Verizon PHO 137th Wireless Telecommunications Facility (WTF) - Zoning Map

- ☐ 03 - FS17-245 Verizon PHO 137th Wireless Telecommunications Facility (WTF) - Project Plan Set
- ☐ 04 - FS17-245 Verizon PHO 137th Wireless Telecommunications Facility (WTF) - Site Justification Maps
- ☐ 05 - FS17-245 Verizon PHO 137th Wireless Telecommunications Facility (WTF) - Luke AFB Letter
- ☐ 06 - FS17-245 Verizon PHO 137th Wireless Telecommunications Facility (WTF) - ADOT Comments
- ☐ 07 - FS17-245 Verizon PHO 137th Wireless Telecommunications Facility (WTF) - MWD Comments
- ☐ 08 - FS17-245 Verizon PHO 137th Wireless Telecommunications Facility (WTF) - Presentation

---

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Shirley Phan, Planner

SITE PLAN

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS17-245**
Project Name:	Verizon PHO 137th Wireless Telecommunications Facility (WTF)
Council District:	**4** - Mulberry
Meeting Date:	**August 3, 2017**
Planner:	Sergio Angulo

Owner:	Surprise Crossings, LLC.
Applicant:	Coal Creek Consulting, LLC.
Request:	A Site Plan for a 55-foot monopalm located in Surprise Crossings.
Site Location:	Generally located east of Litchfield Road and north of Waddell Road.
Site Size:	Approximately 5.98 acres
General Plan Conformance:	The proposal is consistent with the Surprise General Plan 2035
Support/Opposition:	No items of support or opposition received
Staff Recommendation:	Staff recommends the Commission **approve** the case **FS17-245** a Site Plan for the Verizon PHO 137th WTF.

Project Description:

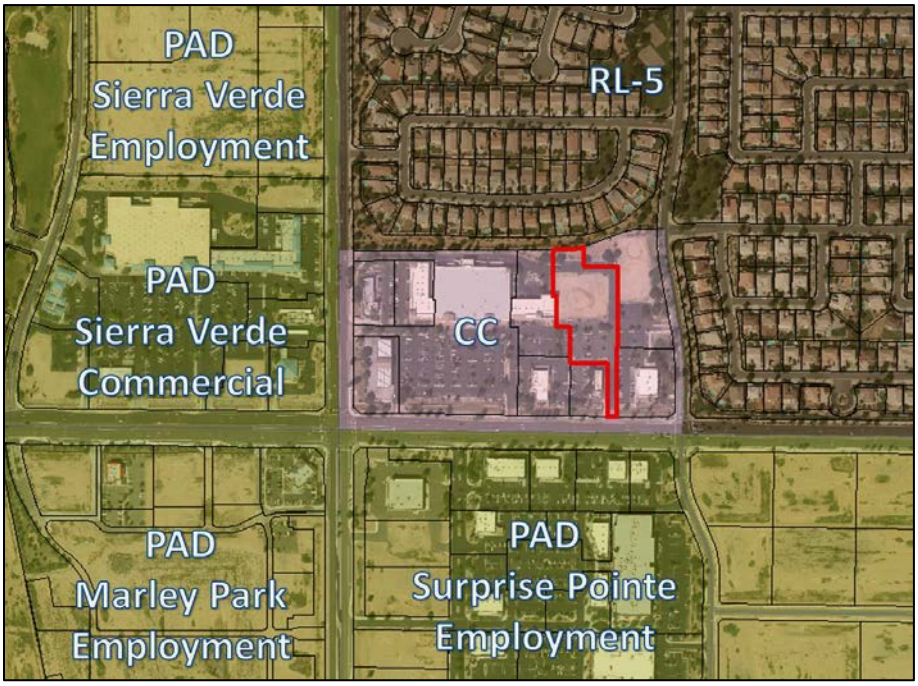
Coal Creek Consulting, LLC. on behalf of the owner, is proposing a 55-foot monopalm for Verizon Wireless on a vacant lot towards the northeast corner of the existing Safeway shopping center in Surprise Crossings located in the northeast corner of Litchfield and Waddell Roads. The camouflaged monopalm will have a base station that includes cabinetry for radio equipment and other associated equipment. The base station will be concealed by an approximately eight (8) foot wall finished to match the primary structure on the property.

The proposed monopalm facility will be constructed at the end of an existing row of parking spaces, taking over three (3) parking stalls. Currently the site contains 88 parking spaces, if the proposed monopalm is approved, there will be 85 parking spaces remaining. As per the SUDC the minimum parking counts requirements for a commercial center is 1 space per 300 sq. ft. of GFA. The master site plan for Surprise Crossing proposes approximately 17,800 sq. ft. for additional shops which will require a minimum of 60 parking spaces. The proposed monopalm facility will not have a negative impact on the required parking.

The applicant proposes no changes to the landscaping on site.

Verizon has identified the coverage in the surroundings of the subject site as "marginal to acceptable". With the proposed monopalm facility the coverage in the surroundings will increase to "good to best" coverage zones and will enable the Surprise area to handle user growth up to 2018 and 2019.

<u>Surrounding Land Zoning:</u>



RL – 5	RL – 5	RL – 5
Community Commercial	**Community Commercial**	Community Commercial
PAD – Surprise Pointe Employment	PAD – Surprise Pointe Employment	PAD – Surprise Pointe Employment

Background:

January 28, 1999: The subject property was annexed into the City of Surprise.

February 18, 2003: The Site Plan for Safeway at Surprise Crossing was approved by the Planning and Zoning Commission under case SP02-306.

October 20, 2015: The Mayor and City Council approved a Zoning Amendment to revise the requirements for a WTF.

September 8, 2016: Staff met with the applicant to discuss the project during a regularly scheduled Concept Review meeting under CR16-356.

May 16, 2016: The applicant filed a request for a Site Plan (WTF) under case FS17-245, the subject case.

Analysis:

As this monopalm requires a Site Plan as outlined in Section 122-112 of the Surprise Municipal Code, the following conditions have been addressed to satisfy the requirements established:

- The WTF will be designed to blend into the architecture and landscape of the zone in which it is placed.
- The WTF antennas, mounting hardware, and cabling shall be covered or painted to match the color of the pole on which it is mounted. The base station will be screened by solid walls. Screening shall blend with or enhance the surrounding context in terms of scale, form, texture, materials, and color.
- The setback of the WTF shall meet the yard development standards and setback requirements of the underlying zoning district. Additionally, all towers shall be set back from any residential lot lines a distance equal to twice the height of the tower.
- Monopalms:
    - Will contain a minimum of 55 palm fronds that disguise the length of the antenna.
    - The standoff mounting arm apparatus of the antenna array will not extend more than 30 inches from the structure to which it is attached.
    - The pole structure will be clad with faux bark that begins at the base of the pole structure and continues to the height of the first palm frond attachment. The balance of the pole structure and the attachments will be painted to blend with the palm fronds.
    - The diameter of the pole structure will not exceed 26 inches at its widest point.
    - All cables will be concealed within the pole structure.
    - The maximum height of the pole structure, excluding antennae, will be limited to 65 feet above the finished grade of the site. The maximum height of the antennae

attached to a wireless communication monopalm will not exceed 80 feet above the finished grade of the site.

- No more than two (2) microwave dishes will be permitted on each monopalm. Microwave dishes will be limited to one (1) square foot in size and will be concealed within the monopalm, trimmed leaf cluster, or palm fronds.
- The trimmed leaf cluster will be mounted directly below the palm fronds and will be painted to blend with the pole structure.
- Climbing pegs are prohibited on the pole structure.
- When installing the monopalm, installation will minimize the removal of existing mature vegetation at the site or such vegetation will be replaced.

Reviewing Agencies:

In addition to the standard city internal reviewing departments, the Arizona Department of Transportation, Maricopa Water District, and Luke AFB were included in the routing of this request. None of the reviewing agencies indicated any concerns over the request.

Findings:

- The proposed Site Plan (WTF) is consistent with the Surprise General Plan 2035.
- The proposed Site Plan (WTF) is consistent with the Surprise Municipal Code.

Recommendation:

Staff recommends the Commission move to **approve** case **FS17-245**.

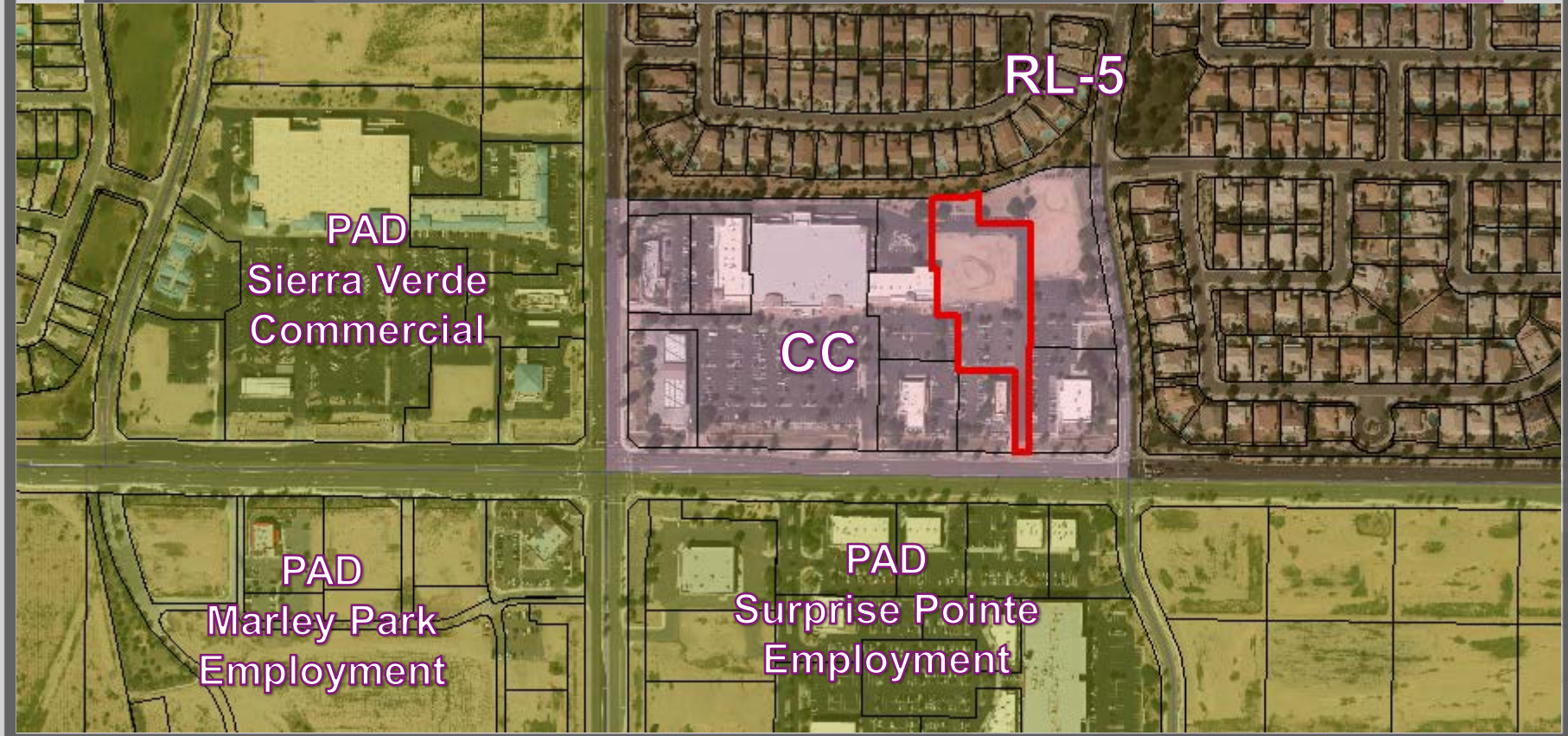
However, should the Commission wish to recommend denial of the request, the Commission should make its own findings and base its decision on those alternative findings.

Attachments:

01 - Vicinity Maps
02 - Zoning Maps
03 - Project Plan Set
04 - Photo Simulations
05 - Site Justification Maps
06 - Luke AFB Letter
07 - ADOT Comments
08 - MWD Comments

VICINITY MAP

Surrounding Zoning



CITY OF SURPRISE PARKING REQUIREMENTS TABLE 9-1 (Sec. 122-133 - Parking):

USE	SQUARE FOOTAGE	MINIMUM RATIO:	MAXIMUM RATIO:	# REQUIRED	# ACCESSIBLE REQ.
SHOPS	25,000 SQ. FT	1 / 300 SQ. FT.	1 / 200 SQ. FT.	83 - 125	4

TOTAL REQUIRED ACCESSIBLE SPACES = 4 ACCESSIBLE SPACES
TOTAL PROVIDED ACCESSIBLE SPACES = 2 ACCESSIBLE SPACES (2 NEEDED)

TOTAL REQUIRED PARKING SPACES = 83 - 125 PARKING SPACES (INCLUDING ACCESSIBLE PARKING)
PROVIDED PARKING SPACES = 88 PARKING SPACES (INCLUDING ACCESSIBLE PARKING)
SUBTRACTED 3 PARKING SPACES TO ALLOW FOR PROPOSED WIRELESS COMPOUND = 85 PARKING SPACES REMAINING

ZONING COMPLIANCE:

LOCAL JURISDICTION: CITY OF SURPRISE
ASSESSORS PARCEL: 501-15-980
ZONING: CC
USE: TELECOMMUNICATION FACILITY
PARENT PARCEL AREA: 94,995 S.F.
PROPOSED LEASE AREA: 414 S.F.
PARKING REQ'D: 1
PARKING PROVIDED: 1

GENERAL COMPLIANCE:

HVAC USED ON THIS STRUCTURE IS NOT INTENDED FOR HUMAN COMFORT ITS USE IS SOLELY FOR ELECTRONIC EQUIPMENT COOLING.

DEVELOPMENT AND USE OF THIS SITE WILL CONFORM TO ALL APPLICABLE CODES AND ORDINANCES.

PROVIDE STREET ADDRESS IDENTIFICATION PER MUNICIPAL REQUIREMENTS.
THE USE OF THIS SITE WILL GENERATE NO TRASH.
THIS PROJECT DOES NOT REQUIRE WATER OR SEWER
THIS PROJECT REQUIRES PERMANENT POWER & TELEPHONE CONNECTION

A.D.A. COMPLIANCE:

FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH THE APPLICABLE BUILDING CODE.

F.C.C. COMPLIANCE:

ALL PROPOSED ANTENNAS SHALL BE IN COMPLIANCE WITH ALL FEDERAL COMMUNICATIONS COMMISSION (FCC) REGULATIONS, INCLUDING THOSE PROTECTING THE PUBLIC HEALTH AND THOSE PROTECTING HISTORIC DISTRICTS.

SITE NAME: PHO_137TH

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT FOR COMPANY'S WIRELESS TELECOMMUNICATIONS NETWORK. FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

THIS FACILITY CONSISTS OF PRE-FABRICATED OUTDOOR EQUIPMENT CABINETS, TO HOUSE RADIO EQUIPMENT. NO HAZARDOUS MATERIAL WILL BE STORED WITHIN THE FACILITY.

ALL EXITS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEYS OR SPECIAL KNOWLEDGE. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS ARE PROHIBITED.

PROPOSED LESSEE ANTENNAS AND ASSOCIATED COAXIAL CABLES

PROPOSED ELECTRICAL SERVICE
PROPOSED OUTDOOR EQUIPMENT CABINET
PROPOSED LESSEE 55'-0" HIGH MONOPALM
PROPOSED 8' CMU SCREEN WALL & T.S. ACCESS GATES W/ PAINTED SOLID METAL BACKING
PROPOSED LESSEE H-FRAME W/ NEMA 4 FIBER BOX, METER, & DISCONNECT
PROPOSED LESSEE I.L.C.

SITE ACQUISITION
COAL CREEK CONSULTING
1525 N. HAYDEN DRIVE, #100
SCOTTSDALE, ARIZONA, 85257
PHONE: (480) 209-0945
CONTACT: BILL KONING

ARCHITECT
YOUNG DESIGN CORP.
10245 E. VIA LINDA, SUITE 211
SCOTTSDALE, AZ, 85258
PHONE: (480) 451-9609
FAX: (480) 451-9608
CONTACT: MATTHEW YOUNG

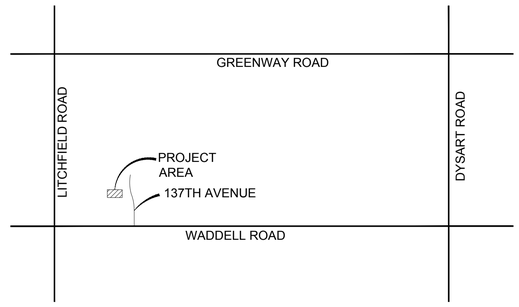
SURVEYOR
RLF CONSULTING, LLC
1214 S. STADEM DR.
TEMPE, AZ, 85281
PHONE: (480) 510-3668
CONTACT: RYAN FIDLER

LESSOR / OWNER
SURPRISE CROSSING L.L.C.
13794 W. WADDELL ROAD
SURPRISE, ARIZONA 85379
PHONE: (602) 604-2400
CONTACT: ALAN WILLIAMS

LESSEE / COMPANY
VERIZON WIRELESS
126 W. GEMINI DRIVE
TEMPE, AZ, 85283
PHONE: (602) 291-5983
CONTACT: MICHAEL HOFFMAN

SITE PHOTO:

VICINITY MAP:



SITE COORDINATES:

LATITUDE : 33° 36' 39.330" NORTH (NAD83)
LONGITUDE : 112° 21' 22.878" WEST (NAD83)
ELEVATION : 1160.3' A.M.S.L. (NAVD88)

NORTH

DRIVING DIRECTIONS:

FROM VERIZON OFFICE IN TEMPE, AZ: DEPART W. GEMINI DR TOWARD S. ASH AVE. TURN LEFT ONTO S. ASH AVE. TURN RIGHT ONTO W. GUADALUPE RD. TURN RIGHT ONTO S. KYRENE RD. TURN RIGHT ONTO W. BASELINE RD. TURN LEFT ONTO S. MILL AVE. TAKE RAMP LEFT FOR US-60 WEST TOWARD PHOENIX. BEAR RIGHT ONTO I-10 W. KEEP LEFT TO STAY ON I-10 W. AT EXIT 133B, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR AZ-101 LOOP N. AT EXIT 11, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR US-60. TURN LEFT ONTO US-60 W / W GRAND AVE. TURN LEFT ONTO N. A ST. TURN RIGHT ONTO W. THUNDERBIRD RD. ROAD NAME CHANGES TO W. WADDELL RD. TURN RIGHT ONTO N. LITCHFIELD RD. TURN RIGHT ONTO W. REDFIELD RD, AND THEN IMMEDIATELY TURN RIGHT ONTO N. 138TH LN. TURN LEFT ONTO W. REDFIELD RD. ARRIVE AT W. REDFIELD RD ON THE RIGHT. THE LAST INTERSECTION IS N. 138TH LN. IF YOU REACH W. VENTURA ST, YOU'VE GONE TOO FAR.

SHEET INDEX:

T-1	TITLE SHEET, PROJECT INFO
LS-1	TOPOGRAPHIC SURVEY
Z-1	SITE PLAN
Z-2	ENLARGED SITE PLAN
Z-3	SITE ELEVATIONS
C101	COVER SHEET
C102	SECTION
L-1	LANDSCAPE PLAN
L-2	IRRIGATION PLAN

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

This drawing is copywritten and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained hereon is forbidden without written permission by Young Design Corporation.

REGISTERED PROFESSIONAL ARCHITECT 19382 RONALD C. YOUNG JR. ARIZONA U.S.A.
EXP. 12/31/19

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	11/7/2016	FINALS
2	6/8/2017	COMMENTS
3	6/21/2017	UPDATE

ARCHITECTS JOB NO.
YDC-6031

PROJECT INFORMATION

PHO 137TH

13794 W. WADDELL ROAD
SURPRISE, AZ 85379

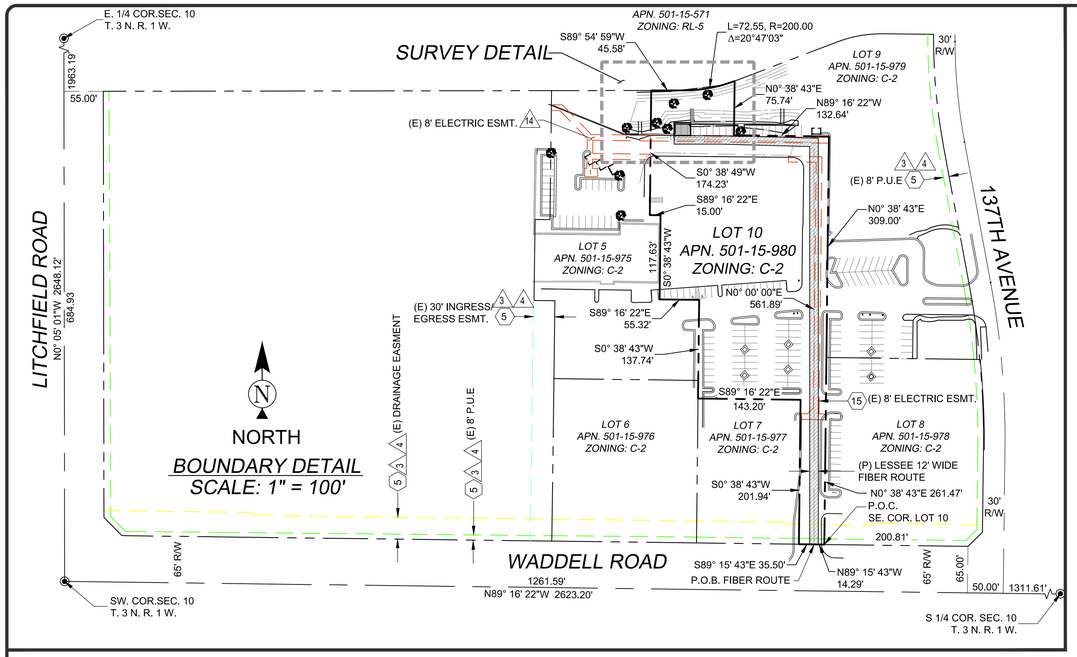
SHEET TITLE

TITLE SHEET

JURISDICTION APPROVAL

SHEET NUMBER

T-1



LESSOR'S LEGAL DESCRIPTION (APN 501-15-980)

PARCEL NO. 1:
LOT 10, SURPRISE CROSSING, ACCORDING TO BOOK 677 OF MAPS, PAGE 32 AND AMENDED PLAT RECORDED IN BOOK 679 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2:
NON-EXCLUSIVE EASE FOR ROADWAYS, WALKWAYS, INGRESS, EGRESS, STORM WATER DRAINAGE, PARKING AND UTILITIES PURPOSES AS CREATED AND SET FORTH IN DECLARATION OF EASEMENTS WITH CONDITIONS AND RESTRICTIONS AFFECTS LAND RECORDED IN DOCUMENT NO. 2003-1645604, MARICOPA COUNTY RECORDS.

SCHEDULE B EXCEPTIONS COMMITMENT NUMBER: 21402061

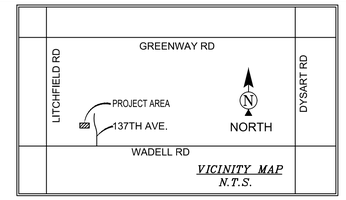
5. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET -BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 677 OF MAPS, PAGE 32 AND AMENDED IN BOOK 679 OF MAPS, PAGE 14, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

15. AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, RECOREDED IN 2005-0415599 OF OFFICIAL RECORDS.

ITEMS 1 THRU 4, 6 THRU 14, 16, AND 17 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AND/OR DO NOT AFFECT THE SUBJECT AREA. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

PROJECT META DATA

1. ELEVATIONS SHOWN HEREON ARE REPRESENTED IN *NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)* ESTABLISHED FROM GPS DERIVED ELLIPSOID HEIGHTS, APPLYING GEOID 09 SEPARATIONS CONSTRAINING TO NGS CORS STATIONS PROVIDED IN THE "ONLINE POSITIONING USER SERVICE" (OPUS) SOLUTION FOR THIS SPECIFIC SITE.
2. BEARINGS SHOWED HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM *ARIZONA STATE PLANE COORDINATE ZONE CENTRAL*, DETERMINED BY GPS OBSERVATIONS.
3. FIELD WORK FOR THIS PROJECT WAS PERFORMED ON 06/01/16.



SURVEYOR NOTES

1. ALL TITLE INFORMATION IS BASED UPON A COMMITMENT FOR TITLE INSURANCE PREPARED BY GREAT AMERICAN TITLE AGENCY, ORDER NO.: 21402061 EFFECTIVE DATE 06/08/16, AND GREAT AMERICAN TITLE AGENCY, ORDER NO.: 21602676 EFFECTIVE DATE 09/08/16.
2. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.
3. THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.
4. SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/ OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

POSITION OF GEODETIC COORDINATES

LATITUDE 33° 36' 39.330" NORTH (NAD83)
LONGITUDE 112° 21' 22.878" WEST (NAD83)
ELEVATION @ GROUND= 1160.3' (NAVD88)

LESSOR'S LEGAL DESCRIPTION (APN 501-15-975)

PARCEL NO.1:
LOT 5, SURPRISE CROSSING, ACCORDING TO BOOK 677 OF MAPS, PAGE 32 AND AMENDED IN BOOK 679 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2:
NON-EXCLUSIVE EASEMENTS FOR ROADWAYS, WALKWAYS, INGRESS, EGRESS, STORM WATER, DRAINAGE, PARKING AND UTILITIES AS CREATED AND SET FORTH IN DECLARATION OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED DECEMBER 2, 2003, IN RECORDING NO. 20031645604 AND FIRST AMENDMENT RECORDED SEPTEMBER 13, 2004, IN RECORDING NO. 20041064884, SECOND AMENDMENT RECORDED JANUARY 23, 2007, IN RECORDING NO. 20070086014 AND THIRD AMENDMENT RECORDED FEBRUARY 14, 2003, IN RECORDING NO. 20130145507 ALL OF OFFICIAL RECORDS.

SCHEDULE B EXCEPTIONS COMMITMENT NUMBER: 21602676

3. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 630 OF MAPS, PAGE 8, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

4. EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS AND SET-BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 677 OF MAPS, PAGE 32 AND AMENDED RECORDED IN BOOK 679 OF MAPS, PAGE 14,BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

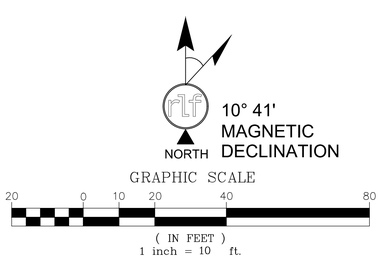
14. AN EASEMENT FOR ELECTRICAL LINES AND ALL OTHER MATTERS AS SET FORTH THEREIN, RECORDED IN 2005- 0415594 OF OFFICIAL RECORDS.

ITEMS 1,2, 5 THRU 13, AND 15 THRU 19 OF THE CLIENT PROVIDED TITLE REPORT DO NOT CONTAIN GRAPHICALLY PLOTTABLE EASEMENTS, SETBACKS, RESTRICTIONS OR OTHER ENCUMBRANCES AND/OR DO NOT AFFECT THE SUBJECT AREA. THE SURVEYOR CANNOT GUARANTEE THAT NON-PLOTTABLE ENCUMBRANCES DO NOT EXIST THAT MAY AFFECT THE SUBJECT LEASED PREMISES.

FLOOD ZONE DESIGNATION

THE PROPOSED LEASE PREMISES SHOWN HEREON APPEAR TO BE WITHIN FLOOD ZONE "X" AS DELINEATED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM MAP NO. 0413C1680L DATED 10/16/2013.

FLOOD ZONE "X" IS DEFINED AS: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN; DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.



LESSEE FIBER ROUTE LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 10, SURPRISE CROSSING, ACCORDING TO BOOK 677 OF MAPS, PAGE 32 AND AMENDED PLAT RECORDED IN BOOK 679 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10, THENCE NORTH 89°15'43" WEST ALONG THE SOUTH LINE OF SAID LOT 10, 14.29 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID SOUTH LINE NORTH 00°00'00" EAST, 561.89 FEET; THENCE NORTH 88°24'35" WEST, 130.51 FEET; THENCE NORTH 90°00'00" WEST, 65.14 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

LESSEE LEASE AREA LEGAL DESCRIPTION

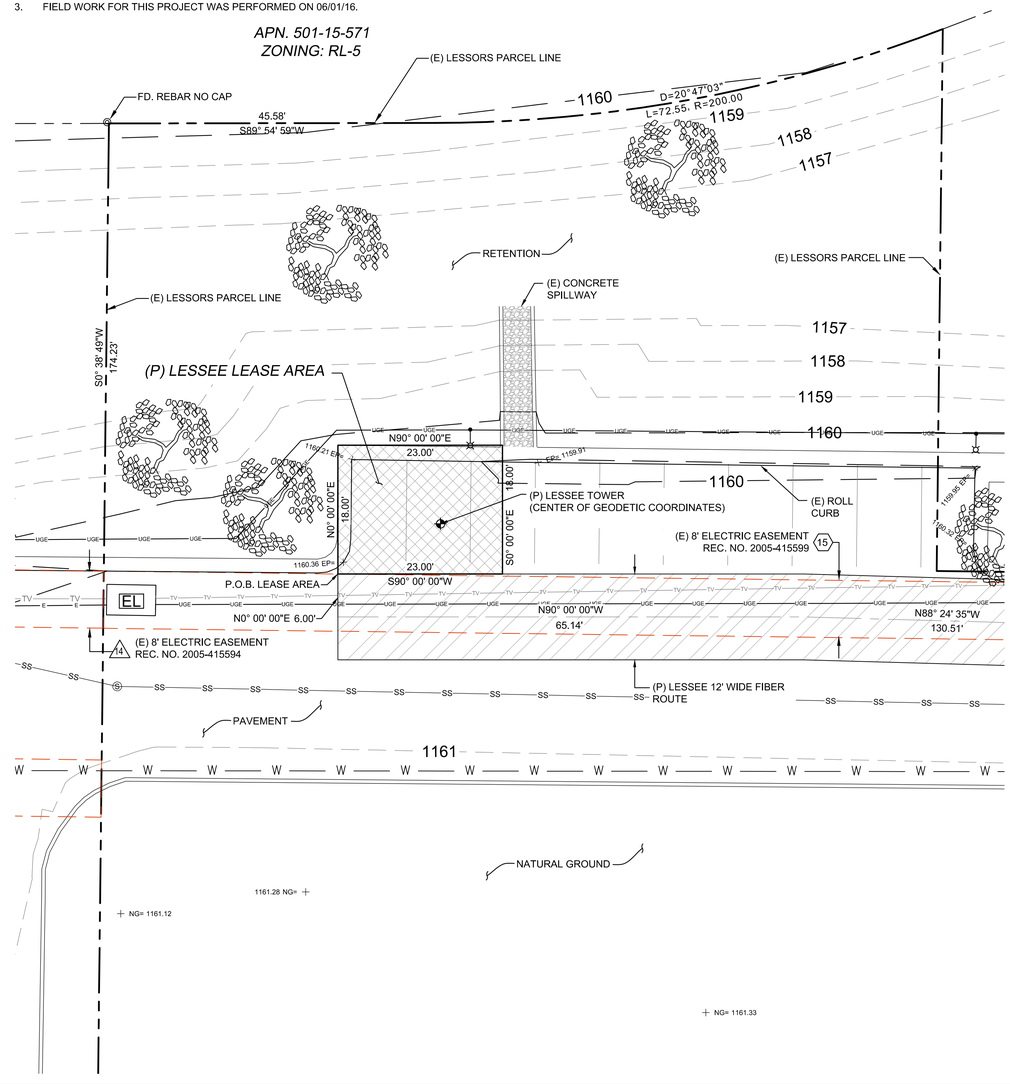
A PORTION OF LOT 10, SURPRISE CROSSING, ACCORDING TO BOOK 677 OF MAPS, PAGE 32 AND AMENDED PLAT RECORDED IN BOOK 679 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10, THENCE NORTH 89°15'43" WEST ALONG THE SOUTH LINE OF SAID LOT 10, 14.29 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°00'00" EAST, 561.89 FEET; THENCE NORTH 88°24'35" WEST, 130.51 FEET; THENCE NORTH 90°00'00" WEST, 65.14 FEET; THENCE NORTH 00°00'00" EAST, 6.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 00°00'00" EAST, 18.00 FEET; THENCE NORTH 90°00'00" EAST, 23.00 FEET; THENCE SOUTH 00°00'00" EAST, 18.00 FEET; THENCE SOUTH 90°00'00" WEST, 23.00 FEET TO THE POINT OF BEGINNING.

LEGEND

NG	NATURAL GRADE
BLDG	TOP OF BUILDING
FC	FACE OF CURB
R/W	RIGHT OF WAY
PV	PAVEMENT
D/W	ACCESS DRIVEWAY
SW	SIDEWALK
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
MCR	MARICOPA COUNTY RECORDER
1419.18	SPOT ELEVATION
WM	WATER METER
WV	WATER CONTROL VALVE
	FIRE HYDRANT
	FOUND AS NOTED
	LIGHT POLE
	ELECTRICAL TRANSFORMER
	BREAKLINE
	SAN. SEWER MANHOLE
	SEWER CLEANOUT
	BOLLARD
	POSITION OF GEODETIC COORDINATES
	PROPERTY LINE
	PROPERTY LINE (OTHER)
	CENTERLINE
	EASEMENT LINE
	LEASE LINE
OHE	OVERHEAD ELECTRIC LINE
UGE	U/G ELECTRIC LINE
T	U/G TELCOMMUNICATIONS LINE
FO	U/G FIBER OPTIC LINE
GAS	U/G GAS LINE
SS	SANITARY SEWER LINE
W	WATER LINE



verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	JMM
DRAWN BY:	RLF
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION
8	06/22/17	REVISION
7	10/15/16	REVISION
6	10/03/16	ADD TITLE
5	06/14/16	TITLE UPDATE
4	06/09/16	NEW SITE DESIGN
3	09/16/14	LEASE AREA
2	08/01/14	FINAL

RLF CONSULTING
LAND SURVEY • MAPPING SOLUTIONS
1214 N. STADEM DR. • TEMPE AZ 85281
WWW.RLFCONSULTING.COM • 480-445-9180

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
44007
RYAN L.
FIDLER
06/22/17
ARIZONA, U.S.A.
EXPIRES 03/31/18

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

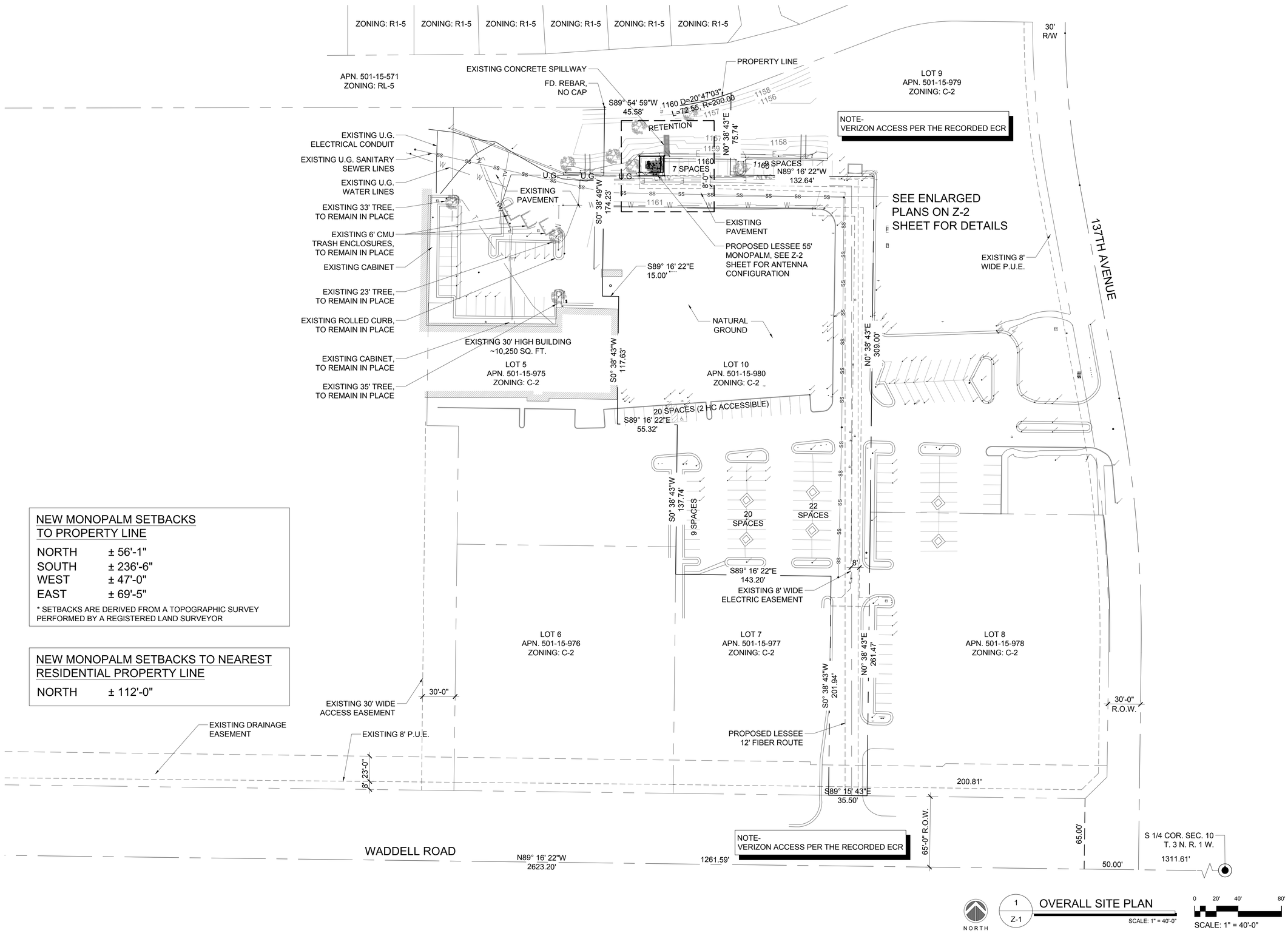
PROJECT No.
09006680

SITE NAME:
PHO 137TH

SITE ADDRESS:
13794 W. WADELL RD.
SURPRISE, AZ 85379

SHEET TITLE:
SITE SURVEY

SHEET NO.	REVISION:
LS-1	3



NEW MONOPALM SETBACKS TO PROPERTY LINE

NORTH	± 56'-1"
SOUTH	± 236'-6"
WEST	± 47'-0"
EAST	± 69'-5"

* SETBACKS ARE DERIVED FROM A TOPOGRAPHIC SURVEY PERFORMED BY A REGISTERED LAND SURVEYOR

NEW MONOPALM SETBACKS TO NEAREST RESIDENTIAL PROPERTY LINE

NORTH	± 112'-0"

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

This drawing is copywritten and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained hereon is forbidden without written permission by Young Design Corporation.

REGISTERED PROFESSIONAL ARCHITECT 19382 RONALD C. YOUNG JR. ARIZONA U.S.A.

EXP. 12/31/19

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	11/7/2016	FINALS
2	6/8/2017	COMMENTS
3	6/21/2017	UPDATE

ARCHITECTS JOB NO.
YDC-6031

PROJECT INFORMATION

PHO 137TH

13794 W. WADDELL ROAD
SURPRISE, AZ 85379

SHEET TITLE

SITE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

Z-1

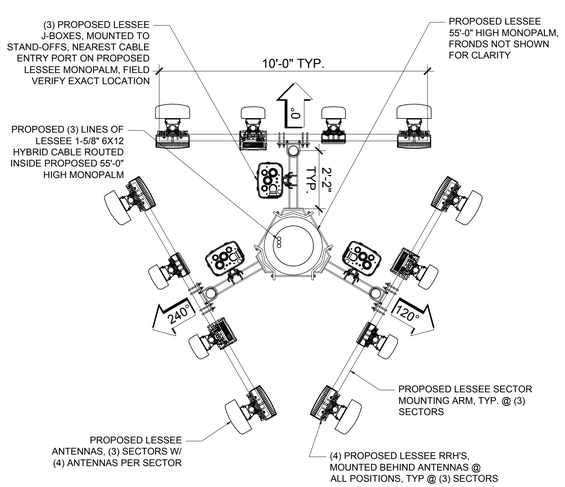
NOT USED | 4

COAXIAL CABLE TABLE					
SECTOR	AZIMUTH	CENTERLINE	QTY.	SIZE	TYPE
ALPHA	0°	46'-0"	-	-	-
BETA	120°	46'-0"	-	-	-
GAMMA	240°	46'-0"	-	-	-
N/A	N/A	46'-0"	3	1-5/8"	6X12 HYBRID CABLE

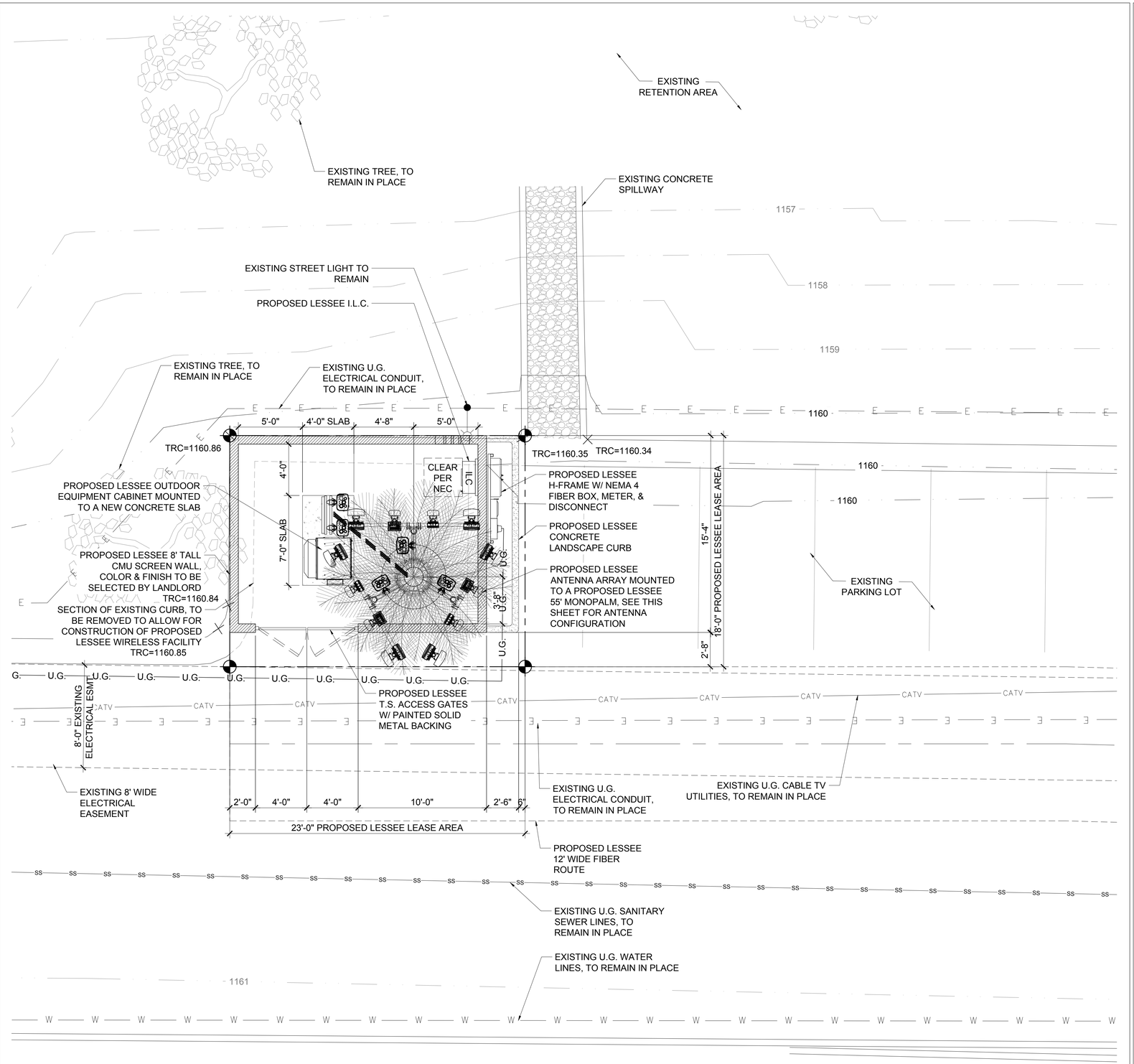
NOTE:
ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE

*IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH RF DEPARTMENT PRIOR TO INSTALLING ANTENNAS.

COAX CABLE INFORMATION | 3



NEW ANTENNA CONFIG. - 46' CL | 2



NOTE-
VERIZON ACCESS PER THE RECORDED ECR

NORTH

1 / Z-2 ENLARGED LESSEE PLAN
SCALE: 1/4" = 1'-0"

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

This drawing is copywritten and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained hereon is forbidden without written permission by Young Design Corporation.

REGISTERED PROFESSIONAL ARCHITECT
19382
RONALD C. YOUNG
ARIZONA U.S.A.
EXP. 12/31/19

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	11/7/2016	FINALS
2	6/8/2017	COMMENTS
3	6/21/2017	UPDATE

ARCHITECTS JOB NO.
YDC-6031

PROJECT INFORMATION

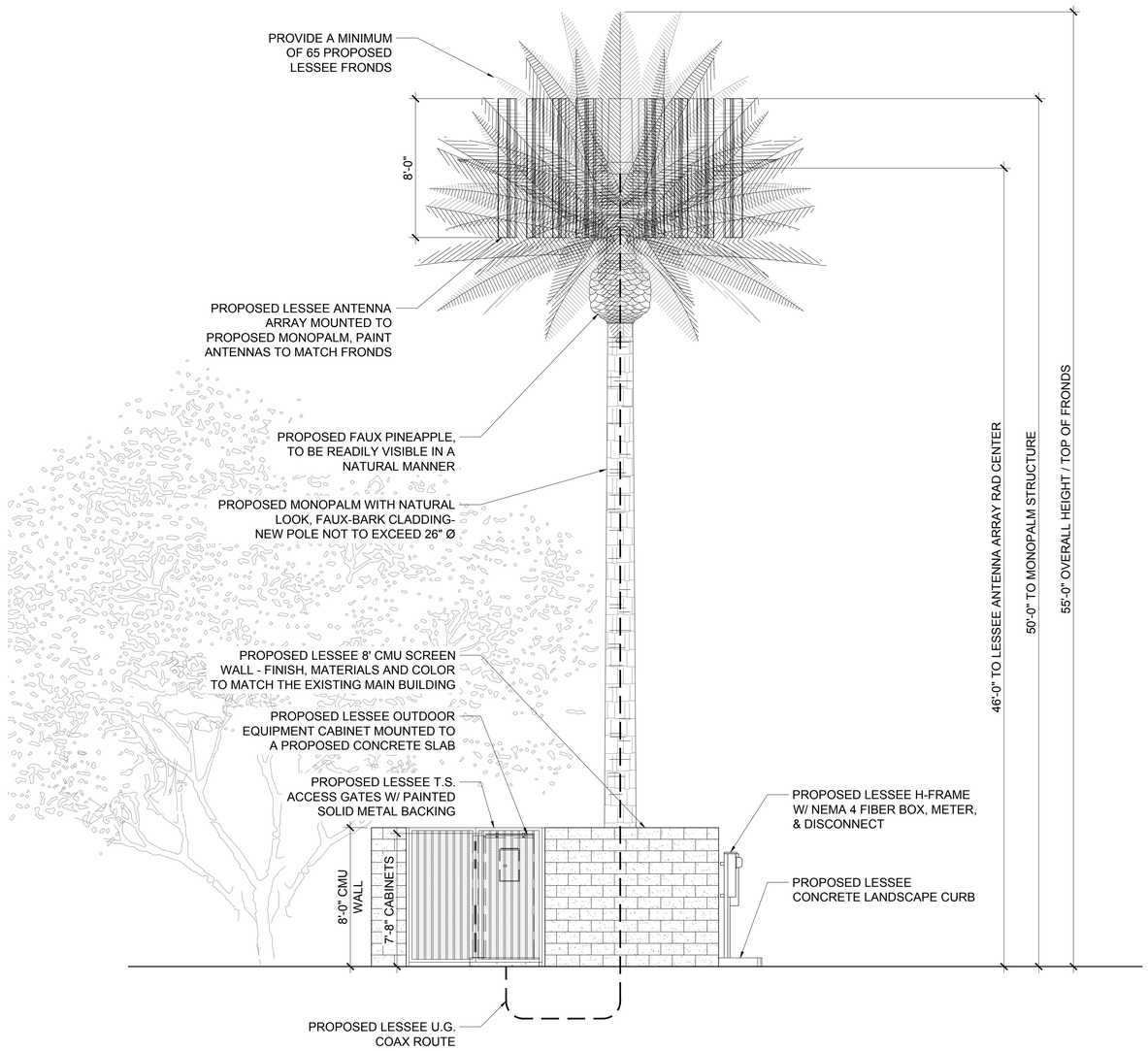
PHO 137TH

13794 W. WADDELL ROAD
SURPRISE, AZ 85379

SHEET TITLE
ENLARGED SITE PLAN
SITE DETAILS

JURISDICTION APPROVAL

SHEET NUMBER
Z-2

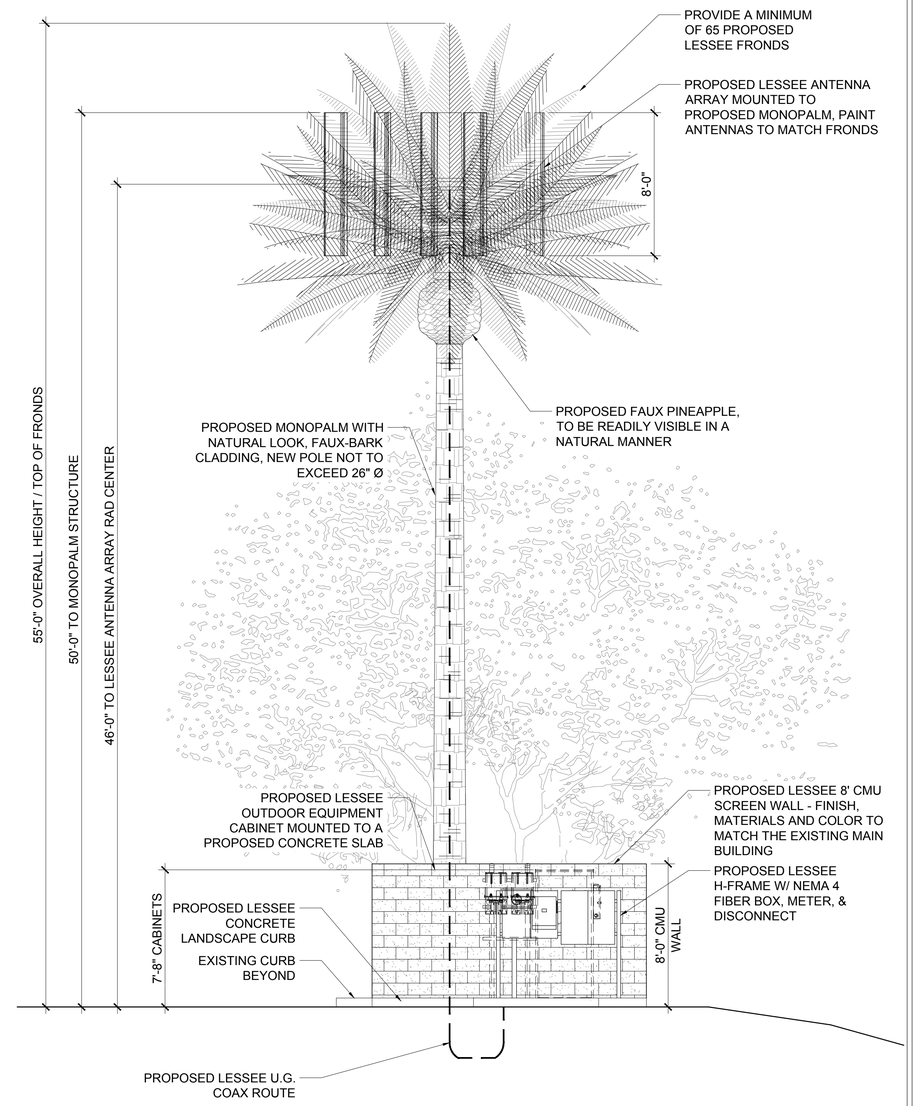


2 / Z-3 PROPOSED SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"



1 / Z-3 PROPOSED EAST ELEVATION

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

This drawing is copywritten and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained hereon is forbidden without written permission by Young Design Corporation.

REGISTERED PROFESSIONAL ARCHITECT 19382 RONALD C. YOUNG JR. ARIZONA U.S.A.

EXP. 12/31/19

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	11/7/2016	FINALS
2	6/8/2017	COMMENTS
3	6/21/2017	UPDATE

ARCHITECTS JOB NO.
YDC-6031

PROJECT INFORMATION

PHO 137TH

13794 W. WADDELL ROAD
SURPRISE, AZ 85379

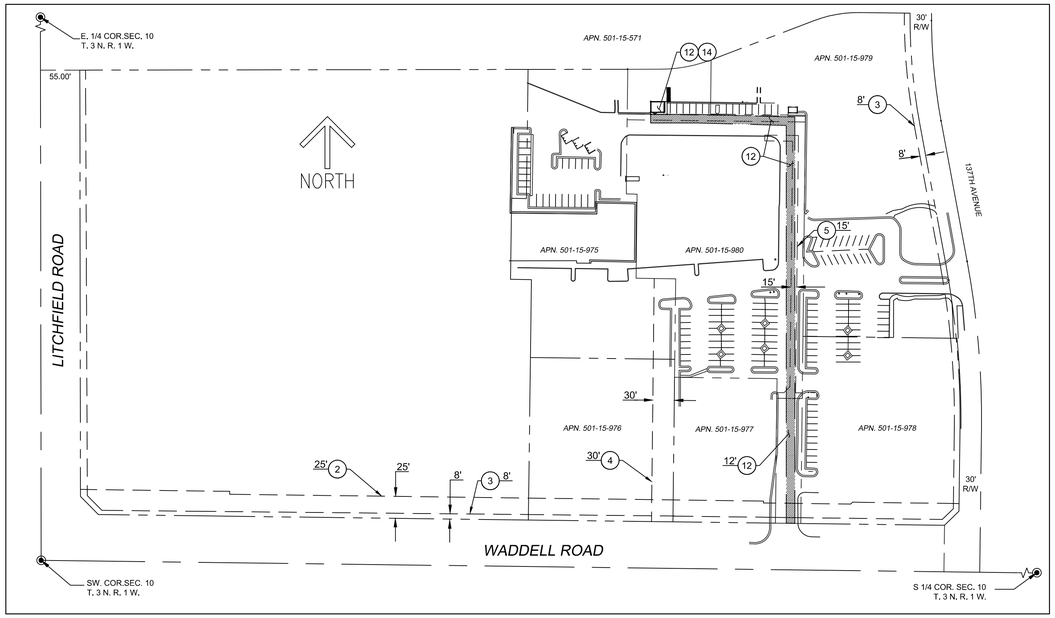
SHEET TITLE

ELEVATIONS

JURISDICTION APPROVAL

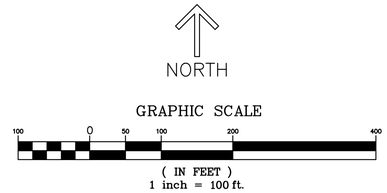
SHEET NUMBER

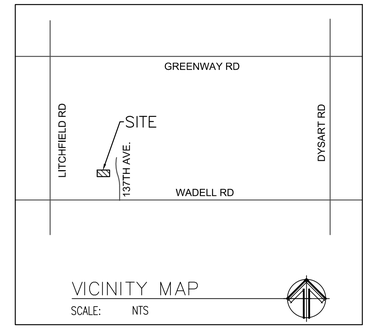
Z-3



OVERALL SITE

SCALE: 1"=100'





KEYNOTES

1. EXISTING GROUND.
2. EXISTING DRAINAGE EASEMENT. WIDTH AS SHOWN.
3. EXISTING PUBLIC UTILITY EASEMENT. WIDTH AS SHOWN.
4. EXISTING INGRESS/EGREESS EASEMENT.
5. EXISTING ELECTRIC EASEMENT. WIDTH AS SHOWN.
6. EXISTING SPILLWAY TO REMAIN.
7. EXISTING FLOW STORAGE BASIN.
8. EXISTING PAVEMENT.
9. EXISTING UNDERGROUND UTILITY.
10. EXISTING EDEGE OF PAVEMENT.
11. NEW 12' ACCESS/UTILITY EASEMENT.
12. NEW LEASE AREA.
13. COMPACT FILL WITHIN LEASE AREA PER PROJECT'S GEOTECHNICALREPORT AND/OR 95% MINIMUM MATERIAL COMPACTION (ASTM D698) WITH WATER CONTENT ±3% OPTIMUM.
14. NEW CELL TOWER AND EQUIPMENT COMPOUND.
15. NEW CONCRETE SLAB.
16. NEW CMU WALL PER ARCHITECTURAL PLANS.
17. PROVIDE 4 WALL OPENINGS @ 5' CENTERS PER DETAIL ON SHEET C1.02.
18. NEW ACCESS SWING GATE PER ARCHITECTURAL PLANS.
19. NEW CURB AND GUTTER, TYPE 'E' PER MAG S.D. 220-2.
20. NEW MONOPALM CELLULAR TOWER PER ARCHITECTURAL PLANS.
21. NEW SINGLE BLOCK WALL OPENING PER DETAIL ON SHEET C102.
22. GRADE EASEMENT AREA TO NEW ELEVATION AS SHOWN. USE 4:1 MAXIMUM SIDE SLOPES OR AS NOTED.
23. MATCH EXISTING GROUND.
24. NEW 3' WIDE VALLEY GUTTER PER MAG S.D. 240. CONSTRUCT FLOWLINE AT CENTER OF VALLEY GUTTER WITH GRADES SHOWN.
25. SAWCUT EXISTING PAVEMENT. WARP AC PATCH TO MATCH TO EXISTING PAVEMENT.
26. CONSTRUCT FLOW LINE ON VALLEY GUTTER PER ELEVATIONS SHOWN.

ELEVATION BENCHMARK

CITY OF SURPRISE BENCHMARK BRASS DISK SET IN CONCRETE BASE OF SIGNAL POLE AT NORTHEAST CORNER OF LITCHFIELD ROAD AND WADDELL ROAD STAMPED "A10".
COORDINATES: 33° 36' 33.72" N (WGS 84) 112° 21' 32.48" W
NAVD88 ELEVATION = 1160.88

POSITION OF GEODETIC COORDINATES

LATITUDE 33° 36' 39.330" NORTH (NAD83)
LONGITUDE 112° 21' 22.878" WEST (NAD83) ELEVATION @ GROUND= 1160.3' (NAVD88)

FLOOD INFORMATION

ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 04013C1680 L DATED OCTOBER 16, 2013, THE SUBJECT PROPERTY IS LOCATED IN SHADED ZONE X. SHADED ZONE X IS DESCRIBED AS: "AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD."

DRAINAGE STATEMENT

THE PROPOSED IMPROVEMENTS FOR THE CELLULAR COMPOUND INCLUDE NEW CONCRETE SLABS FOR AN MONOPALM CELL TOWER, EQUIPMENT CABINET AND GENERATOR WITH SURROUNDING SCREEN WALLS WITHIN A 440 LEASE AREA. THE APPROXIMATED RUNOFF FROM THIS AREA IS ABOUT (Q100=) 0.1 CFS. THIS SITE IS NOT IN A SPECIAL FLOOD HAZARD AREA AND IT IS NOT IMPACTED BY OFFSITE FLOWS.

ENGINEER'S EARTHWORK ESTIMATE

CUT 4 cy
FILL 4 cy
NET 0 cy EXPORT

THESE QUANTITIES ARE APPROXIMATE AND FOLLOW THE RECOMMENDATION OF THE GEOTECHNICAL REPORT. CALCULATIONS DO NOT INCLUDE SPOILS FROM UTILITIES, SCARIFICATION AND COMPACTION. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES.

AS-BUILT CERTIFICATION

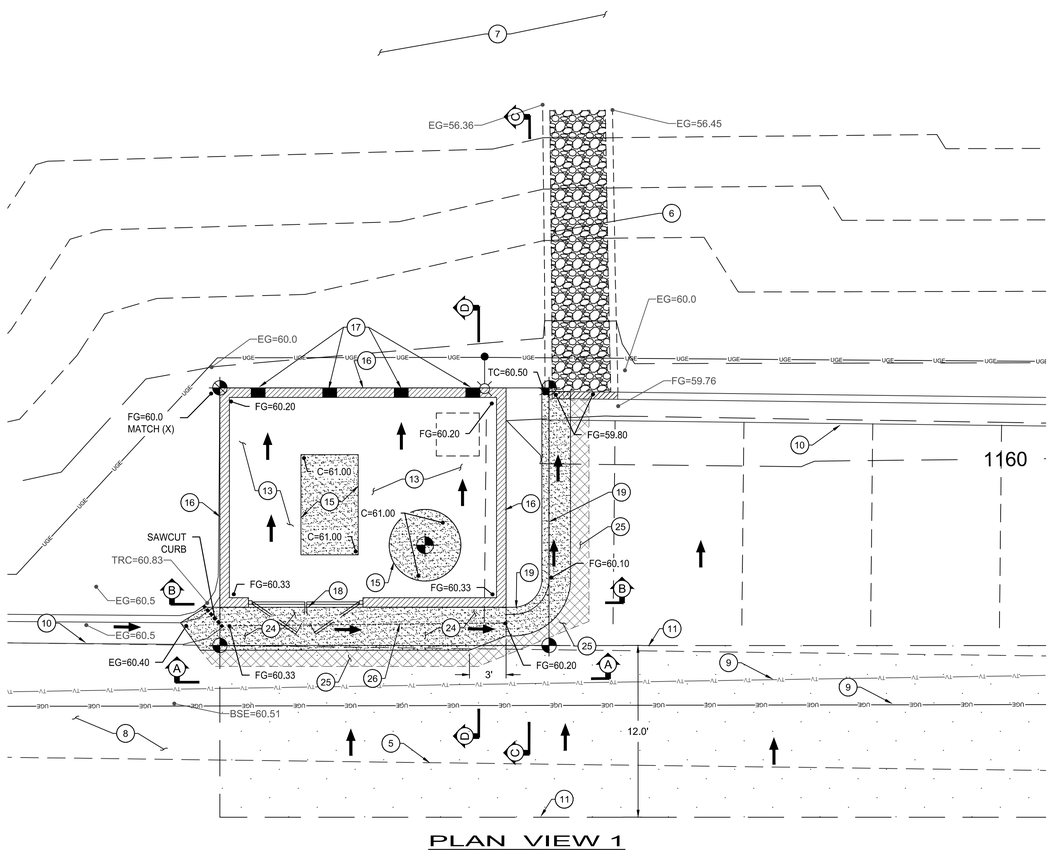
I HEREBY CERTIFY THAT THE "RECORD DRAWING" MEASUREMENTS AS SHOWN HEREON WERE MADE UNDER MY SUPERVISION OR AS NOTED AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED ENGINEER/LAND SURVEYOR DATE

REGISTRATION NUMBER

THIS SET OF PLANS HAS BEEN REVIEWED FOR COMPLIANCE WITH CITY REQUIREMENTS PRIOR TO ISSUANCE OF PERMITS. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. THIS COMPLIANCE APPROVAL SHALL NOT PREVENT THE CITY ENGINEER FROM REQUIRING CORRECTIONS OF ERRORS OR OMISSIONS IN PLANS FOUND TO BE IN VIOLATION OF LAW OR ORDINANCE.

CITY OF SURPRISE ENGINEER DATE



PLAN VIEW 1

SCALE: 1"=10'

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

young design corp

architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	JMM
DRAWN BY:	RLF
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION

PRE-CEG

12409 W. INDIAN SCHOOL RD., AVONDALE, AZ 85392
PHONE: 623.536.1993 FAX: 623.748.9008

Registered Professional Engineer (Civil) CERTIFICATE NO. 34081 NATHAN J COTTRELL 06/16/17 ARIZONA U.S.A.

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
16-072

SITE NAME:
PHO 137TH

SITE ADDRESS:
13794 W. WADDELL RD.
SURPRISE, AZ 85379

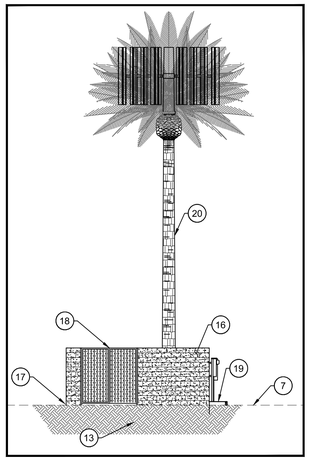
SHEET TITLE:
COVER

SHEET NO. C1.01

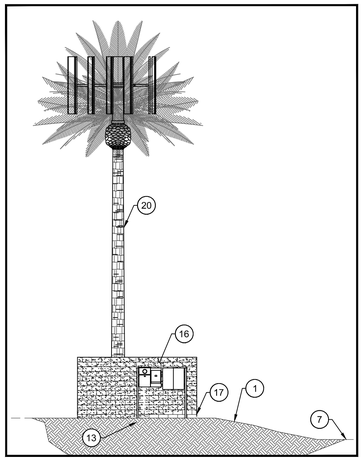
REVISION:

LEGEND

NG	NATURAL GRADE
BLDG	TOP OF BUILDING
FC	FACE OF CURB
R/W	RIGHT OF WAY
PVM	PAVEMENT
D/W	ACCESS DRIVEWAY
SW	SIDEWALK
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
MCR	MARICOPA COUNTY RECORDER
1419.18	SPOT ELEVATION
WM	WATER METER
	WATER CONTROL VALVE
	FIRE HYDRANT
	FOUND AS NOTED
	LIGHT POLE
ET	ELECTRICAL TRANSFORMER
	BREAKLINE
	SAN. SEWER MANHOLE
	SEWER CLEANOUT
	BOLLARD
	POSITION OF GEODETIC COORDINATES
	PROPERTY LINE
	PROPERTY LINE (OTHER)
	CENTERLINE
	EASEMENT LINE
	LEASE LINE
OHE	OVERHEAD ELECTRIC LINE
UGE	U/G ELECTRIC LINE
T	U/G TELCOMMUNICATIONS LINE
FO	U/G FIBER OPTIC LINE
GAS	U/G GAS LINE
SS	SANITARY SEWER LINE
W	WATER LINE



SECTION A-A
SCALE: 1"=10'



SECTION C-C
SCALE: 1"=8'

KEYNOTES (#)

1. EXISTING GROUND.
2. EXISTING DRAINAGE EASEMENT. WIDTH AS SHOWN.
3. EXISTING PUBLIC UTILITY EASEMENT.
4. EXISTING INGRESS/EGREESS EASEMENT.
5. EXISTING ELECTRIC EASEMENT
6. EXISTING SPILLWAY TO REMAIN.
7. EXISTING FLOW STORAGE BASIN.
8. EXISTING PAVEMENT.
9. EXISTING UNDERGROUND UTILITY.
10. EXISTING EDEGE OF PAVEMENT.
11. NEW 12' ACCESS/UTILITY EASEMENT.
12. NEW LEASE AREA.
13. COMPACT FILL WITHIN LEASE AREA PER PROJECT'S GEOTECHNICALREPORT AND/OR 95% MINIMUM MATERIAL COMPACTION (ASTM D698) WITH WATER CONTENT ±3% OPTIMUM.
14. NEW CELL TOWER AND EQUIPMENT COMPOUND.
15. NEW CONCRETE SLAB.
16. NEW CMU WALL PER ARCHITECTURAL PLANS.
17. PROVIDE WALL OPENINGS PER DETAIL ON THIS SHEET.
18. NEW ACCESS SWING GATE PER ARCHITECTURAL PLANS.
19. NEW CURB AND GUTTER, TYPE 'E' PER MAG S.D. 220-2.
20. NEW MONOPALM CELLULAR TOWER PER ARCHITECTURAL PLANS.
21. GRADE EASEMENT AREA TO NEW ELEVATION AS SHOWN. USE 4:1 MAXIMUM SIDE SLOPES OR AS NOTED.
22. NEW 3' WIDE VALLEY GUTTER PER MAG S.D. 240.
23. SAWCUT EXISTING PAVEMENT. WARP AC PATCH TO MATCH TO EXISTING PAVEMENT.

LESSEE LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 10, SURPRISE CROSSING, ACCORDING TO BOOK 677 OF MAPS, PAGE 32 AND AMENDED PLAT RECORDED IN BOOK 679 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10, THENCE NORTH 89°15'43" WEST ALONG THE SOUTH LINE OF SAID LOT 10, 14.29 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°00'00" EAST, 561.89 FEET; THENCE NORTH 88°24'35" WEST, 130.51 FEET; THENCE NORTH 90°00'00" WEST, 65.14 FEET; THENCE NORTH 00°00'00" EAST, 6.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING NORTH 00°00'00" EAST, 18.00 FEET; THENCE NORTH 90°00'00" EAST, 23.00 FEET; THENCE SOUTH 00°00'00" EAST, 18.00 FEET; THENCE SOUTH 90°00'00" WEST, 23.00 FEET TO THE POINT OF BEGINNING.

LESSEE ACCESS/UTILITY EASEMENT LEGAL DESCRIPTION

A 12.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF LOT 10, SURPRISE CROSSING, ACCORDING TO BOOK 677 OF MAPS, PAGE 32 AND AMENDED PLAT RECORDED IN BOOK 679 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10, THENCE NORTH 89°15'43" WEST ALONG THE SOUTH LINE OF SAID LOT 10, 14.29 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID SOUTH LINE NORTH 00°00'00" EAST, 561.89 FEET; THENCE NORTH 88°24'35" WEST, 130.51 FEET; THENCE NORTH 90°00'00" WEST, 65.14 FEET TO THE POINT OF TERMINUS.

SIDELINES SHALL BE LENGTHENED OR SHORTENED TO FORM ONE CONTIGUOUS PARCEL.

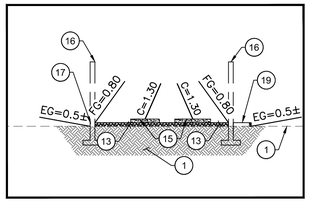
LESSOR'S LEGAL DESCRIPTION

PARCEL NO. 1:
LOT 10, SURPRISE CROSSING, ACCORDING TO BOOK 677 OF MAPS, PAGE 32 AND AMENDED PLAT RECORDED IN BOOK 679 OF MAPS, PAGE 14, RECORDS OF MARICOPA COUNTY, ARIZONA.
PARCEL NO. 2:
NON-EXCLUSIVE EASE FOR ROADWAYS, WALKWAYS, INGRESS, EGRESS, STORM WATER DRAINAGE, PARKING AND UTILITIES PURPOSES AS CREATED AND SET FORTH IN DECLARATION OF EASEMENTS WITH CONDITIONS AND RESTRICTIONS AFFECTS LAND RECORDED IN DOCUMENT NO. 2003-1645604, MARICOPA COUNTY RECORDS.

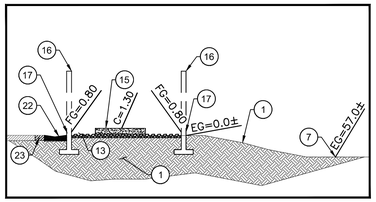
SCHEDULE B EXCEPTIONS

(5.) EASEMENTS, RESTRICTIO'NS, RESERVATIONS, CONDITIONS AND SET -BACK LINES AS SET FORTH ON THE PLAT RECORDED IN BOOK 677 OF MAPS, PAGE 32 AND AMENDED IN BOOK 679 OF MAPS, PAGE 14, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).

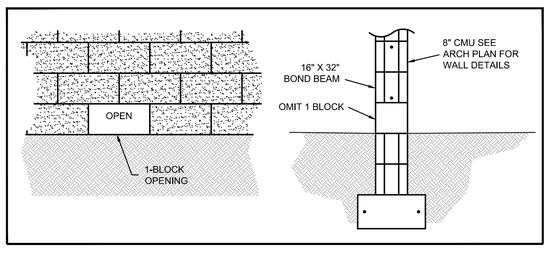
(15.) AN EASEMENT FOR UTILITY AND INCIDENTAL PURPOSES, RECOREDED IN 2005-0415599 OF OFFICIAL RECORDS.



SECTION B-B
SCALE: 1"=10'



SECTION D-D
SCALE: 1"=10'



WALL OPENING FOR DRAINAGE DETAIL
NTS

GENERAL ENGINEERING NOTES-CITY OF SURPRISE:

1. ALL CONSTRUCTION MUST CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENT (MAG) SPECIFICATIONS AND DETAILS AND LATEST REVISIONS UNLESS OTHERWISE STATED ON PLANS.
2. THE ENGINEER WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OR FOR SAFETY PRECAUTIONS OR PROGRAMS UTILIZED IN CONNECTION WITH THE WORK, AND THEY WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ALL OVERHEAD AND UNDERGROUND UTILITY LOCATIONS WHERE CONSTRUCTION OCCURS. SPECIAL CARE SHALL BE TAKEN TO ENSURE THAT ALL UTILITIES ARE AVOIDED. UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND NOT FOR CONSTRUCTION PURPOSES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND OR REPLACED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COMPLY WITH ALL CURRENT BLUE STAKE LAWS. CALL ARIZONA 811 FOR FIELD LOCATION.
4. THE CITY OF SURPRISE ENGINEERING SERVICES OF PUBLIC WORKS SHALL BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK AT 623-222-6150.
5. THE ENGINEER AND APPLICABLE AGENCY MUST APPROVE, PRIOR TO CONSTRUCTION, ANY ALTERATION OR VARIANCE FROM THESE PLANS. ANY VARIATION FROM THESE PLANS SHALL BE PROPOSED AND RESUBMITTED FOR REVIEW AND APPROVAL.
6. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL EXISTING UTILITIES ON THE SITE. ANY DAMAGE TO EXISTING UTILITIES, WHETHER SHOWN OR NOT ON THE DRAWING, SHALL BE REPAIRED/REPLACED AT THE CONTRACTOR'S EXPENSE. EXISTING SURFACE FEATURES AND FENCING SHALL BE REPLACED IN KIND.
7. ANY INSPECTION BY THE CITY, COUNTY, OR THE ENGINEER, SHALL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE APPLICABLE CODES AND AGENCY REQUIREMENTS.
8. THE CONTRACTOR IS TO LOCATE ALL EXISTING LANDSCAPING, LANDSCAPING IRRIGATION LINES, PROPERTY MONUMENTS, FENCING OR SURFACE FEATURES PRIOR TO CONSTRUCTION. ANYTHING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AT THE CONTRACTOR'S EXPENSE.
9. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE, ANY CONTRACTUAL RELATIONSHIP BETWEEN THE ENGINEER AND THE CONTRACTOR OR ANY SUBCONTRACTOR.
10. ALL CONSTRUCTION WATER USED WITHIN THE CITY OF SURPRISE WATER SERVICE AREA REQUIRES APPROVAL BY THE CITY OF SURPRISE PUBLIC WORKS DEPARTMENT AND MAY BE SUBJECT TO VOLUME AND TIME RESTRICTIONS. PLEASE SEE THE CITY OF SURPRISE CONSTRUCTION WATER GUIDELINES FOR ADDITIONAL INFORMATION. THE GUIDELINES CAN BE OBTAINED FROM THE PUBLIC WORKS DEPARTMENT AT 623-222-7000.
11. TRAFFIC CONTROL SHALL BE MAINTAINED IN ACCORDANCE WITH MAG SPECIFICATIONS 401, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE "TEMPORARY WORK ZONE TRAFFIC MANAGEMENT POLICY" (LATEST EDITION).
12. PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF THE WORK, THE DEVELOPER/CONTRACTOR WILL BE REQUIRED TO CLEAN AND REPAIR ADJACENT (OFF-PROJECT) ROADWAYS USED OR DAMAGED DURING THE COURSE OF CONSTRUCTION.
13. EMERGENCY VEHICLE ACCESS (E.V.A.) MUST BE PROVIDED BY THE DEVELOPER/CONTRACTOR THROUGHOUT THE PROJECT SITE. E.V.A. ROADS AND SIGNAGE SHALL BE MAINTAINED BY THE DEVELOPER/CONTRACTOR AT ALL TIMES. SIGNAGE SHALL BE POSTED AT THE POINT OF ENTRY TO THE SITE AND AT ALL LOCATIONS WHERE A CHANGE IN DIRECTION OCCURS.
14. THE PLANS SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT'S ACCESSIBILITY GUIDLINES, AS PUBLISHED IN THE FEDERAL REGISTER ON SEPTEMBER 15, 2010.

ENGINEER'S NOTES

1. CONTRACTOR TO FIELD VERIFY HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF LOCATIONS DIFFER FROM PLANS.
2. "BLUE STAKE" LOCATES ONLY UTILITIES WITHIN THE PUBLIC RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS. CONTRACTOR SHALL PROVIDE OTHER MEANS OF ON-SITE UTILITY LOCATION.
3. THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS BASED ON INFORMATION PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES AND THE CITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH.
4. THE CONTRACTOR ON SITE SHALL CONFORM TO M.A.G. STANDARD SPECIFICATIONS AND DETAILS, UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COMPLY WITH A.D.A. REQUIREMENTS RELATING TO CONSTRUCTION AT ALL TIMES.
5. ANY ALTERATIONS OR ADDITIONS TO THESE PLANS MUST BE APPROVED BY THE UNDERSIGNED REGISTERED PROFESSIONAL ENGINEER.

GENERAL GRADING NOTES:

1. CONTRACTOR TO FOLLOW RECOMMENDATIONS LISTED IN THE PROJECT SPECIFIC GEOTECHNICAL REPORT. SHOULD ANY CONFLICTS ARISE BETWEEN THE SOILS INVESTIGATION REPORT AND THESE GRADING PLANS, THE CIVIL ENGINEER SHALL BE CONTACTED FOR CLARIFICATION.
2. THE ENGINEER MAKES NO REPRESENTATION OR GUARANTEE REGARDING EARTHWORK QUANTITIES OR THAT THE EARTHWORK FOR THIS PROJECT WILL BALANCE DUE TO UNFORESEEN FIELD CONDITIONS.
3. THE ENGINEER WILL NOT PERFORM FIELD SURVEYS FOR PAD ELEVATION CERTIFICATIONS, UPON NOTIFICATION BY THE GRADING CONTRACTOR, THAT THE PADS ARE COMPLETE AND READY FOR CERTIFICATION. IT IS UNDERSTOOD THAT THE CERTIFICATION PROVIDES ONLY A REPRESENTATIVE ELEVATION OF THE AVERAGE GRADE OF EACH LOT, BUILDINGS, OR UNIT PAD, AND SHALL NOT BE CONSTRUED TO INCLUDE YARD AND STREET SUBGRADE CERTIFICATION OR CERTIFICATION THAT THE ENTIRE PAD IS LEVEL, THAT IT WAS CONSTRUCTED IN THE DESIGNED LOCATION OR WAS GRADED TO THE CROSS-SECTION SET FORTH ON THE PLANS OR AS DESIGNATED IN THE SOILS REPORT.
4. AN APPROVED GRADING AND DRAINAGE PLAN MUST BE ON THE JOB SITE AT ALL TIMES. DEVIATIONS FROM THIS PLAN MUST BE PRECEDED BY AN APPROVED PLAN REVISION.
5. ALL DRAINAGE FACILITIES SUCH AS SWALES, INTERCEPTOR DITCHES, PIPES, PROTECTIVE BERMS, BARRIER WALLS, CONCRETE CHANNELS, OR OTHER MEASURES DESIGNED TO PROTECT BUILDINGS FROM STORM RUNOFF MUST BE CONSTRUCTED PRIOR TO CONSTRUCTION OF ANY BUILDINGS.
6. A GRADING PERMIT IS REQUIRED. BEFORE A GRADING PERMIT IS ISSUED BY THE CITY OF SURPRISE ENGINEERING SERVICES, THE CONTRACTOR MUST FIRST OBTAIN A DUST CONTROL PERMIT FORM MARICOPA COUNTY ENVIRONMENTAL SERVICES-AIR QUALITY DIVISION.
7. HAUL PERMITS, WHEN REQUIRED, MUST BE OBTAINED PRIOR TO OR CONCURRENTLY WITH THE GRADING AND DRAINAGE PERMIT.
8. A SEPARATE PERMIT IS NECESSARY FOR ANY OFFSITE CONSTRUCTION.
9. CONTRACTOR SHALL PROVIDE LEVEL BOTTOM IN ALL RETENTION BASINS AT ELEVATIONS AS SHOWN ON THE PLANS. SIDE SLOPES IN ALL RETENTION BASINS SHALL NOT EXCEED 4:1 UNLESS NOTED OTHERWISE ON THE PLANS.
10. DRYWELLS WHEN REQUIRED, MUST BE DRILLED A MINIMUM OF TEN (10) FEET INTO PERMEABLE POROUS STRATA OR PERCOLATION TESTS WILL BE REQUIRED. THE CIVIL INSPECTOR MUST BE PRESENT BEFORE BACKFILL OR WELL PIPES ARE PLACED WITHIN ANY DRYWELLS.
11. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR REGISTERING THE DRYWELLS SHOWN ON THE PLAN WITH THE ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ)
12. ACCESS BARRIERS/TRASH RACKS ARE REQUIRED ON THE EXPOSED ENDS OF ALL STORM DRAINS EIGHTEEN (18) INCHES IN DIAMETER AND GREATER. SEE DETAILS 5-06A, 5-06B, AND 5-06C. REFER TO MAG DETAILS 502-1 AND 502-2 FOR PIPES LESS THAN THIRTY (30) INCHES IN DIAMETER.
13. SOIL COMPACTION TEST RESULTS MUST BE SUBMITTED TO THE CITY OF SURPRISE ENGINEERING SERVICES FOR BUILDING PADS THAT HAVE ONE (1) FOOT OR MORE OF FILL MATERIAL INDICATED.
14. A PAD CERTIFICATION LETTER FOR EACH PHASE OR PARCEL MUST BE SUBMITTED TO THE CITY OF SURPRISE ENGINEERING SERVICES BY THE DEVELOPER STATING THAT EACH PAD HAS BEEN BUILT IN ACCORDANCE WITH THE SOILS INVESTIGATIVE REPORT AND CITY OF SURPRISE REQUIREMENTS.
15. APPROVAL OF THESE PLANS SHALL NOT PREVENT THE CITY FROM REQUIRING THE CORRECTION OF ERRORS IN THE PLANS WHERE SUCH ERRORS ARE SUBSEQUENTLY FOUND TO BE IN VIOLATION OF ANY LAW OR ORDINANCE.
16. ALL CONSTRUCTION SITES WITH DISTURBED ARES OF ONE (1) ACRE OR GREATER SHALL HAVE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ALL ASSOCIATED DOCUMENTS (SEE ENGINEERING AND PERMITTING APPLICATION PACKET).

CAUTION REGARDING STORM DRAIN PIPES: CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE PIPE FORM DAMAGE DURING THE CONSTRUCTION STAGE. THE COVER ON THE DRAINAGE PIPE IS DESIGNED FOR FINAL GRADE; THEREFORE, EXTRA CARE MUST BE EXERCISED DURING THE CONSTRUCTION PHASE TO MAINTAIN COVER OVER PIPES.

NOTE REGARDING CMU AND RETAINING WALLS: THE CITY OF SURPRISE REQUIRES ALL WALLS BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT (623-222-3000). BUILDING PERMITS AND INSPECTIONS ARE REQUIRED PER THE INTERNATIONAL BUILDING CODE.

verizon
126 W. GEMINI DR.
TEMPE, AZ 85283

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corp@ydcoffice.com

FIELD BY:	JMM
DRAWN BY:	RLF
CHECKED BY:	RLF

REVISIONS

NO.	DATE	DESCRIPTION

PRE-CEG
12409 W. INDIAN SCHOOL RD., AVONDALE, AZ 85392
PHONE: 623.536.1993 FAX: 623.748.9008

Registered Professional Engineer (Civil)
CERTIFICATE NO. 34081
NATHAN J COTTRELL
06/16/17
ARIZONA U.S.A.

REUSE OF DOCUMENT
THE IDEAS & DESIGN INCORPORATED HEREON, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF RLF CONSULTING, LLC & IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT WRITTEN AUTHORIZATION OF RLF CONSULTING, LLC.

PROJECT No.
16-072

SITE NAME:
PHO 137TH

SITE ADDRESS:
13794 W. WADELL RD.
SURPRISE, AZ 85379

SHEET TITLE:
SECTION

SHEET NO.
C1.02

REVISION:

GENERAL NOTES

1. ALL LANDSCAPE WORK TO CONFORM TO THE MOST CURRENT VERSION OF THE MARICOPA ASSOCIATION OF GOVERNMENTS (M.A.G.) "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND DETAILS AND CURRENT REVISIONS THERETO, IF ANY DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE DOCUMENTS LISTED ABOVE, THE DRAWINGS SHALL PREVAIL OR SHALL BE AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT AND INSPECT THE JOB SITE PRIOR TO BIDDING, TO THOROUGHLY STUDY THESE CONTRACT DOCUMENTS IN THEIR ENTIRETY, AND TO FULLY AND COMPLETELY ESTIMATE THE EXTENT OF THE PROJECT WORK TO BE COMPLETED. NO ADDITIONAL COMPENSATION WILL BE PERMITTED FOR FAILURE TO COMPLETELY ASCERTAIN ALL ASPECTS OF THE PROJECT.
3. CONTRACTOR SHALL REVIEW AND FIELD VERIFY LOCATION OF ALL EXISTING UTILITIES AND SUBSURFACE SYSTEMS PRIOR TO STARTING ANY EXCAVATIONS OR UNDERGROUND WORK.
4. CONTRACTOR SHALL VERIFY WITH OWNER'S REPRESENTATIVE ALL LANDSCAPE WORK SEQUENCING AND SCHEDULING AND SHALL SUBMIT VERIFICATION THAT ALL PLANT MATERIAL HAS BEEN SECURED AND IS AVAILABLE FOR REVIEW PRIOR TO STARTING ANY WORK.
5. SEE ARCHITECTURAL AND SITE PLANS FOR DETAILED INFORMATION ON SITE IMPROVEMENTS. BASE INFORMATION PROVIDED BY YOUNG DESIGN CORP.
6. ROUGH GRADING AND LANDSCAPING SUBGRADE (+ .10 TOLERANCE) TO BE PROVIDED TO THE LANDSCAPE CONTRACTOR BY OTHERS AS FOLLOWS:
   A. LANDSCAPE AND SITE DISTURBANCE AREAS: 2" BELOW FINISH GRADE TO ALLOW FOR INSTALLATION OF 2 INCH MINIMUM DEPTH OF SALVAGED NATIVE SURFACE SOIL AND AGGREGATE. SMOOTH GRADE NATIVE SOIL SUBGRADE MATERIALS TO PROVIDE A UNIFORM, SMOOTH BASE FOR PLACEMENT AND BLENDING OF SALVAGED SOIL AND AGGREGATE MATERIALS AND FINAL GRADING OF FINISH SURFACE.
7. CALL BLUE STAKE (602-263-1100) TO LOCATE UNDERGROUND UTILITIES BEFORE STARTING ANY UNDERGROUND WORK.
8. NO PLANT SUBSTITUTIONS, TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLAN(S) WITHOUT PRIOR APPROVAL FROM THE OWNER.
9. ALL PLANT MATERIAL AND SPECIFICATIONS TO CONFORM TO THE ARIZONA NURSERYMAN ASSOCIATION STANDARDS.

PROTECTION / RESTORATION NOTES

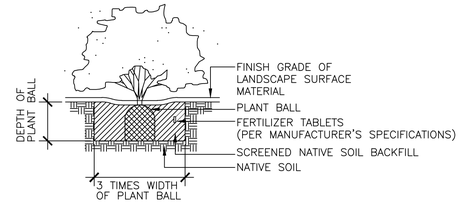
1. RESTORE ALL LANDSCAPE AREAS DISTURBED BY ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT. INCLUDE ALL NEW LANDSCAPE AREAS AND AREAS DISTURBED AS A RESULT OF GRADING, UTILITY TRAFFIC OR OTHER DISTURBANCE OR ACTIVITY OCCURRING AS A RESULT OF ANY CONSTRUCTION ACTIVITY UNDER THIS CONTRACT.
2. RESTORATION SHALL INCLUDE BUT IS NOT LIMITED TO THE COMPLETE RESTORATION OF ALL DISTURBED LANDSCAPE SURFACES, INCLUDING INSTALLATION OF NEW OR REPLACEMENT IRRIGATION SYSTEMS AND PLANTS AS WELL AS ALL FINISH GRADING AND ROCK GROUND COVER TO MATCH ADJACENT UNDISTURBED LANDSCAPE AREAS.
3. LIMIT OF RESTORATION SHALL BE DETERMINED BY THE LIMIT OF DISTURBANCE OR EXTENT OF WORK NECESSARY TO COMPLETE THE REQUIRED RESTORATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL NECESSARY PROTECTIVE DEVICES TO PREVENT OR RESTRICT ENCROACHMENT OF OPERATIONS OR TRAFFIC FROM ACCESS AND DISTURBANCE OF ANY ADJACENT AREAS NOT SHOWN TO BE DISTURBED AS A RESULT OF WORK UNDER THIS CONTRACT.
4. THE CONTRACTOR SHALL VERIFY THE LIMITS OF ALL WORK AND RESTORATION AND PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE REQUIRED REPAIR WORK AS NOTED AND IN ACCORDANCE WITH M.A.G. SECTION 107.9.
5. ANY AND ALL PLANTS, NOT DESIGNATED TO BE REMOVED, WHICH ARE DISTURBED OR DAMAGED AS A RESULT OF WORK UNDER THIS CONTRACT SHALL BE REPLACED WITH A PLANT OF EQUAL OR BETTER QUALITY AND OF THE SAME SIZE AND SPECIES AS THE ORIGINAL EXISTING PLANT UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR IS RESPONSIBLE FOR PROVIDING IRRIGATION TO ALL REPLACEMENT PLANTINGS.

MAINTENANCE / WARRANTY

1. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL LANDSCAPE AREAS INCLUDED IN THE CONTRACT DURING THE PROGRESS OF THE WORK UNTIL SUBSTANTIAL PROJECT COMPLETION AND FOR A PERIOD OF 90 DAYS. MAINTENANCE SHALL INCLUDE ALL WORK NECESSARY TO KEEP THE PROJECT IN NEAT, CLEAN, WEED FREE CONDITION AND TO ASSURE HEALTHY PLANT GROWTH.
2. CONTRACTOR SHALL MAINTAIN THE WATERING SYSTEM AND MAKE ANY NECESSARY REPLACEMENTS, OR ADJUSTMENTS REGARDLESS OF CAUSE TO ASSURE SUFFICIENT WATERING OF THE NEW PLANTINGS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
3. 1 WEEK PRIOR TO THE END OF THE MAINTENANCE PERIOD, AND ONCE OWNER'S REPRESENTATIVE AGREES ALL LANDSCAPE AREAS ARE GRADED SMOOTH AND WEED FREE, AND PLANT MATERIALS ARE IN SATISFACTORY GROWING CONDITION, PROJECT WILL BE ACCEPTED AND OWNER MAINTENANCE WILL BEGIN.
4. CONTRACTOR WILL GUARANTEE PLANT MATERIALS FOR 90 DAYS AT NO ADDITIONAL COST TO THE OWNER, REPLACE IN KIND AND SIZE PLANT MATERIALS NOT SURVIVING OR IN POOR CONDITION.
5. AFTER SATISFACTORY COMPLETION OF CONTRACTOR MAINTENANCE PERIOD, OWNER WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE LANDSCAPING IN ACCORDANCE WITH APPROVED PLANS.

SHEET INDEX:

L-1	LANDSCAPE PLAN, NOTES AND DETAILS
L-2	IRRIGATION PLAN AND DETAILS

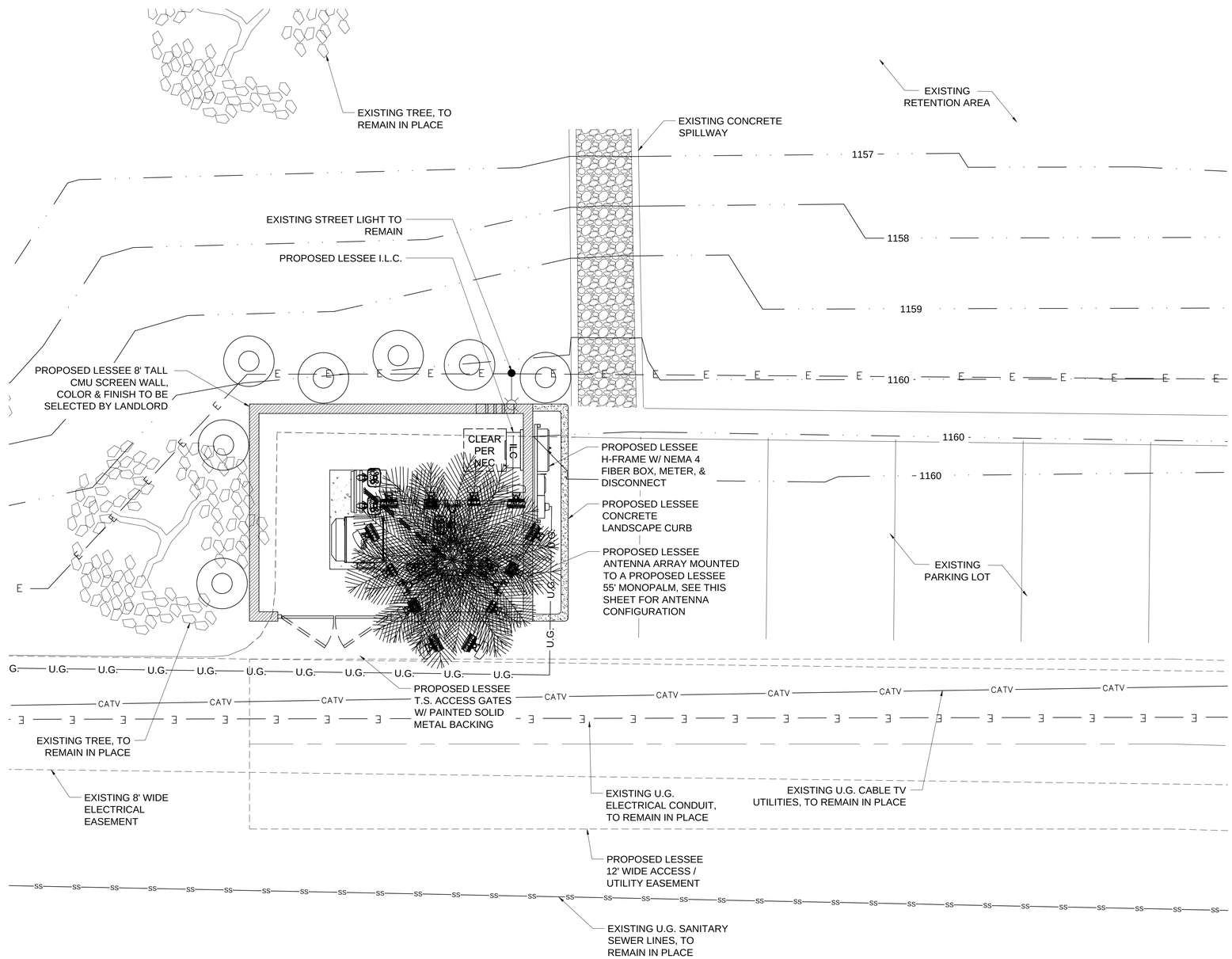


1 SHRUB PLANTING
N.T.S.

LANDSCAPE MATERIAL LEGEND

SYM.	BOTANICAL NAME / COMMON NAM	SIZE	QTY.	REMARKS
	SHRUBS, GROUND COVERS, AND ACCENTS			
⊙	CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE	5 GAL.	7	

DECOMPOSED GRANITE, INSTALL 2" MIN. DEPTH IN ALL NEW LANDSCAPE PLANTING AREAS. SIZE AND COLOR TO MATCH EXISTING.



DM designs LLC
LANDSCAPE ARCHITECTURE
2285 E. Stephens Road
Gilbert, AZ 85296
(480) 213-1051

NORTH

1 / L-1 LANDSCAPE PLAN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

This drawing is copywritten and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained hereon is forbidden without written permission by Young Design Corporation.

REGISTERED LANDSCAPE ARCHITECT 36090 DAVID W. MCCLURE Not Signed/Sealed ARIZONA, U.S.A. EXPIRES 3/31/2019

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	7/19/2016	FINALS

ARCHITECTS JOB NO.
YDC-6031

PROJECT INFORMATION

PHO_137TH

13794 W. WADDELL ROAD
SURPRISE, AZ 85379

SHEET TITLE

LANDSCAPE PLAN

JURISDICTION APPROVAL

SHEET NUMBER

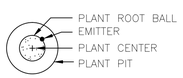
L-1

IRRIGATION MATERIALS LIST

SYMBOL	DESCRIPTION
— — —	EXISTING DRIP LATERAL - VERIFY LOCATION IN FIELD
— — —	NEW DRIP LATERAL TO MATCH EXISTING SYSTEM SIZE, TYPE AND MATERIAL
PER EMITTER SCHEDULE	MATCH EXISTING OR SINGLE OUTLET EMITTER - BOWSMITH SL200 SERIES (1.0 GPH @ 20PSI) (SHRUBS) (SEE DETAILS AND SCHEDULE)
PER EMITTER SCHEDULE	MATCH EXISTING OR NEW MULTI OUTLET EMITTER - BOWSMITH ML200 SERIES - (2.0 GPH OUTLETS @ 20 PSI)(PALM TREES) WITH SWIVEL OUTLET 90 °ELBOWS FOR EACH DISTRIBUTION TUBE (SEE DETAILS AND SCHEDULE)
	DRIP SYSTEM FLUSH PLUG OUTLET- MATCH EXISTING TYPE

IRRIGATION NOTES

1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL FIELD VERIFY WITH OWNER'S REPRESENTATIVE THE LAYOUT AND OPERATION OF THE EXISTING SITE IRRIGATION SYSTEM. THE CONTRACTOR WILL BE REQUIRED TO MODIFY THE EXISTING SYSTEM AS REQUIRED TO PROVIDE FULLY AUTOMATED DRIP IRRIGATION FOR THE NEW PLANTINGS.
2. THE IRRIGATION SYSTEM LAYOUT SHOWN ON THE DRAWINGS IS GENERALLY SCHEMATIC. ALL VALVES, COMPONENTS, PIPING, FITTINGS AND EQUIPMENT SHALL BE LOCATED WITHIN LANDSCAPE AREAS UNLESS SLEEVED OR OTHERWISE SHOWN OR APPROVED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING NEW IRRIGATION SYSTEM COMPONENTS AND CONNECTIONS WHICH WILL PROVIDE FULL AUTOMATIC OPERATION AND 100% COMPLETE COVERAGE TO ALL NEW PLANTINGS AS INDICATED ON THE PLANS WITHOUT RUN–OFF OR OVERTHROW ONTO ANY PAVED SURFACES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL PIPING NECESSARY TO PROVIDE A COMPLETE AND FULLY OPERATIONAL IRRIGATION SYSTEM INCLUDING ALL SUB–LATERAL PIPING, FITTINGS AND RISERS TO EACH PLANT EMITTER AS SPECIFIED AND AS DETAILED, WHETHER OR NOT PIPING IS SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY COMPONENTS AND COMPLETING THE INSTALLATION OF A FULLY AUTOMATIC AND OPERATIVE IRRIGATION SYSTEM, AS INDICATED ON THE PLANS, PRIOR TO THE START OF ANY PLANTING OPERATIONS.
4. REFER TO DETAILS FOR INSTALLATIONS PROCEDURES.
5. ALL PVC IRRIGATION PIPING SHALL BE INSTALLED IN PURPLE PIPING IF EXISTING IS PURPLE PIPING.



SHRUB EMITTER – SINGLE OUTLET
(SEE EMITTER SCHEDULE)

NOTE:
EMITTER SHALL BE LOCATED ON UPHILL SIDE OF PLANT ROOT BALL. EMISSION POINTS SHALL BE EQUALLY DISTRIBUTED AROUND PLANT PIT PERIMETER PER SCHEDULE.
EMITTER SHALL BE 8" MAXIMUM FROM EDGE OF TREE ROOT BALL TYPICAL. DISTRIBUTION TUBING SHALL NOT EXCEED 5'–0" MAXIMUM IN LENGTH.

1 EMITTER LAYOUT

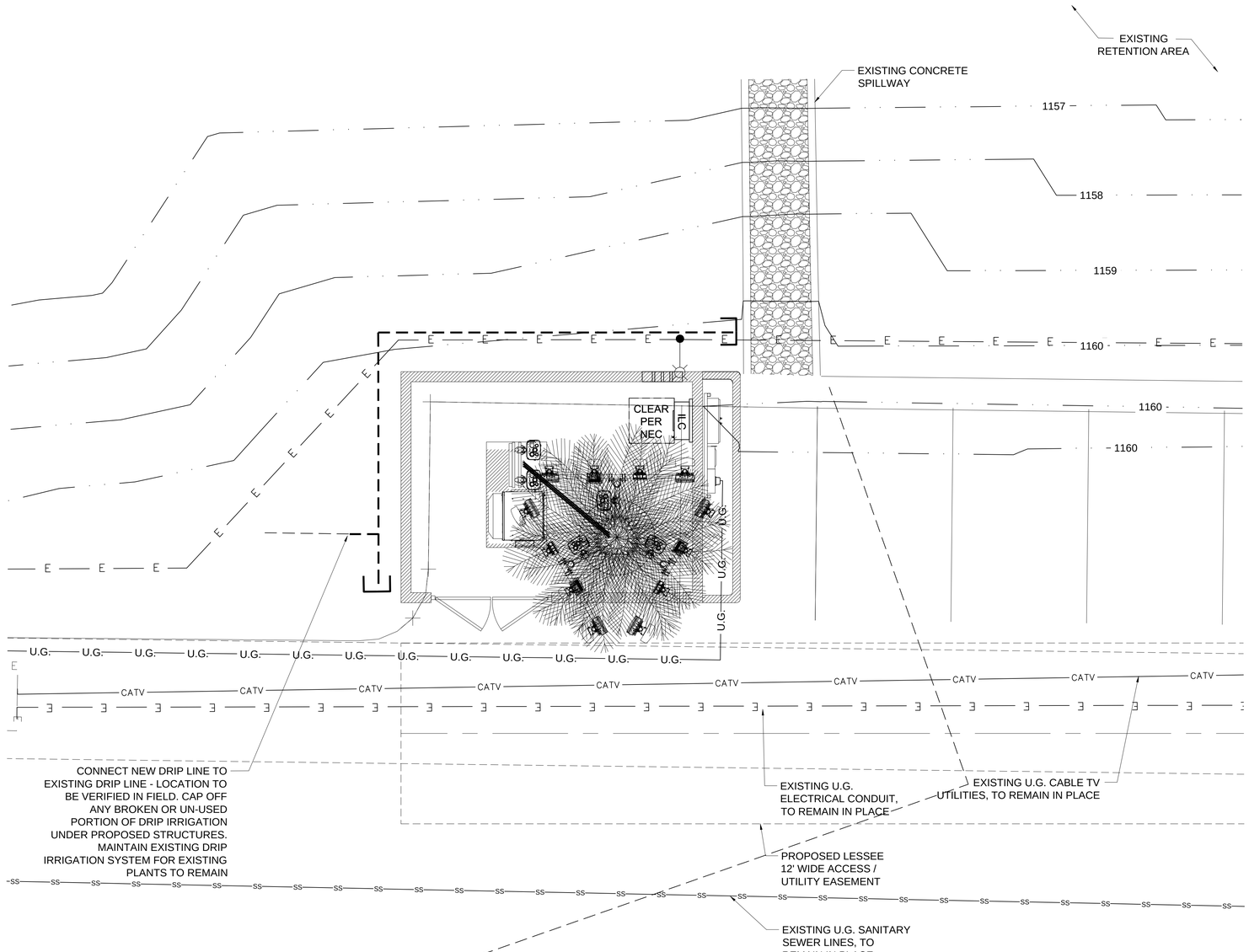
N.T.S.

SHRUBS

PLANT	SIZE	EMITTER TYPE (G.P.H.)
SHRUBS	5 GAL.	1 G.P.H. SINGLE OUTLET

2 EMITTER SCHEDULE

N.T.S.



DM designs LLC
LANDSCAPE ARCHITECTURE
2285 E. Stephens Road
Gilbert, AZ 85296
(480) 213–1051

NORTH

1 / L-1 IRRIGATION PLAN

0 2' 4' 8'
SCALE: 1/4" = 1'-0"

CLIENT

verizon

126 W. GEMINI DR.
TEMPE, AZ 85283

INTERNAL REVIEW	DATE
CONSTRUCTION SIGNATURE	
RF SIGNATURE	
FACILITIES SIGNATURE	
REAL ESTATE SIGNATURE	

PLANS PREPARED BY

young design corp
architecture / project management
10245 E. Via Linda, Scottsdale, AZ 85258
ph: 480 451 9609 fax: 480 451 9608
e mail: corporate@ydcoffice.com

SEAL

This drawing is copywrited and the property of Young Design Corporation (YDC) & produced solely by YDC and affiliates. reproduction or use of this drawing and/or the information contained hereon is forbidden without written permission by Young Design Corporation.

REGISTERED LANDSCAPE ARCHITECT
36090
DAVID W. MCCLURE
Date Signed 4/11/17
ARIZONA, U.S.A.
EXPIRES 3/31/2019

THIS DOCUMENT CONTAINS AN ELECTRONIC SIGNATURE PURSUANT TO A.R.S. TITLE 41 AND TITLE 44. IT IS A VIOLATION FOR ANY PERSON, UNLESS UNDER THE DIRECT SUPERVISION OF THE REGISTRANT, TO MODIFY THIS DOCUMENT IN ANY WAY.

PRELIMINARY UNLESS SIGNED

NO.	DATE	DESCRIPTION
1	7/19/2016	FINALS

ARCHITECTS JOB NO.
YDC-6031

PROJECT INFORMATION

PHO_137TH

13794 W. WADDELL ROAD
SURPRISE, AZ 85379

SHEET TITLE

IRRIGATION PLAN

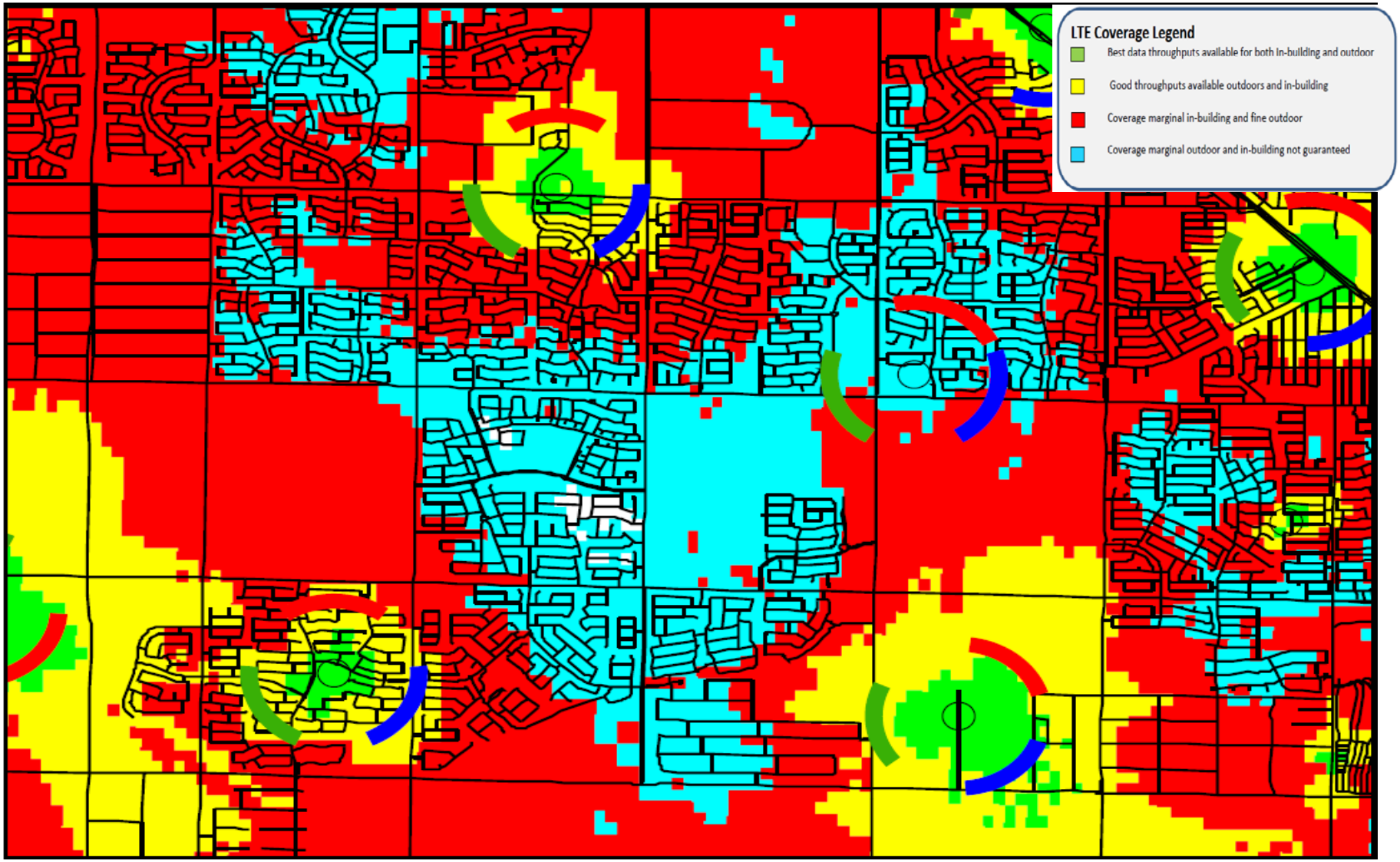
JURISDICTION APPROVAL

SHEET NUMBER

L-2

LTE RSRP Coverage Maps

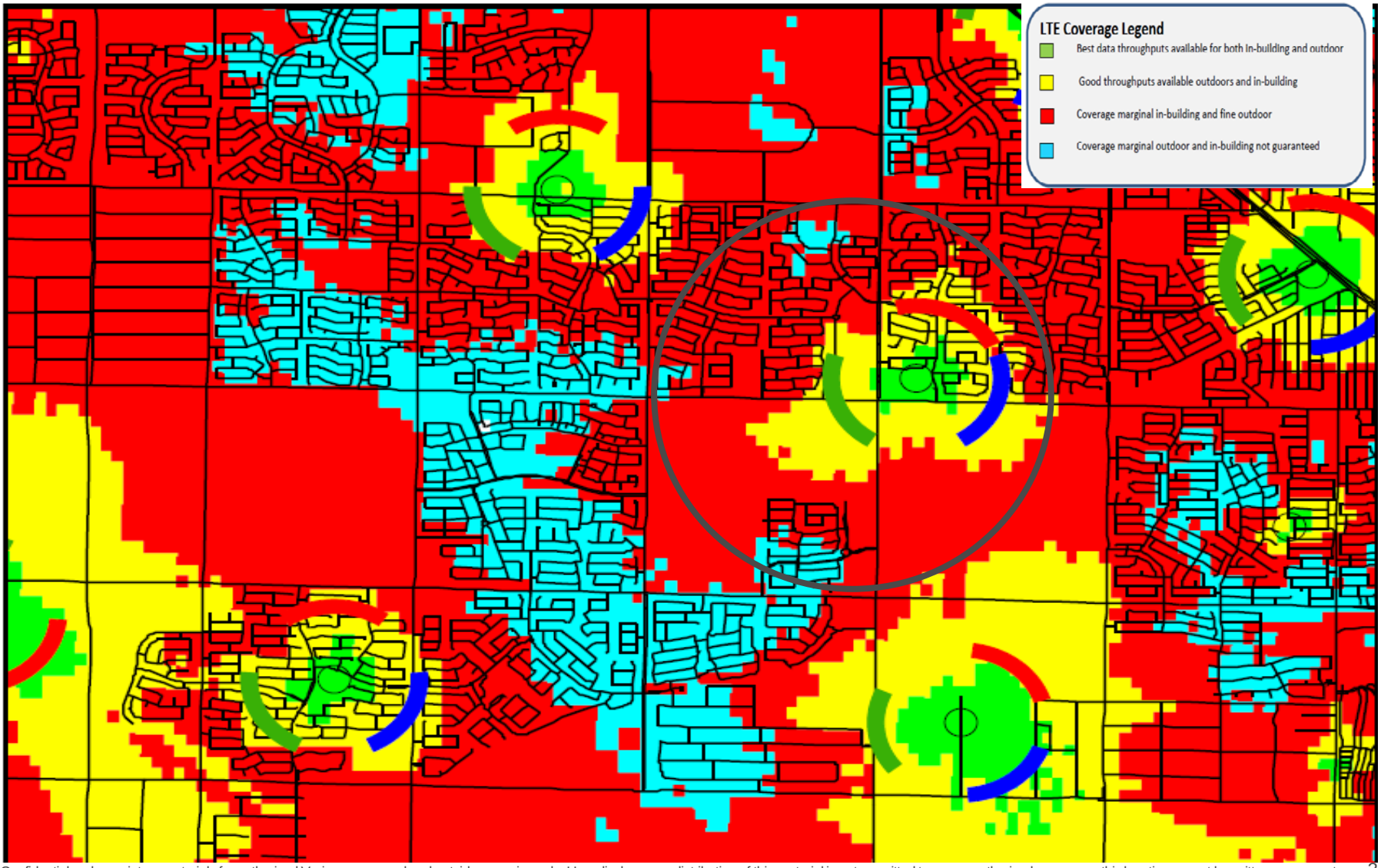
Current Coverage



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

LTE RSRP Coverage Maps

Coverage with PHO 137th



Confidential and proprietary materials for authorized Verizon personnel and outside agencies only. Use, disclosure or distribution of this material is not permitted to any unauthorized persons or third parties except by written agreement.

DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

22 May 2017

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629

Ms. Heather Donaldson
City of Surprise Planning Department
16000 North Civic Center Plaza
Surprise AZ 85374

Re: Case #FS17-245, Verizon PHO 137th

Dear Ms. Donaldson

Thank you for the opportunity to comment on the Major Site Plan for the Verizon PHO 137th. The property is located on 2.18 acres at 13794 W. Waddell Road, in Surprise AZ, parcel number 501-15-980. Verizon is proposing a new MonoPalm that will be 50 feet to the top of the steel/antennas and 55 feet to the top of the fronds. The proposed WCF will be enclosed by a masonry wall, and will be setback 112 feet from the nearest residential. The site is located inside the 1988 JLUS 65 Ldn, "high noise or accident potential zone," as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

The proposed activity, described in the Site Plan Application FS17-245, at the location described above, will not negatively impact the flying operations at Luke AFB. If you have any questions, please contact my Community Planner, Ms. Barbara Plante at (623) 856-9981.

Sincerely

JAMES R. MITCHELL

cc:
Ms. Cindy L. Calderon, GS-13, General and Environmental Law Attorney, 56th Fighter Wing

From:	Dennis Haley
To:	Heather Donaldson
Cc:	Vanessa Nunez
Subject:	FS17-245 Verizon PHO 137th
Date:	Thursday, May 18, 2017 8:34:31 AM
Attachments:	image002.jpg

RE: FS17-245
Verizon PHO 137th
13794 W. Waddell Rd.

Attn: Heather Donaldson:

Thank you for your notice for the above-referenced development.
After review, the development location is more than 1/4 mile from any ADOT proposed or existing highway facility. As such, ADOT has no comment.

Please feel free to contact me should you have any further questions. We appreciate the opportunity to review and comment.

Dennis Haley, SR/WA
Right of Way Agent III
ADOT ROW Project Coordinator
Federal Lands Liaison

205 S. 17th Ave MD: 612E
Phoenix, AZ 85007
602-712-7432
WWW.AZDOT.GOV

Confidentiality and Nondisclosure Notice: This email transmission and any attachments are intended for use by the person(s)/entity(ies) named above and may contain confidential/privileged information. Any unauthorized use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, please contact the sender by email, and delete or destroy all copies plus attachments.
.

From: Debbie Trasancos
To: Heather Donaldson
Cc: Chris Cain; Leslie Jarrell
Subject: RE: FS17-245 - Verizon PHO 137th Electronic Submittal
Date: Thursday, May 18, 2017 11:43:15 AM

Heather,

Thank you for providing the electronic submittal for Verizon PHO 137th (FS17-245).

Maricopa Water District (MWD) has reviewed this submittal and determined this lies outside the current boundaries of MWD.

Thanks again,

Debbie Trasancos
Property & Contracts Specialist
Maricopa Water District
14825 W. Grand Ave.
Surprise, AZ 85374
623/546-8266
fax 623/584-2536
debbiet@mwdaz.com

From: Heather Donaldson [mailto:Heather.Donaldson@surpriseaz.gov]
Sent: Wednesday, May 17, 2017 2:47 PM
To: 'Barbara Plante - Luke' <barbara.plante@us.af.mil>; Chris Cain <ChrisC@mwdaz.com>; Christina Betz <Christina.Betz@surpriseaz.gov>; Debbie Trasancos <DebbieT@mwdaz.com>; 'Denise Lacey' <deniselacey@mail.maricopa.gov>; Donna Miller <Donna.Miller@surpriseaz.gov>; Leslie Jarrell <LeslieJ@mwdaz.com>; 'Lynndsay O'Neill' <lynndsayoneill@mail.maricopa.gov>; Mark A. Coronado <Mark.Coronado@surpriseaz.gov>; 'Mark Frago' <fragom@mail.maricopa.gov>; 'Paul Jackson' <paul.j.jackson@usps.gov>; 'Project Coordinator' <redletter@azdot.gov>; 'Richard Hammitt' <Richard.Hammitt@aps.com>; 'Theresa Tysiak - USPS' <theresa.a.tysiak@usps.gov>; Timothy Klarkowski <Timothy.Klarkowski@surpriseaz.gov>; 'Vern Wolfley - MAG' <vwolfley@azmag.gov>
Cc: Sergio Angulo <Sergio.Angulo@surpriseaz.gov>; Jamie Sullivan <Jamie.Sullivan@surpriseaz.gov>
Subject: FS17-245 - Verizon PHO 137th Electonic Submittal

Good Afternoon,

Attached please find the submittal documents for the above referenced project. Please do not hesitate to contact me if you have any questions or need further clarification.

Thank you,

Heather Donaldson

SURPRISE
ARIZONA

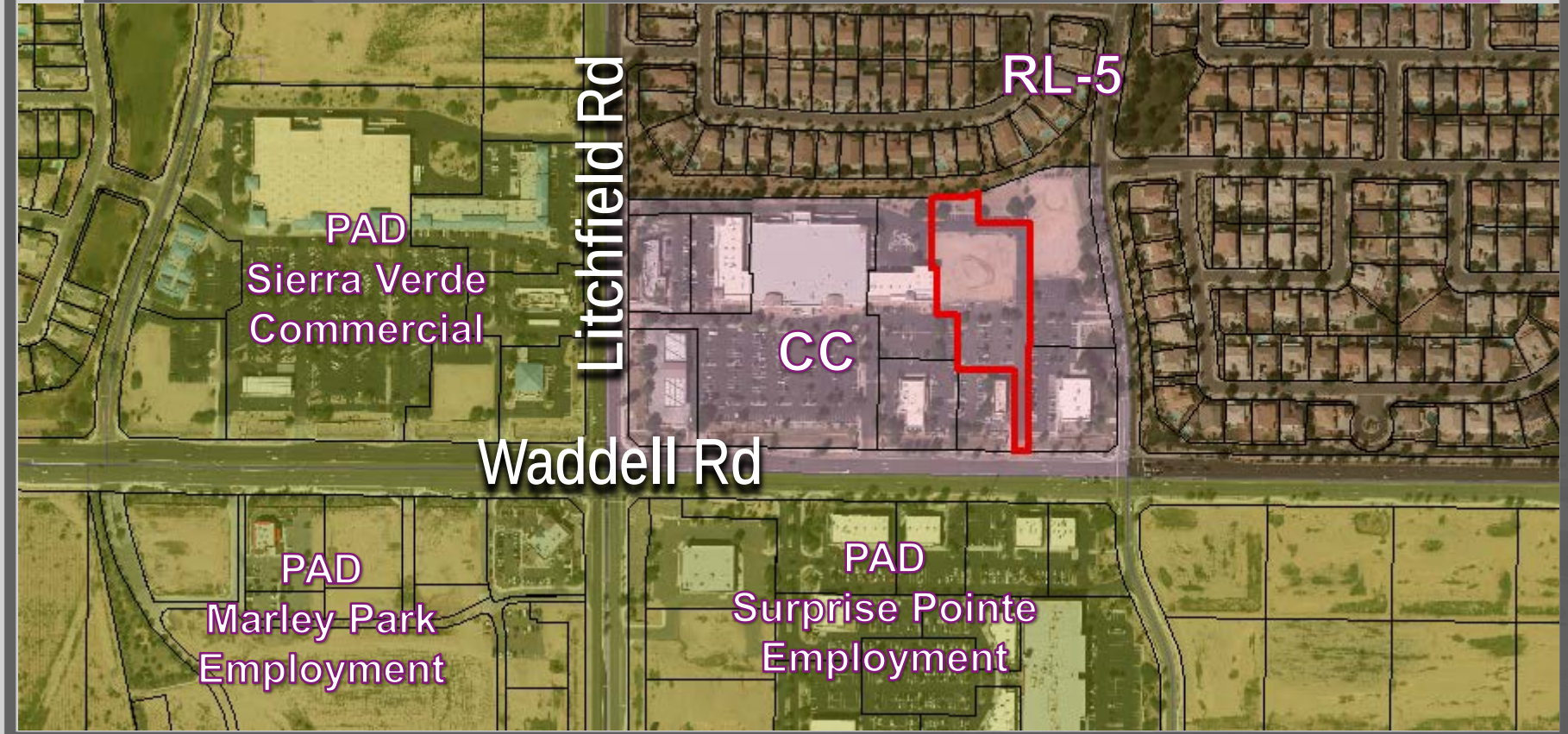
FS17-245
Verizon PHO 137th
Site Plan

Planning and Zoning Commission

August 3, 2017

Vicinity Map

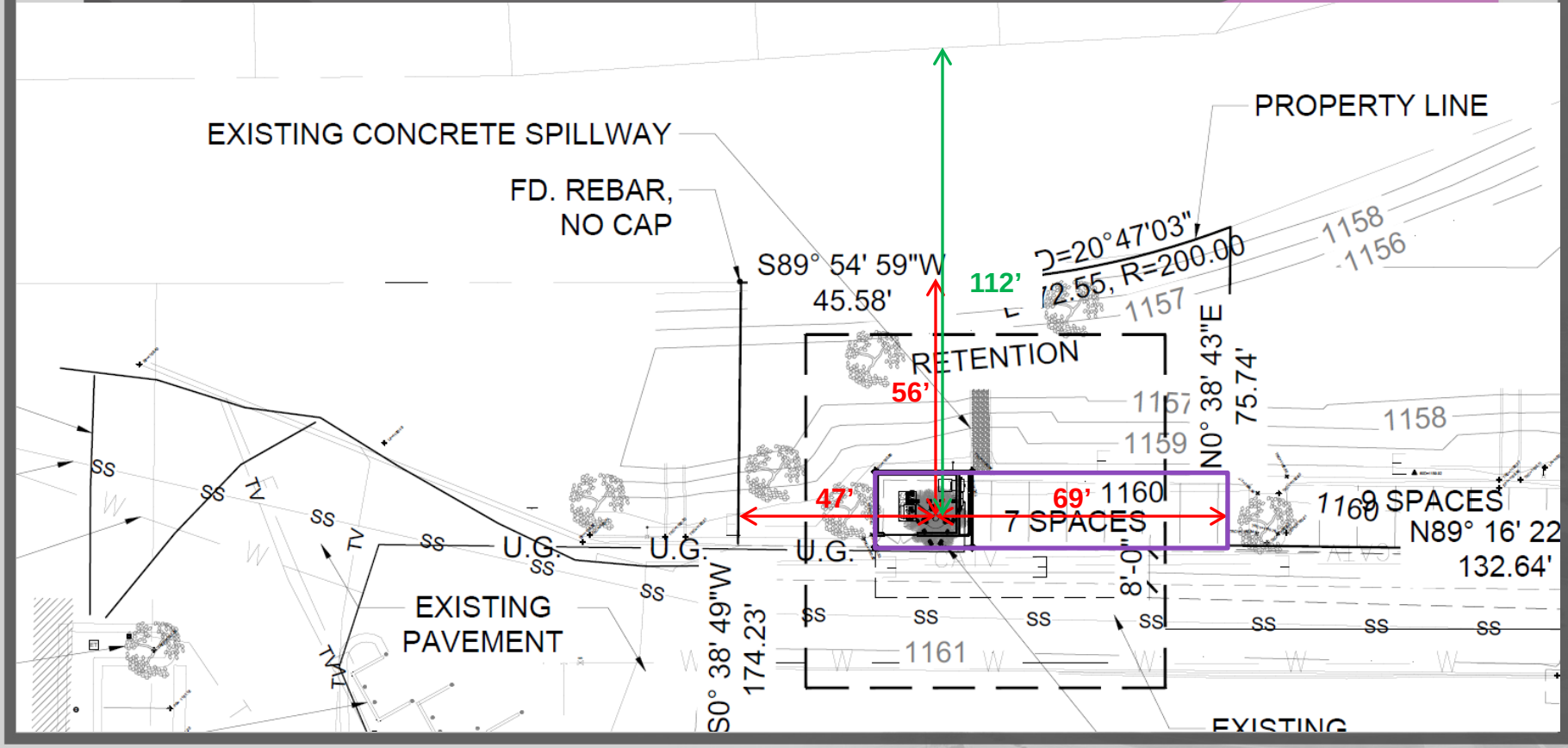
Surrounding Zoning



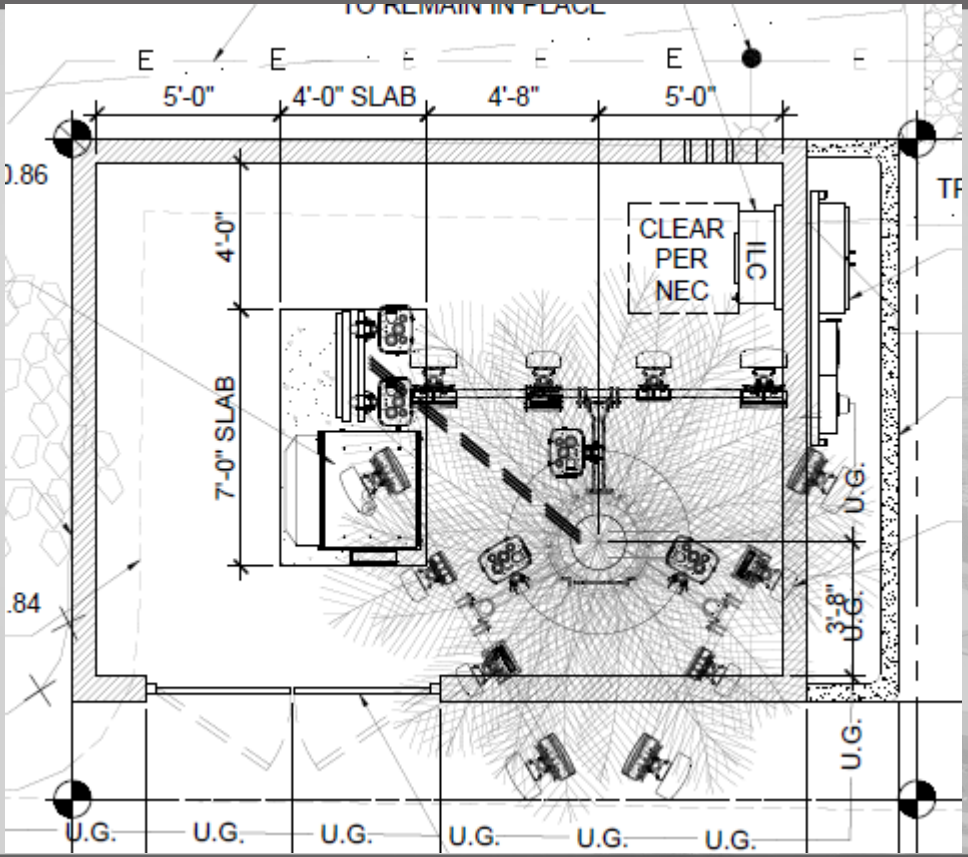
Site Map

Site Map

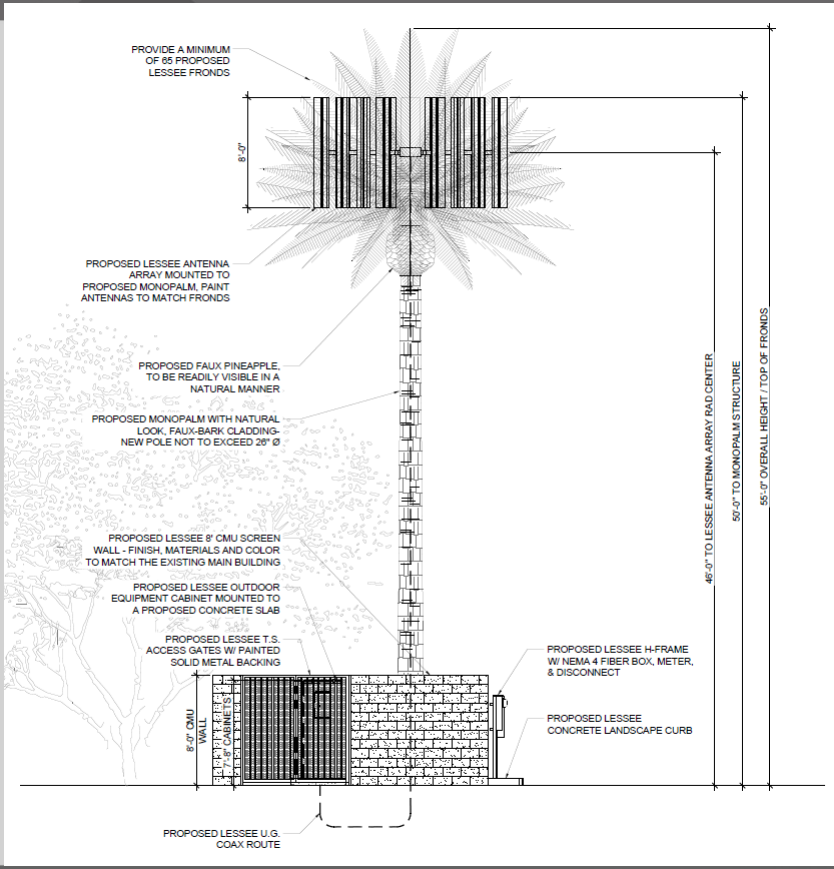
Site Plan


EXISTING CONCRETE SPILLWAY
FD. REBAR,
NO CAP
PROPERTY LINE
S89° 54' 59"W
45.58'
112'
D=20°47'03"
L 12.55, R=200.00
1158
1156
1157
RETENTION
56'
N0° 38' 43"E
75.74'
1157
1159
1158
47'
69'
1160
7 SPACES
1160
9 SPACES
N89° 16' 22
132.64'
U.G.
U.G.
U.G.
EXISTING
PAVEMENT
S0° 38' 49"W
174.23'
8'-0"
1161
EXISTING

Site Plan


TO REMAIN IN PLACE
E
E
E
E
5'-0"
4'-0" SLAB
4'-8"
5'-0"
.86
.84
4'-0"
7'-0" SLAB
CLEAR
PER
NEC
ILC
U.G.
3'-8"
U.G.
U.G.
U.G.
U.G.
U.G.
U.G.
U.G.

Elevations


PROVIDE A MINIMUM OF 65 PROPOSED LESSEE FRONDS
8'-0"
PROPOSED LESSEE ANTENNA ARRAY MOUNTED TO PROPOSED MONOPALM, PAINT ANTENNAS TO MATCH FRONDS
PROPOSED FAUX PINEAPPLE, TO BE READILY VISIBLE IN A NATURAL MANNER
PROPOSED MONOPALM WITH NATURAL LOOK, FAUX-BARK CLADDING- NEW POLE NOT TO EXCEED 26" Ø
PROPOSED LESSEE 8' CMU SCREEN WALL - FINISH, MATERIALS AND COLOR TO MATCH THE EXISTING MAIN BUILDING
PROPOSED LESSEE OUTDOOR EQUIPMENT CABINET MOUNTED TO A PROPOSED CONCRETE SLAB
PROPOSED LESSEE T.S. ACCESS GATES W/ PAINTED SOLID METAL BACKING
8'-0" CMU WALL
7'-8" CABINETS
PROPOSED LESSEE H-FRAME W/ NEMA 4 FIBER BOX, METER, & DISCONNECT
PROPOSED LESSEE CONCRETE LANDSCAPE CURB
PROPOSED LESSEE U.G. COAX ROUTE
46'-0" TO LESSEE ANTENNA ARRAY RAD CENTER
50'-0" TO MONOPALM STRUCTURE
55'-0" OVERALL HEIGHT / TOP OF FRONDS

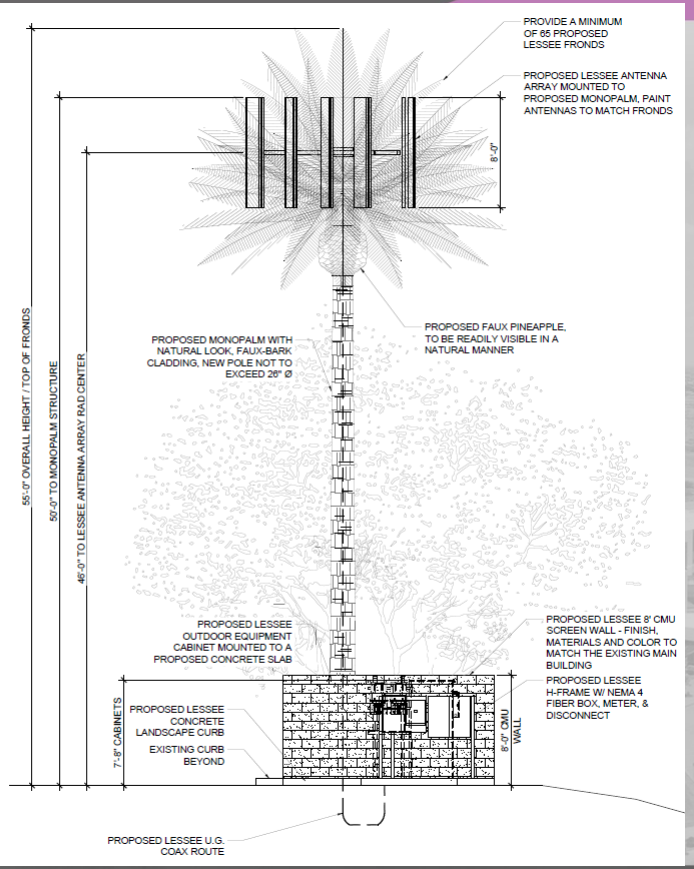

PROVIDE A MINIMUM OF 65 PROPOSED LESSEE FRONDS
PROPOSED LESSEE ANTENNA ARRAY MOUNTED TO PROPOSED MONOPALM, PAINT ANTENNAS TO MATCH FRONDS
8'-0"
PROPOSED FAUX PINEAPPLE, TO BE READILY VISIBLE IN A NATURAL MANNER
PROPOSED MONOPALM WITH NATURAL LOOK, FAUX-BARK CLADDING, NEW POLE NOT TO EXCEED 26" Ø
PROPOSED LESSEE OUTDOOR EQUIPMENT CABINET MOUNTED TO A PROPOSED CONCRETE SLAB
PROPOSED LESSEE 8' CMU SCREEN WALL - FINISH, MATERIALS AND COLOR TO MATCH THE EXISTING MAIN BUILDING
PROPOSED LESSEE H-FRAME W/ NEMA 4 FIBER BOX, METER, & DISCONNECT
PROPOSED LESSEE CONCRETE LANDSCAPE CURB
EXISTING CURB BEYOND
7'-8" CABINETS
8'-0" CMU WALL
PROPOSED LESSEE U.G. COAX ROUTE
46'-0" TO LESSEE ANTENNA ARRAY RAD CENTER
50'-0" TO MONOPALM STRUCTURE
55'-0" OVERALL HEIGHT / TOP OF FRONDS

Photo Simulation (South)

Existing

Proposed

Photo Simulation (Northeast)

Existing

Proposed

Photo Simulation (Southeast)

Existing

Proposed

STAFF RECOMMENDATION

<u>Staff Recommendation</u>:

- Approval

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

August 3, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 3, 2017	Contact Person:	Joshua Mike - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	No Action		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Presentation and discussion of the status of General Plan implementation, anticipated work plan for fiscal year 2018, development code update, and establishment of new design standards.

Motion:

Discussion only.

Background:

Chapter 6 of the General Plan and Arizona Revised Statutes 9-461.07 requires that an annual status report be presented to City Council on the progress of enacting the defined elements of their General Plan. The primary purpose of the report is presents a summary, “where we are” (i.e. status) and “where we are going” (i.e. action plan) in terms of the General Plan goals and objectives (Chapters 1-5). The action plan focuses on the fiscal year 2018 work plan. In order to implement the General Plan, the City's zoning code and supporting development regulations must be revised and updated. This presentation and discussion will provide information on the research being done by staff, including the creation of high design standards that consolidate and elaborate on existing guidelines.

Financial Impact Statement:

There is no direct financial impact from the Summit or the Status Report/Work Plan. Any financial impact will be determined during the budget process.

ATTACHMENTS:

Click to download

- PRESENTATION

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Lloyd Abrams, Assistant Director Community Development Department
Joshua Mike, Planner II

SURPRISE
ARIZONA

Presentation:
General Plan Report
Updating the SUDC and Design Standards

Planning and Zoning Commission

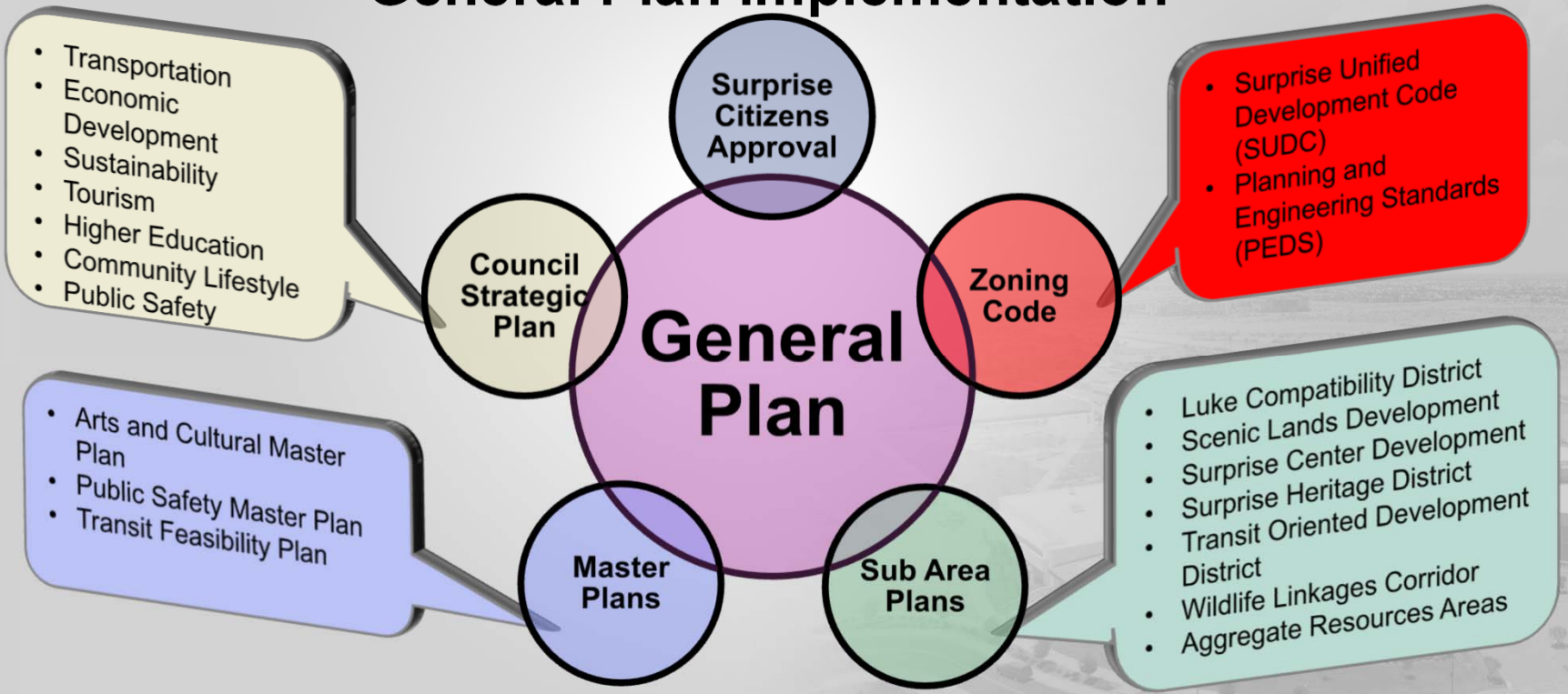
August 3, 2017

Today's Discussion:

- General Plan Overview
- General Plan Report
- Changing the Surprise Unified Development Code (SUDC)
- Creating Planning Engineering Design Standards (PEDS)

General Plan Monitoring Report

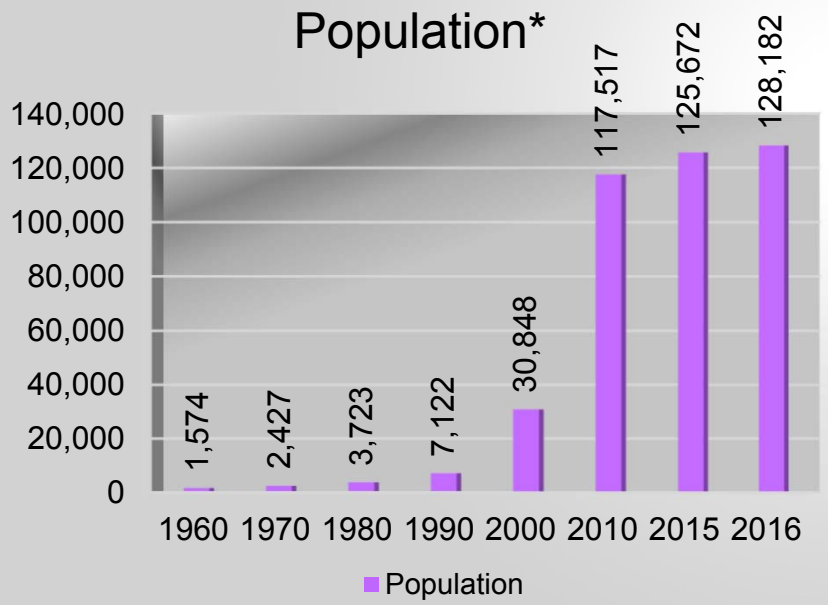
General Plan Implementation



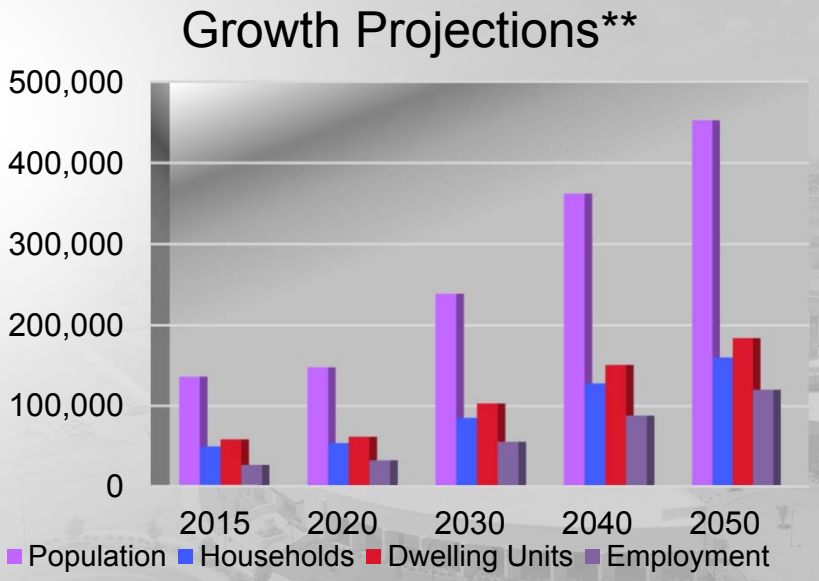
General Plan Monitoring Report

Population and Projections

- Current Population* – 128,182; 315% increase since 2000.



Source: * Arizona State Office of Economic Opportunity

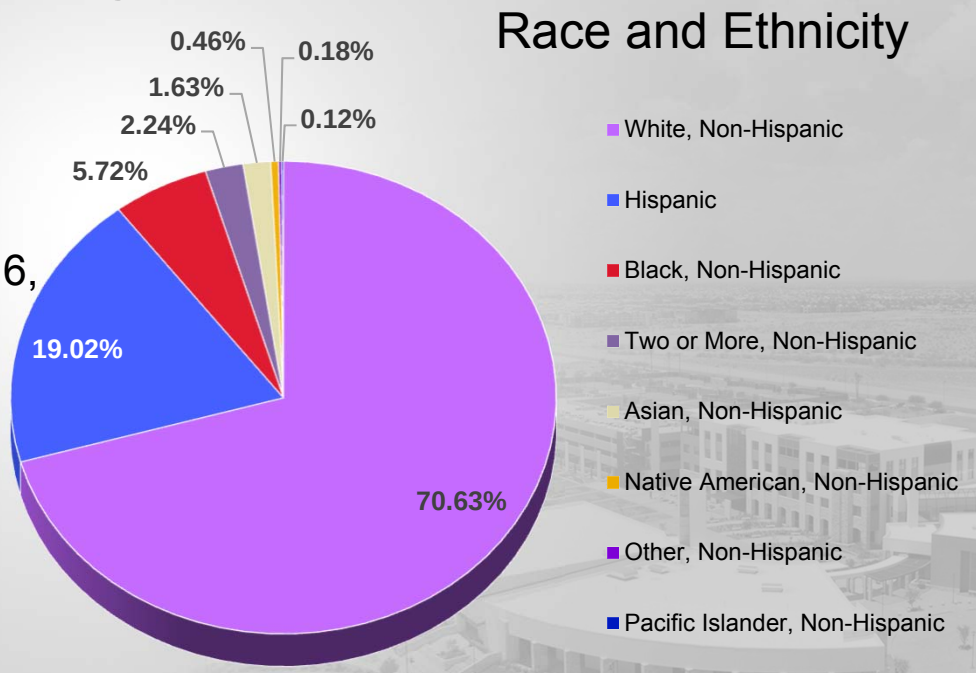


Source: **2016 MAG Socioeconomic Projections

General Plan Monitoring Report

Demographics

- White, non-Hispanic (71%),
- Retired residents 60+ (26.30%)
- Median household income - $59,916, up from $44,156 in 2000
- Median age - 39, as compared to 46.1 in 2000.



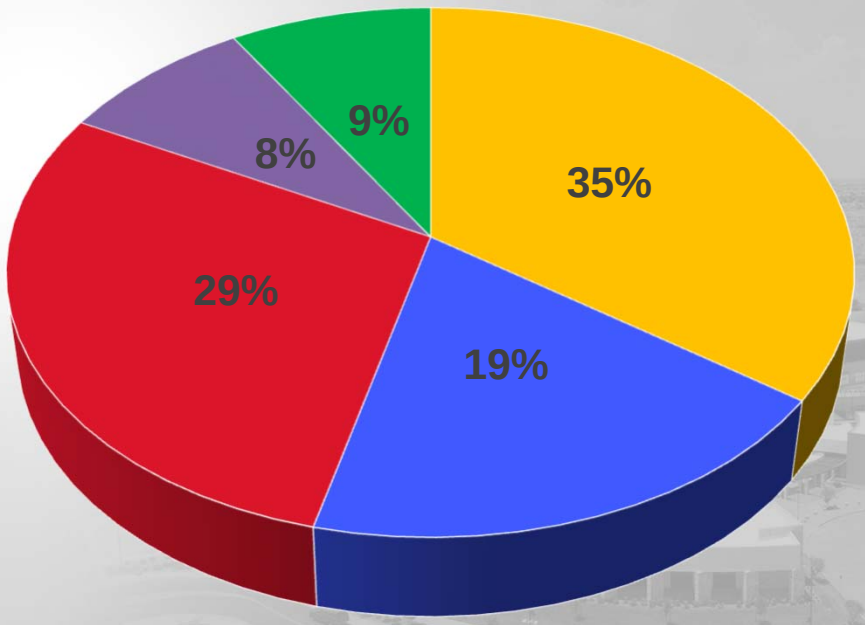
Source: U.S. Census Bureau, 2011-2015 American Community Survey (ACS) 5-Year Estimates

General Plan Monitoring Report

Jobs By Category

Civilian Employed Population 16 Years & Over

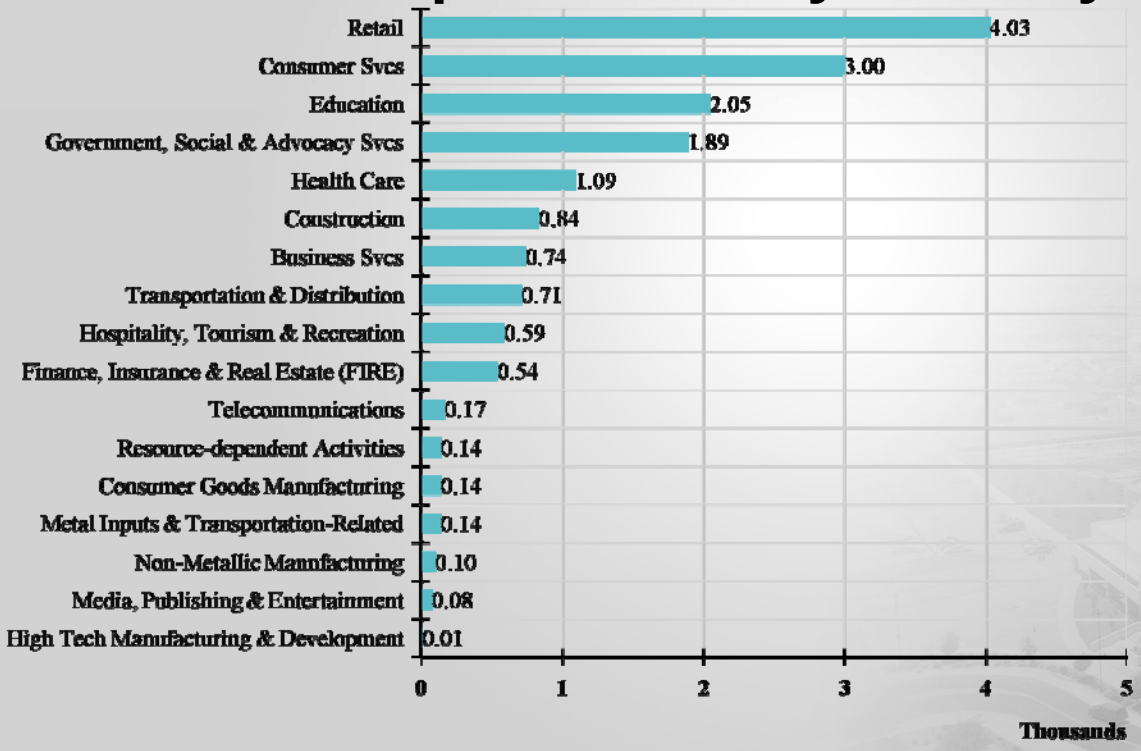
- Management, business, science, and arts occupations
- Service occupations
- Sales and office occupations
- Natural resources, construction, and maintenance occupations
- Production, transportation, and material moving occupations



Source: U.S. Census Bureau, 2011-2015 American Community Survey (ACS) 5-Year Estimates

General Plan Monitoring Report

Surprise Jobs by Industry Cluster

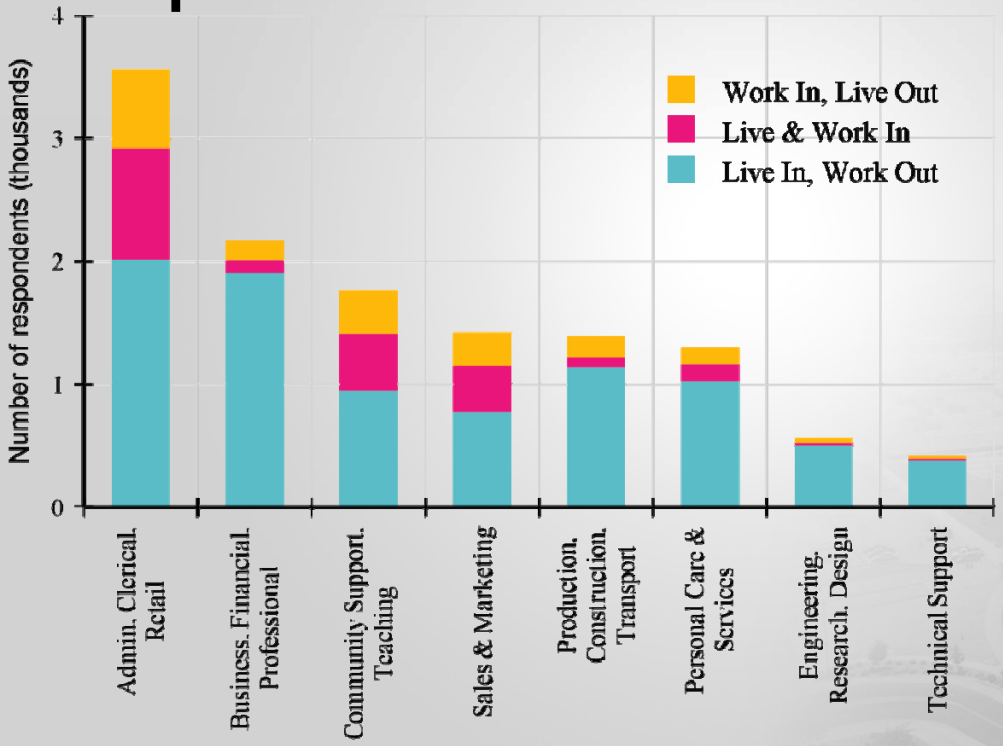


The City of Surprise has 620 businesses with 5 or more employees constituting 16,260 jobs. This is 1.1% of jobs throughout the MPO region.

Source: 2015 MAG Employer Database (Includes businesses with 5 or more employees) 2 Numbers above 10 are rounded to the nearest 10

General Plan Monitoring Report

Surprise Resident and Worker Occupation Mix



- Percentage of workers driving alone – 80.2%
- The average commute time is 29.2 minutes.

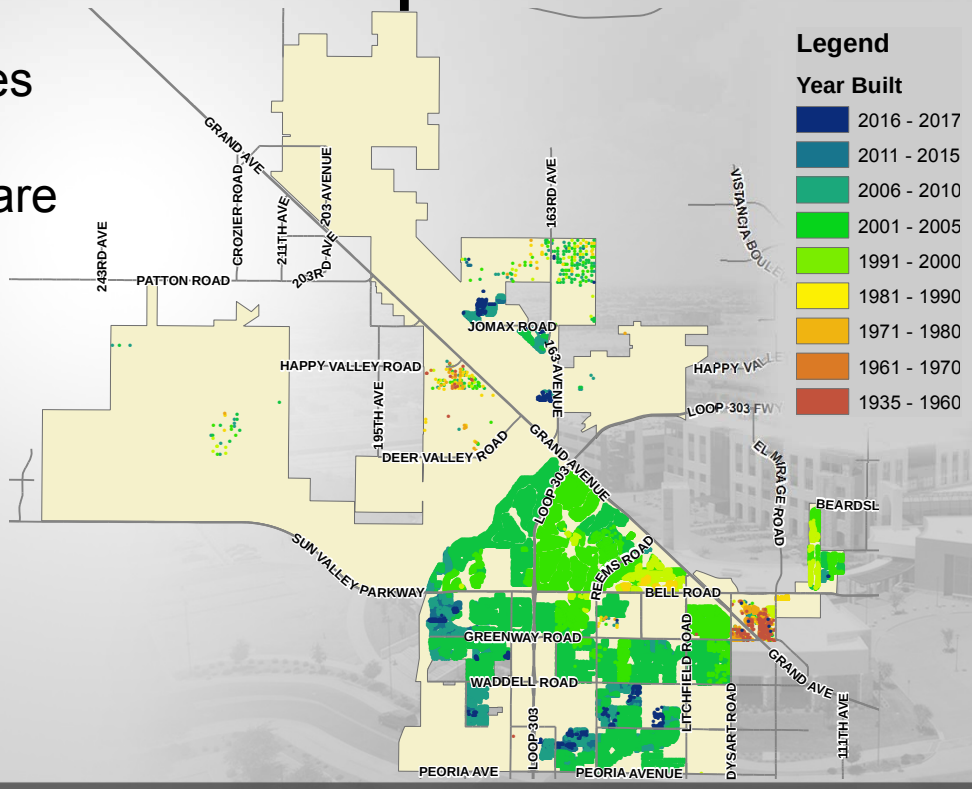
Source: Census Bureau

Source: 2015 Maricopa County TRP Survey (Includes businesses in Maricopa County with 50 or more 4 employees)

General Plan Monitoring Report

Land Use and Consumption

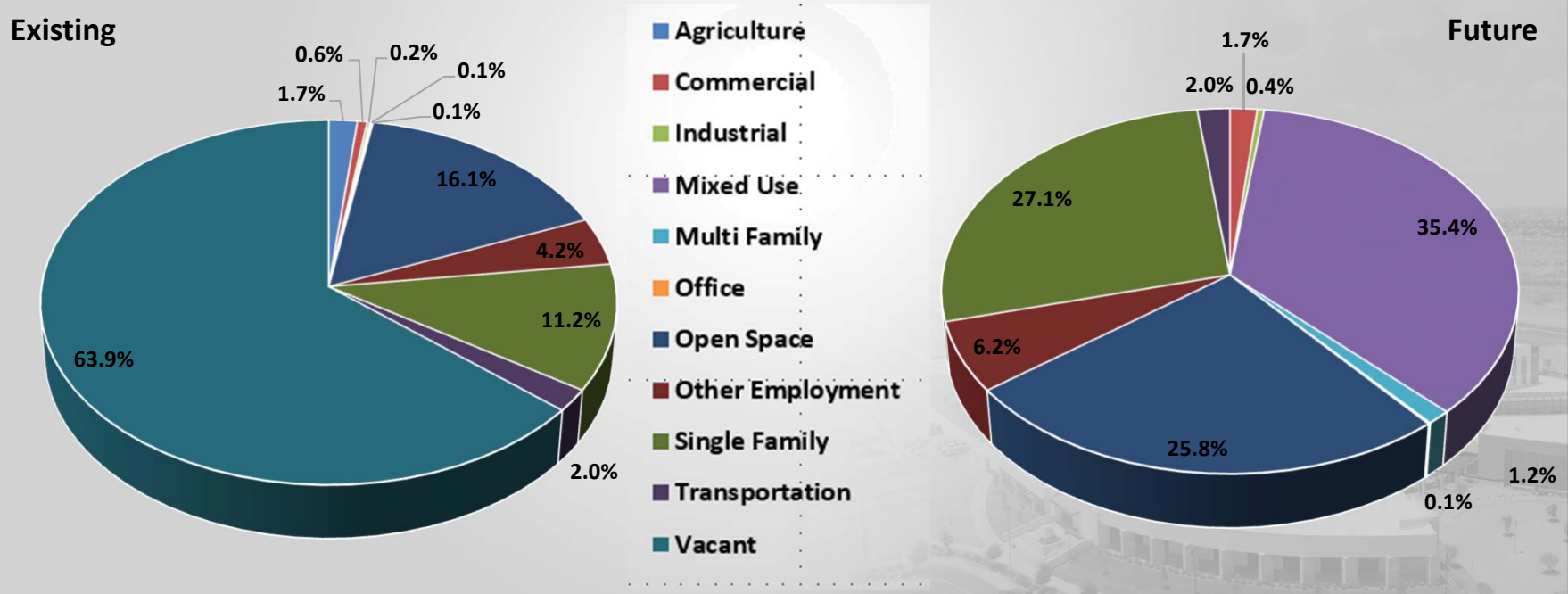
- Planning Area – 303 Square Miles
- Incorporated Area – 107.85 Square Miles
- 28,500 Acres of Vacant Land in Incorporated Area
- 51,000 of 69,000 Acres in Incorporated Area is Privately Owned



Source: City of Surprise and Maricopa County GIS

General Plan Monitoring Report

Land Use and Consumption



Source: City of Surprise GIS and MAG 2016 Existing and Future Land Use

General Plan Monitoring Report

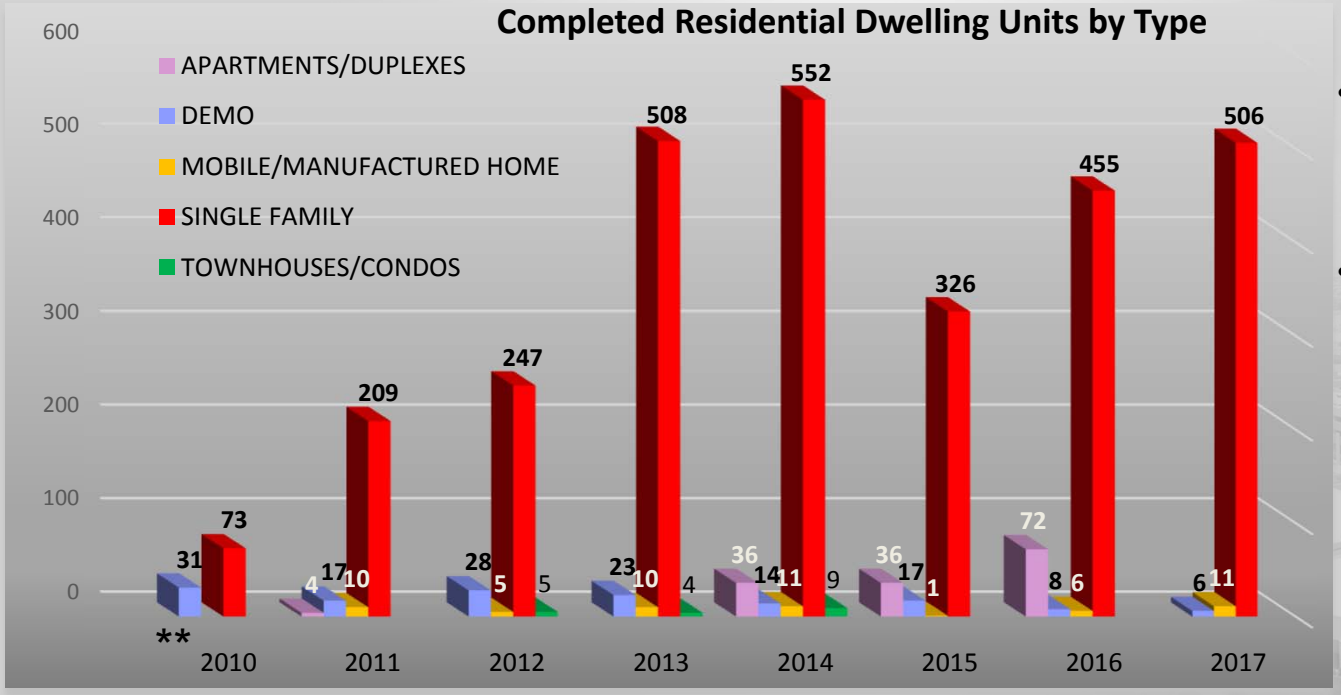
City Owned Land and Uses

- 826 acres of land,
- 1,542 lane miles of roadway,
- 336 acres for recreational amenities
  - 47 acres of neighborhood parks,
  - 193 acres of community parks,
  - 96 acre recreational complex.
- 5,178 Linear feet of recreation/multi use public trail easements

Per 100,000 Residents	Surprise	Peoria	Chandler	Scottsdale
Ball Diamonds	15* 11.3	34* 20.7	32 12.9	58* 23.5
Playgrounds	12 9.0	58 35.3	57 23	37 15
Skate Parks	1 0.8	1 0.6	2 0.8	2 0.8
Dog Parks	2 1.5	5 3	4 1.6	3 1.2
Swimming Pools	2 1.5	3 1.8	6 2.4	4 1.6
Tennis Courts	25 18.8	27 16.4	27 10.9	57 23.1
Recreation / Senior Centers	4 3.0	4 2.4	5 2	7 2.8

General Plan Monitoring Report

Residential Development



- *Total number of dwelling units as of April 2010 – 52,586
- Total number of dwelling units as of July 2017 – 55,538

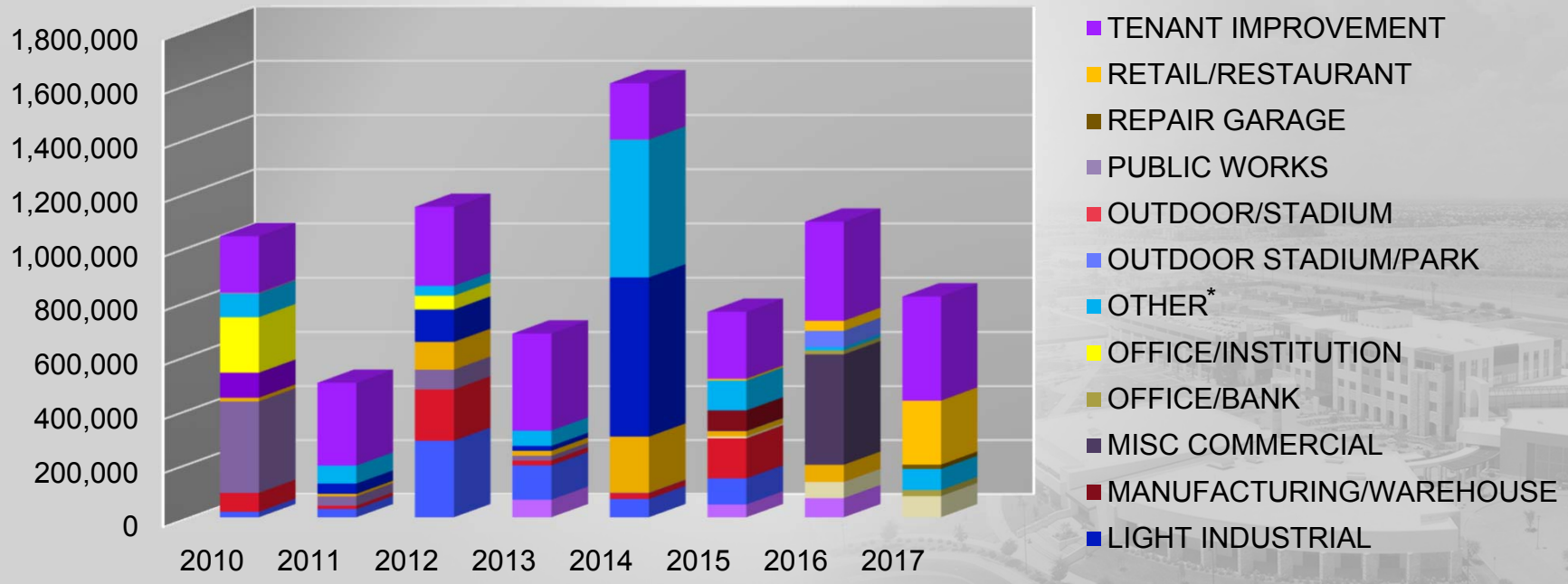
Source: City of Surprise LIS database, * 2010 U.S. Census Bureau

** Remainder of FY2010

General Plan Monitoring Report

Commercial Development

Commercial Square Footage by Type



Source: City of Surprise LIS Database – Fiscal Year Completed Permits

*INCLUDES AMUSEMENT,CARPORT,RELIGIOUS,SHED/BARN,PUBLIC WORKS, & MISC COMMERCIAL

General Plan Monitoring Report

Implementation Strategy Matrix

Goal and Policy	Implementation Strategy	Responsible Party	Short-Term (0-5 Years)	Medium-Term (5-10 Years)	Long-Term (10-20 Years)
LU-1	Update the SUDC to be consistent with the General Plan 2035	Community Development Department	•		
LU-1	Prepare and adopt Sub-Area plans as defined in the General Plan 2035	Community Development Department	•	•	
EV-1-3	Periodically update the Economic Positioning Framework to assist in encouraging job growth	Economic Development Department	•	•	•
LU-5	Adopt a new Parks and Trails Master plan to be consistent with the new Character Area Land Use Plan	Community Development Department	•		
LU-1	Update Subdivision code to enhance park dedication standards/requirements	Community Development Department	•		
LU-5	Begin to acquire/preserve desired open space as identified on the Character Area Land Use plan	Community Development Department		•	•
LU-6	Maintain the City's GIS data base to include development statistics to assist in monitoring the performance of the General Plan	Community Development Department	•	•	•
LU-1-7, EV-1-3	Work with other City departments to promote quality of life enhancements that make the area attractive to new residents and corporations	Community Development Department	•	•	•

General Plan Monitoring Report

Implementation Strategy Matrix

Goal and Policy	Implementation Strategy	Responsible Party	Short-Term (0-5 Years)	Medium-Term (5-10 Years)	Long-Term (10-20 Years)
RS-4	Continuously review the Surprise Capital Improvement Plan (CIP) to ensure each element of the General Plan 2035 is being implemented to the greatest degree possible	Community Development Department	•	•	•
EV-1-3, RS-3-4	Stay involved in regional discussions and cooperative planning efforts (i.e. ADOT, MAG, MCDOT, FCDMC, WESTMARC)	Community Development & Public Works Department	•	•	•
RS-5	Review and update the Planning and Engineering Design Guideline and development standards, as appropriate	Community Development & Public Works Department	•		
RS-1-5	Review and update the Transportation Master Plan to be consistent with the General Plan 2035	Community Development & Public Works Department	•		
RS-2	Develop and adopt a Complete Streets Plan and Policy document	Community Development & Public Works Department	•		
RS-1-5	Implement transportation system improvements as described in Chapter 3: Transportation	Public Works Department		•	•
LU-8	Develop new and expand existing programs to educate of the benefits of sustainable practices	Community Development Department	•	•	
??	Review and update the Surprise Integrated Water Master Plan to be consistent with the General Plan 2035	Water Resources Management Department	•		

Code Update

- Part II – Land Development Ordinances (LDO)
- Various empty, “reserved” chapters between 101-122
- Chapter 122: Surprise Unified Development Code
  - Effectively acts as the Zoning Code
  - Doesn’t incorporate all aspects of development regulations
  - Regulations focus large subdivision scale development
  - Difficult to read for the individual land owner

Code Update

- Changes to the overall code must follow 3 principles:
  1. Easy to Read
     - Clear and transparent for individuals, property owners, and developers
  2. Easy to Administer
     - Straightforward interpretation for staff when reviewing projects
  3. Easy to Enforce
     - Well-defined regulations for enforcement officers/inspectors to evaluate

Code Update

- Comprehensive changes to the whole development code
- Reorganizing table of contents
- To be referenced as Land Development Ordinances (LDO)
- Removing the title SUDC as a “clean break”
  - Can be its own version in City records
  - Similar to “1986 Code” and “Title 17”
- Raise standards for site, open space, architectural design

Code Update

Table of Contents: Current

Ch 101: General/Administrative Provisions (reserved, no text)

Ch 105: Buildings and Building Regulations (current text references building codes)

Ch 106: Development Impact Fees (definitions, regulations, applicability, etc)

Ch 109: Misc Provisions (mainly Infill Incentive District)

Ch 113: Signs (being revised separately)

Ch 117: Stormwater Management (definitions, regulations, applicability, etc.)

Ch 122: SUDC (all other development regs)

Potential

Ch 101: General/Administrative Provisions

Ch 102: Review and Approval

Ch 103: Enforcement

Ch 104: Fundamental Development Req.

Ch 105: Buildings and Building Regulations

Ch 106: Zoning Code

Ch 107: Design Requirements

Ch 108: Land Division

Ch 109: Signs (being revised separately)

Ch 110: Development Impact Fees

Ch 111: Infill Incentive District

Code Update

General Changes:

Zoning Districts

Current: Abbreviations deviate from typical zoning vocabulary

Future: Realign with other cities to be more user-friendly to development community

RL → R-1	RM → R-2	RH → R-3
CN → C-1	CC → C-2	CR → C-3

Updating/merging a few zoning districts

- Major revisions to the Mixed Use zoning districts.
- Moving “Commercial Resort” (C-RS) zoning to a mixed use

Creating new zoning district for future master planned communities

- Traditional Neighborhood Development (TND) zoning
  - Useful tool for the bringing in new complete communities, with predictability for public infrastructure
  - Follows the General Plan where a variety of housing densities integrate commercial, mixed use and open space
  - Allows for organic growth of a neighborhood based on market demands

Code Update

General Changes:

Development Standards

Current: Convoluted and difficult to read based on the “character patterns” section of SUDC

- Creates inconsistent standards in different parts of the city
- Extra regulations based on region determine setbacks, lot coverage, height, etc.

Future: Readable table formatting aligned with each zoning district

- Uniform and predictable standards throughout all new development
- Understandable way to read/interpret where to build on a property

Code Update

General Changes:

Building In Flexibility

Land Uses:

- Updating Primary Land Use Matrix and Accessory Land Use Matrix
- Grouping of like uses, less individually identified uses
  - A shoe store, grocery store, and big box store are all “retail”
  - A tailor, cellphone repair, nail salon, and barber/beauty shop are all “personal services establishments”
- Updating the code of “Allowed Uses”
  - “P” designates that the use is permitted
  - “AUP” designates that the use is permitted with an “Administrative Use Permit”
  - “CUP” designates that the use is permitted with a “Conditional Use Permit”

- Difference in levels of a zoning group (i.e. residential or commercial zoning) based on:
  - Density and/or intensity of use
  - Size of structures/buildings
  - Interaction with surrounding developments

Design Update

Consolidating Efforts:

Planning and Engineering Design Standards (PEDS)

- Consolidating the different design handbooks
  - Planning and Design Guidelines
  - Rural Development Standards and Design Guidelines Study
  - Single-Family Residential Guidelines Instruction Manual
  - Single-Family Residential Home Product Design Guidelines
- Merge with existing Engineering Development Standards
  - Measurable standards established by MAG, with a few City modified standards
- Will become 2 parts of one comprehensive standards book
  - Planning Standards = Visual form requirements
  - Engineering Standards = Structural/dimensional requirements
- Will be referenced in the development code update for enforceability

Design Update

Raising Standards:

- Planning volume will include multiple sections
- Comprehensive section that apply to all land uses
  - General Land/Site Design and Development
  - Open Space
  - Circulation/Complete Streets
  - Landscape/streetscape
  - Building Form and Architecture
  - Drainage Design and Floodway preservation
- Extra focus Residential, Non-Residential, Environmentally Sensitive

Summary

Comprehensive Changes:

Research and draft new code

- Not done through patchwork text amendments
- Extensive revisions doesn’t mean tossing out the whole code
- Weighing the existing strong language with new/clearer regulations
- Reorganizing layout and readability

Balance between Form and Use

- Retaining predictability of traditional use based zoning
- Upgrading the design and aesthetic standards

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

August 3, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 3, 2017	Contact Person:	Robert Kuhfuss - Community Development
Submitting Department:	CD Boards and Commissions	District:	Citywide
Staff Recommendations:	None		

Consent	Regular	x	Public Hearing	Report/Discussion

Agenda Wording:

Presentation and discussion regarding a proposed Text Amendment to Chapter 113 of the Surprise Municipal Code regarding Signs.

Motion:

None. Discussion only

Background:

The Surprise Community Development Department seeks an amendment to Chapter 113 of the Surprise Municipal Code regarding signs. This effort is associated with the larger zoning code update, which is in progress; however, with the recent U.S. Supreme Court decision regarding Reed v. Town of Gilbert, staff wishes to move forward with the sign code update in order to ensure the city's compliance with the 1st Amendment and applicable case law. Staff created the draft language as included as an attachment to this report, and presented the matter to the City Council as a discussion item on March 7, 2017 and again to the Commission on April 20, 2017. During the April 20, 2017 Commission meeting, the Commission asked staff to present the proposed sign code to the Commission over the course of several upcoming dates in order to focus more clearly on specific topics rather than the entire code. To that end, staff created the following tentative schedule: July 6, 2017 – Planning and Zoning Commission Study Session Wall Signs and Freestanding Signs Methods of Measurement Single Rectangle Method Multiple Rectangle Method Multiple Geometry Method Wall Signs Area Ratio Additional Area Allowance Based on Distance Additional Sign Allowance for Tall Buildings Blade Signs Window Signs Freestanding Signs Monument Sign vs. Pole Sign Class I and Class II Monument Signs Class III and Class IV Monument Signs Class V and Class VI Monument Signs Roadway Arch Signs Subdivision Perimeter Wall Signs July 20, 2017 – Planning and Zoning Commission Study Session Billboards Freeway Signs Electronic Messaging Centers (EMCs) August 3, 2017 – Planning and Zoning Commission Study Session Temporary Signs September 7, 2017 – Planning and Zoning Commission Study Session Open Discussion Summary of Revisions The above dates and subject matter are

subject to change. The outcome of the above discussions will dictate the timing of future meetings; however, staff is tentatively targeting public hearing with the Planning and Zoning Commission on October 5, 2017, City Council Work Session on November 7, 2017, and public hearing with City Council on December 5, 2017.

Financial Impact Statement:

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

ATTACHMENTS:

Click to download

- ☐ 00 STAFF REPORT
- ☐ 01 - FS15-311 - Sign Code Update - Public Review Version 1
- ☐ 02 - FS15-311 - Sign Code Update - Exhibit A Jurisdicitional Comparison Regarding Temporary Signs
- ☐ 03 - FS15-311 - Sign Code Update - Exhibit B SUDC Section 122-105 Temporary Uses
- ☐ 4a - FS15-311 - Sign Code Update - Exhibit C Sign Code Written Comments as of July 12 2017
- ☐ 4b - FS15-311 - Sign Code Update - Sign Code Update Exhibit C Sing Code Written Comments as of July 12 2017
- ☐ 05 - FS15-311 - Sign Code Update - Presentation

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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

Robert H. Kuhfuss, AICP

TEXT AMENDMENT

REPORT TO THE PLANNING AND ZONING COMMISSION

Case:	**FS15-311**
Project Name:	Sign Code Update
Council District:	All
City Council Date:	**August 3, 2017**
Planner:	Robert H. Kuhfuss, AICP

Applicant:	City of Surprise
Request:	Text Amendment to Chapter 113 of the Surprise Municipal Code regarding Signs
Location:	City Wide
Support/Opposition:	Staff has received several items of input
Recommendation:	None – this is a discussion item only

PROJECT DESCRIPTION:

The Surprise Community Development Department seeks an amendment to Chapter 113 of the Surprise Municipal Code regarding signs. This effort is associated with the larger zoning code update, which is in progress; however, with the recent U.S. Supreme Court decision regarding Reed v. Town of Gilbert, staff wishes to move forward with the sign code update in order to ensure the city's compliance with the 1st Amendment and applicable case law.

BACKGROUND:

Staff introduced the sign code re-write in a general manner to the Planning and Zoning Commission as a discussion item on April 16, 2015 and again to the City Council on April 21, 2015. Staff then proceeded to capture photographic images of various sign conditions present in the west valley and to conduct additional research regarding signage in general. In May of 2015, the U.S. Supreme Court issued a ruling on Reed v. Town of Gilbert, which significantly impacted the sign code effort. In response, staff attended several workshops and seminars regarding the Reed case, which culminated in a City Council Work Session on September 1, 2015. Staff created the draft language as included as an attachment to this report, and presented the matter to the City Council as a general discussion item on March 7, 2017 and

again to the Commission on April 20, 2017. Staff also presented more focused discussions on July 6, 2017 and July 20, 2017 as noted below.

During the April 20, 2017 Commission meeting, the Commission asked staff to present the proposed sign code to the Commission over the course of several upcoming dates in order to focus more clearly on specific topics rather than the entire code. To that end, staff created the following tentative schedule:

1. **July 6, 2017 – Planning and Zoning Commission Study Session**
   Wall Signs and Freestanding Signs
   1) Methods of Measurement
      a) Single Rectangle Method
      b) Multiple Rectangle Method
      c) Multiple Geometry Method
   2) Wall Signs
      a) Area Ratio
      b) Additional Area Allowance Based on Distance
      c) Additional Sign Allowance for Tall Buildings
      d) Blade Signs
      e) Window Signs
   3) Freestanding Signs
      a) Monument Sign vs. Pole Sign
      b) Class I and Class II Monument Signs
      c) Class III and Class IV Monument Signs
      d) Class V and Class VI Monument Signs
      e) Roadway Arch Signs
      f) Subdivision Perimeter Wall Signs
2. **July 20, 2017 – Planning and Zoning Commission Study Session**
   A. Billboards
   B. Freeway Signs
   C. Electronic Messaging Centers (EMCs)
3. **August 3, 2017 – Planning and Zoning Commission Study Session**
   A. Temporary Signs
4. **September 7, 2017 – Planning and Zoning Commission Study Session**
   A. Open Discussion
   B. Summary of Revisions

The above dates and subject matter are subject to change. The outcome of the above discussions will dictate the timing of future meetings; however, staff is tentatively targeting public hearing with the Planning and Zoning Commission on October 5, 2017, City Council Work Session on November 7, 2017, and public hearing with City Council on December 5, 2017.

OUTREACH:

Staff compiled a list of potential interested parties, which includes 98 individual names as of the writing of this report. Staff also conducted four outreach meetings during the month of March, 2017. Individuals were notified of the outreach meetings and were provided a link to the 1st draft of the proposed sign code. Attendance at the outreach meetings was varied; however, considerable feedback was received both verbally and written.

In addition, representatives from the International Sign Association (ISA) and Daktronics provided a demonstration on Electronic Messaging Centers (EMCs) the evening of March 14, 2017. Staff also met with members of the ISA and the Arizona Sign Association (ASA) on March 31, 2017. These efforts resulted in additional feedback regarding the proposed code.

Staff also met separately with representatives of WeMAR, who issued separate letters outlining their concerns (see attached), as well as the Home Builder's Association of Central Arizona (HBACA), In addition, staff met the Surprise Regional Chamber of Commerce in an effort to better engage the business community, and presented to the Surprise Regional Chamber of Commerce on July 27, 2017 on the subject of the Surprise Sign Code Update. The Chamber also asked individuals to answer a survey regarding signs, the results of which are unknown as of the writing of this report.

This feedback received to date has not been assimilated into the draft code as staff wishes to receive input from the Commission before proceeding further; however, comments received as as presented in attached Exhibit C.

[Continued on following page.]

DISCUSSION:

The primary area of discussion for this segment will focus on Temporary Signs as follows:

Temporary Signs – General:

Temporary Signs are permitted as shown in the following table excerpt as taken from Section 113-06 of the draft sign code. As with the other sign types, Temporary Signs are permitted in the stated zoning districts, subject to the provisions outlined in the code reference in the left-hand column.

"A. **Permitted Signs by Zoning District** – Only those *sign* types and classes that are specifically listed in Table 113-06.A for each zoning district may be allowed, subject to the provisions outlined elsewhere in this Chapter.

TABLE 113-06.A – PERMITTED SIGNS (P=Permitted, shaded cell = Not Permitted)

Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
TEMPORARY SIGNS											
113-08.A.2	Class I Temporary Signs (Small A-Frame Signs)			P	P	P	P	P	P	P	P
113-08.A.3	Class II Temporary Signs (Large A-Frame Signs)			P	P	P	P	P	P	P	P
113-08.A.4	Class III Temporary Signs (Small Post Signs)			P	P	P	P	P	P		P
113-08.A.5	Class IV Temporary Signs (Large Post Signs)			P	P	P	P	P	P		P
113-08.A.6	Banner Signs						P		P		P
113-08.A.7	Light Pole Banner Signs	P	P		P	P	P	P	P		P
113-08.A.8	Teardrop Banner Signs			P	P	P	P	P	P	P	P
113-08.A.9	Sign Walkers	P	P	P	P	P	P	P	P	P	P

Section 113-06 as follows also contains language to further clarify signs in general, but have a particular relevance in the context of Temporary Signs.

"B. **Signs in the Public Street Right-of-Way:** *Signs* are permitted within the public street right-of-way regardless of the zoning of said right-of-way, only when erected by, or on behalf of, the City of Surprise, or as permitted under Section 113-08.A.2.b and 113-08.A.3.b below.

C. **Signs in the Private Street Right-of-way:** *Signs* are permitted within private street rights-of-way only when associated with an approved Planned Area Development (PAD) or Comprehensive Sign Program (CSP), or as required by the City of Surprise.

D. **Encroachments:** No portion of any *sign* erected on any property may encroach into the public right-of-way unless expressed written permission is granted by the City of Surprise to allow said encroachment.

E. **Signs as an Accessory Use:** All *signs* must be an accessory use to a primary use. In no case shall a *sign* be established as a primary use of the property; except that *temporary signs* as otherwise allowed within a given zoning district are exempt from this provision."

In addition, certain other types of Temporary Signs are prohibited in Section 113-06.F as follows [highlight added]. Those items in *italics* are defined in Section 113-05 of the draft code.

"F. **Prohibited *Signs*** – the following *sign* types are specifically prohibited:

1. *Abandoned signs, Billboard Signs, Pole Signs* of a permanent nature*, Roof Signs and Snipe Signs;*

2. *Animated Signs*, flashing, blinking, or rotating *signs,* festoons*, Inflatable Signs* including latex or Mylar balloons*,* permanent *Banner Signs, Pennants,* searchlights, streamers*, signs* other than *Class 1 Monument Signs* that emit audible sound, and any clearly similar features*;*

3. *Vehicle Signs* when the *vehicle* is placed in a location not approved for vehicular parking or storage*;*

4. *Signs* containing any words or symbols that would cause confusion because of their resemblance to highway traffic control or direction signals;

5. Merchandise, equipment, products or other items which are not available for purchase, but are intended to attract attention, or for identification or advertising purposes;

6. *Signs* located on trees, utility poles, public benches, or any other form of public property, or within any public right-of-way, unless explicitly permitted by these regulations*;*

7. *Signs* containing vulgar or profane messages, hate speech, or language intended to incite violence."

<u>Temporary Signs – Individual Sign Types:</u>

The specific standards for the various types of Temporary Signs are housed under Section 113-06.8 of the draft sign code. Specific to all Temporary Signs are certain general rules which include the following (paraphrased):

- *Temporary signs* may not be illuminated except by ambient lighting.

- *Temporary signs must* include the contact information of the person responsible for placing the *sign*.

- *Temporary sign* may not interfere with the free movement of pedestrian or vehicular traffic through the site.

- The supporting elements for *Class III Temporary Signs* and *Class IV Temporary Signs* may be directly buried or inserted into the soil, but may not be cemented in or otherwise permanently attached.

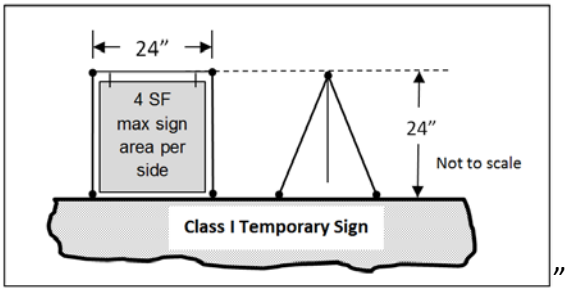
Many types of Temporary Signs have been historically identified by their use e.g. "real estate sign" or "open house sign"; however, in order to remain content-neutral, staff deleted content-based definitions in lieu of definitions that more closely relate to the physical attributes of the sign. Sections 113-08.A.2 through 9 of the draft code lays out the types of Temporary Signs and the parameters specific to each. The types of Temporary Signs allowed under the draft code are bullet-pointed below, with each sign type discussed in the sections that follow.

- *Class I Temporary Signs* (Small A-Frame Signs)
- *Class II Temporary Signs* (Large A-Frame Signs and Pedestal Signs)
- *Class III Temporary Signs* (Small Post-Signs)
- *Class IV Temporary Signs* (Large Post-Signs)
- *Banner Signs*
- *Light Pole Banner Signs*
- *Teardrop Banner Signs*
- *Sign Walkers*

Class I Temporary Signs

Class 1 Temporary Signs are intended for use by the real estate industry during open house events (though not exclusively) and are defined in Section 113-05 as follows[i]:

> "**Sign, Temporary, Class I (Small A-Frame Sign):** A *temporary, portable sign* generally in the shape of the letter "A" in which the overall height of the *sign structure* does not exceed twenty-four (24) inches, the overall width of the *sign structure* does not exceed twenty-four (24) inches and which does not exceed eight (8) square feet of aggregate *sign area*.



"

Section 113-08.A.2 of the draft sign code discusses Class I Temporary Signs in more detail. Paragraph "a" of that Section states:

> "a) Not more than three (3) *Class I Temporary Signs* are permitted in conjunction with a *lawful temporary event*, including those associated with *cottage industries*, but not home occupations, subject to the specific requirements as outlined in this Section except that in no case shall a *Class I Temporary Sign* be allowed on a vacant property."

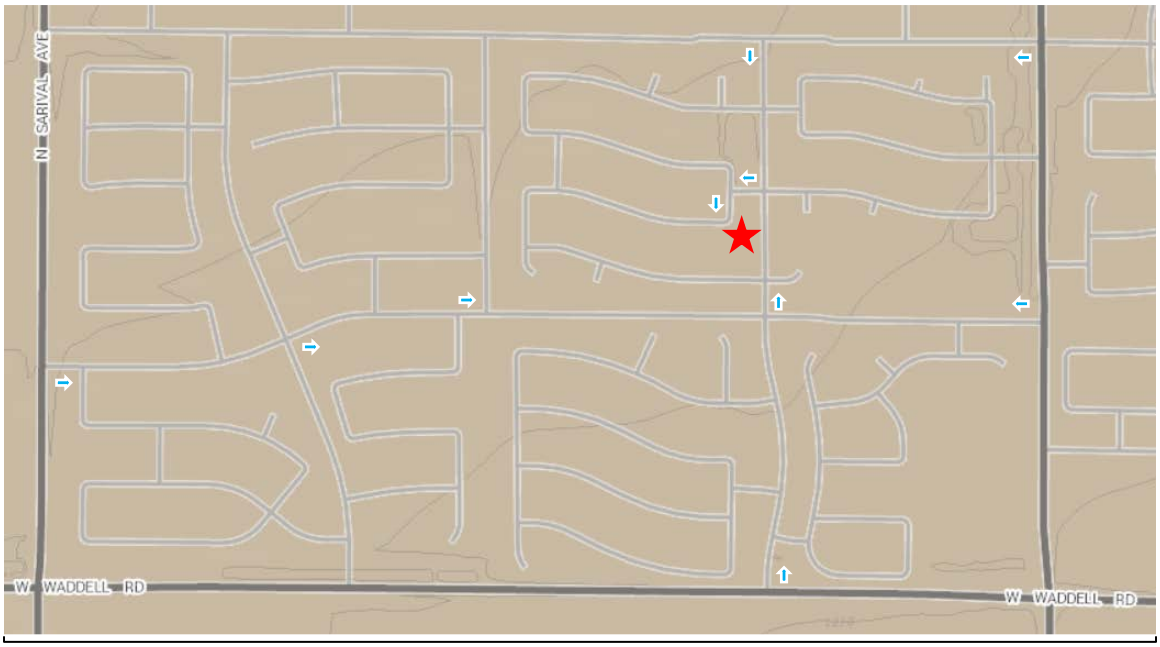
There are three issues with this paragraph that warrant discussion. The first has to do with tying Class I Temporary Signs to "lawful temporary event"; the second issue has to do with the number of Class I Temporary Signs allowed; and the third issue has to do with the location of said signs.

As currently written, Section 113-08.A.2.a) limits the number of Class I Temporary signs to a total of three (3) per "lawful temporary event". A "lawful temporary event" is defined in the draft code as follows[ii]:

> **"Lawful temporary event:** A use of land that is permitted by and in accordance with Section 122-105 of the Surprise Municipal Code."

During stakeholder outreach, WeMAR commented that three (3) signs are simply not enough to accommodate a real estate open house as many such events are often located deep in the neighborhood and proper signage is essential for real estate prospects to find the event. WeMAR suggest that the number of signs be "adequate to the task"; however, while staff understands the concept, such language would be ambiguous, difficult to enforce, and potentially subject to legal challenge. To address this, the Commission may wish to consider language that would allow one (1) Class I Temporary Sign per street corner leading up to the "lawful temporary event" up to a maximum of ten (10) such signs. Note also that the height being limited to 24" removes any conflicts with sight visibility. The following map illustrates the concept:

[Continued on following page.]



An inherent problem with this approach, however, is the potential for a proliferation of Class I Temporary Signs within any given neighborhood, and the resultant sign clutter, were there to be more than one "lawful temporary event". Staff also notes that while Class I Temporary Signs were created to accommodate the real estate industry, any temporary event listed in Section 122-105, other than those associated with a Home Occupation, would qualify for this type of signage. Further, in a content-neutral system, it would be difficult to differentiate between signs associated with a lawful temporary event and other lawful commercial uses. A solution may be to open this type of signage up to both lawful temporary uses and lawful commercial uses, while capping the maximum number of signs per street corner to a reasonable number.

Section 113-08.A.2.b states:

> "b) In no case shall a Class I Temporary Sign be located within a public right-of-way except as outlined in Section 113-06.B above or when associated with a lawful temporary event."

After further consideration, staff suggests that no such signs be allowed in the public right-of-way. Rather, all temporary signs should be located outside of the right-of-way and within privately owned land. This way, if there are more signs located on a property than the code would allow, the property would be in violation, not the sign. The draft sign code requires contact information on temporary signs, as well as requiring property owner authorization in order to place a sign on a property not owned by the placer of the sign.

Sections 113-08.A.2.c through e are self-explanatory and warrant no further discussion.

> "c) There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.

d) The sign may be weighted or ballasted; however, no such sign may be affixed to the ground or to any permanent structure.

e) The sign may be displayed only during the business hours of the business or temporary event served by the sign."

The primary questions for the Commission regarding Class I Temporary Signs are:

1. **Is the Commission comfortable with tying Class I Temporary Signs to "lawful temporary events", "lawful commercial uses", or both?**

2. **Is the Commission comfortable with capping the number of Class I Temporary Signs to ten (10) per lawful temporary event or lawful commercial use?**

3. **Is the Commission comfortable with capping the number of Class 1 Temporary Signs per street corner or commercial driveway? If so, what is the appropriate number?**

4. **Is the Commission comfortable with not allowing Class I Temporary Signs in the right-of-way?**

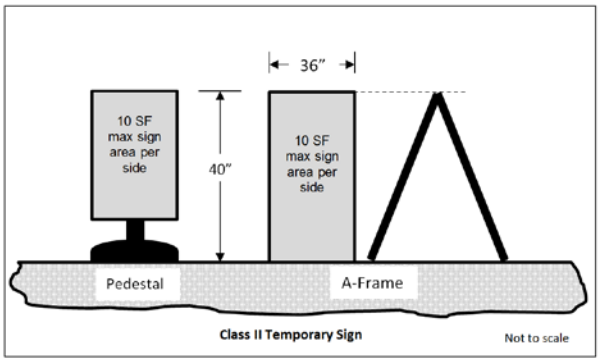
5. **Does the Commission have any other issues or concerns regarding Class I Temporary Signs?**

Jurisdictional comparison – See attached *Exhibit A – Jurisdictional Comparison Regarding Temporary Signs*

Class II Temporary Signs (Large A-Frame Signs and Pedestal Signs)

The draft sign code includes the following definition for Class II Temporary Sign[i]:

> "Sign, Temporary, Class II (A-Frame Sign and Pedestal Sign): A *temporary, portable sign* in which the overall height of the *sign structure* does not exceed forty (40) inches, the overall width of the *sign structure* does not exceed thirty-six (36) inches and which does not exceed twenty (20) square feet of aggregate *sign area*."



During stakeholder outreach, a member of the sign industry commented that such signs are typically 45-inches tall, rather than 40-inches as stated in the definition. Staff is comfortable with making this change.

This type of sign is that commonly used throughout the city and the reason for many of the concerns over sign clutter. To mitigate this, staff wrote the draft code such that Class II Temporary Signs would be of a pedestrian scale and located within the interior of the site. Section 113-08.A.3 of the draft sign code sets the parameters for Type II Temporary Signs as follows:

> "a) Not more than one (1) Class II Temporary Sign meeting the specific requirements outlined in this Section are permitted in conjunction with a lawful commercial use or a lawful temporary event, including those associated with cottage industries but not home occupations, subject to the specific requirements as outlined in this Section except that in no case shall a Class II Temporary Sign be allowed on a vacant property.
>
> b) In no case shall a Class II Temporary Sign be located within a public right-of-way except as outlined in Section 113-07.B above, or when associated with a lawful temporary event, or when the customer entrance to the building served by the Class II Temporary Sign opens directly onto a public right-of-way.
>
> c) There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.
>
> d) The sign shall be placed within 15' of the customer entrance of the business served by the sign.
>
> e) The sign shall not be located within any landscape area.

f) The sign may be weighted or ballasted; however, no such sign shall be affixed to the ground or to any structure or object.

g) The sign may be displayed only during the business hours of the business or temporary event served by the sign."

Section 113-08.A.3.a allows one (1) Class II Temporary Sign per lawful temporary event or lawful commercial use, but prohibits such signs from being located on vacant property. As correctly pointed out by WeMAR, however, the term "vacant" can refer to a developed property that has no tenant as opposed to an undeveloped property, which was the intent of this language. Staff will revise the final draft to reference "undeveloped" rather than "vacant".

Section 113-08.A.3.b allows Class II Temporary Signs to be located within the right-of-way; however, as with Class I Temporary Signs, staff suggests that no such signs be allowed in the public right-of-way. Rather, all temporary signs should be located outside of the right-of-way and within privately owned land. Again, the rational being that if there are more signs located on a property than the code would allow, the property would be in violation, not the sign. The caveat here is that in the event a business opens directly onto the right-of-way, as would be the case in an urban-style pedestrian oriented development, the sign would be allowed to exist in the right-of-way. Staff notes that the language in Section 113-08.A.3.b only mentions lawful temporary events and not lawful commercial uses, which will need to be corrected in the final draft.

Section 113-08.A.3.d requires the Class II Temporary Sign be located within 15 feet of the customer entrance of the business being served by the sign. This was written in the context of a multi-tenant retail complex; however, during outreach, a business owner who operates a small business in a single-tenant situation pointed out that the "business entrance" in their situation is actually the driveway leading from the street to the building. If the Commission is comfortable with limiting the location of this type of signage to 15 feet of the business entrance as intended, staff will need to include language clarifying that it is the building entrance not the street entrance that is the qualifying location.

Section 113-08.A.3.e prohibits Class II Temporary Signs from being located in a landscaped area. This was done as an aesthetic measure, again in the context of multi-tenant retail complexes. If the Commission wishes to allow Class II Temporary Signs along the street frontage as discussed above, the language prohibiting placement within a landscaped area will need to be deleted since there would be no other locations in which to place the sign outside of the right-of-way.

Sections 113-08.A.3.c, f, and g are self-explanatory and warrant no further discussion.

The language in Section 113-08.A.3 is intended to address A-Frame signs. While staff generated the draft code language in a manner that would allow for A-Frame signs on a limited basis, since the repeal of the City's Temporary Sign Policy, staff has heard on numerous occasions how much businesses often rely on A-Frame signs. The question is how far is the City willing to go to

allow A-Frame signs at the expense of community aesthetics? Note that the draft code was written with the idea that an increase in Building Wall Sign area coupled with larger ground signs (Class V Monument Signs and Class VI Monument Signs), would help offset the need for A-Frame signs through an increase in permanent advertising space. Further, Class IV Monument (Directory) Signs can be utilized within the interior of the site in order to advertise businesses and direct patrons to those businesses. In addition, Class I Temporary Signs can be utilized in the manner decided upon by the Commission and Council.

If the Commission, however, wishes to provide more opportunities for A-Frame signs, one option might be to allow a specified number of A-Frame signs along the street frontage subject to certain spacing requirements. Again, if the number of signs exceeds the established parameters, it would be the property that is in violation, not the sign itself. This would require that sight visibility triangles and pedestrian pathways are not impeded, and this approach would necessitate that such signs be allowed in the landscaped area located adjacent to the right-of-way.

The primary questions for the Commission regarding Class II Temporary Signs are:

1. **Is the Commission comfortable with increasing the defined height for a Class II Temporary Sign to 45 inches?**

2. **Is the Commission comfortable with replacing the term "vacant" with "undeveloped"?**

3. **Is the Commission comfortable with limiting Class II Temporary Signs to 15' of the building's public entrance or should such signs be allowed adjacent to the right-of-way?**

4. **Is the Commission comfortable with capping the number of Class II Temporary Signs to one (1) per lawful temporary event or lawful commercial use or is a larger number more appropriate?**

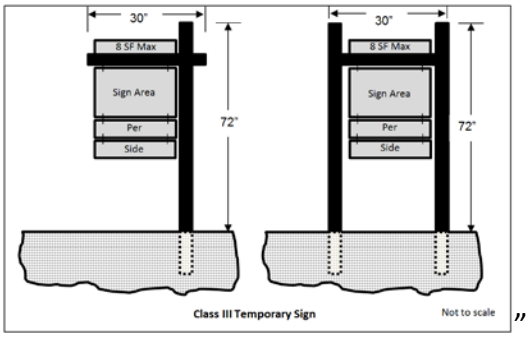
5. **Does the Commission have any other issues or concerns regarding Class II Temporary Signs?**

Jurisdictional comparison – See attached *Exhibit A – Jurisdictional Comparison Regarding Temporary Signs*

Class III Temporary Signs (Small Post Signs)

The draft sign code includes the following definition for Class III Temporary Sign[i]:

> "A temporary sign supported by one or more rigid posts in which the overall height of the sign structure does not exceed 72 inches, the overall width of the sign structure does not exceed thirty (30) inches, and the aggregate sign area does not exceed sixteen (16) square feet.



"

Section 113-08.A.4 of the draft sign code sets the parameters for Type III Temporary Signs as follows:

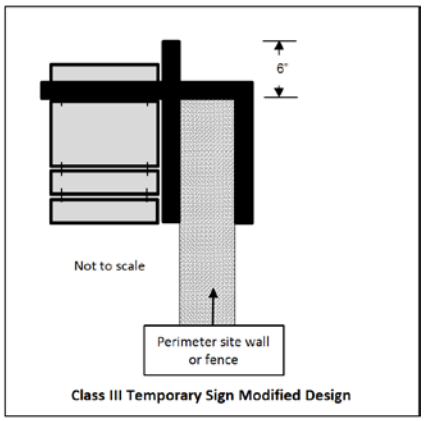
"a) Not more than one (1) *Class III Temporary Sign* meeting the specific requirements outlined in this Section is permitted per lot of record except that if said lot abuts more than one (1) street, one (1) additional Class III Temporary Sign meeting said requirements may be erected along each additional street frontage.

b) In the event a property is vacant, additional Class III Temporary Signs may be erected on said property provided the spacing between such signs is not less than 600 feet.

c) There is no limit to the number of sign panels per sign structure provided the defined height, width and sign area limitations are not exceeded.

d) In the event that a lot's perimeter site wall or fence is adjacent to or within twenty (20) feet of a street, the Class III Temporary Sign may be modified to allow the sign to be hung from but not attached to the perimeter site wall or fence provided the sign does not exceed the height of the wall or fence by more than six (6) inches and does not interfere with pedestrian movement.

[Continued on following page.]



Class III Temporary Sign Modified Design

The parameters for Class III Temporary Signs are self-explanatory. This type of sign was created to accommodate typical real estate "For Sale" signs; however, this sign configuration could be utilized to display any message, provided the time, place and manner restrictions are observed.

The primary questions for the Commission regarding Class III Temporary Signs are:

1. **Is the Commission comfortable with the time, place and manner restrictions as expressed in the draft code?**

2. **Does the Commission have any other issues or concerns regarding Class III Temporary Signs?**

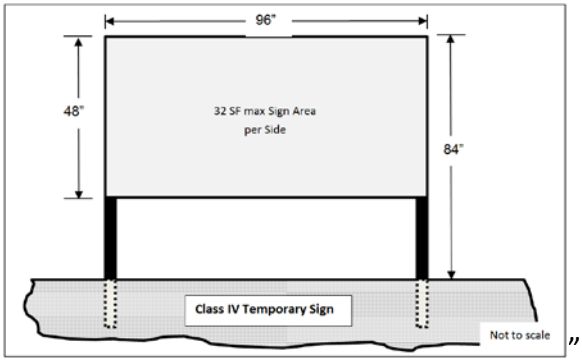
Jurisdictional comparison – See attached *Exhibit A – Jurisdictional Comparison Regarding Temporary Signs*

Class IV Temporary Signs (Large Post Signs)

The draft sign code includes the following definition for Class IV Temporary Sign[i]:

> "A *temporary sign* supported by two (2) rigid posts in which the overall height of the *sign structure* does not exceed 84 inches, the overall width of the *sign structure* does not exceed 96 inches, and the aggregate *sign area* does not exceed 64 square feet.

[Continued on following page.]



"

Section 113-08.A.5 of the draft sign code sets the parameters for Class IV Temporary Signs as follows:

a) Not more than one (1) *Class IV Temporary Sign* meeting the specific requirements outlined in this Section is permitted per lot of record except that if said lot abuts more than one street, one (1) additional *Class IV Temporary Sign* meeting said requirements may be erected along each additional street frontage.

b) In the event a *Class IV Temporary Sign* is associated with a public hearing, one (1) additional *Class IV Temporary Sign* is permitted for each 660 feet of right-of-way frontage.

c) The maximum number of *sign panels* per *sign structure* shall not exceed two (2).

This type of sign was included in the draft sign code in order to accommodate the larger real estate signs that are often located on large vacant parcels of land where the Class III Temporary Sign may not be sufficient, in addition to accommodating the type of signs used for government speech such as the posting of public hearings associated with zone changes, Conditional Use Permits, etc. or what the current sign code calls a "Development Information Temporary Sign". A variation of this type of sign could also be utilized in active subdivisions and Model Home Complexes, in addition to "Construction Fence Screen Signs". This type of sign could also be utilized for small-scale off-premises advertising.

The primary questions for the Commission regarding Class IV Temporary Signs are:

1. **Is the Commission comfortable with the time, place and manner restrictions as expressed in the draft code?**

2. **Does the Commission wish for staff to create a variant of this type of sign for use in active subdivisions and / or Model Home Complexes?**

3. **Is the Commission comfortable with allowing this type of signage for all manner of advertising or should they be restricted to government speech items such as the posting of public notices?**

4. Does the Commission have any other issues or concerns regarding Class III Temporary Signs?

<u>Banner Signs</u>

The draft sign code includes the following definition for Banner Sign:

> "A *sign* consisting of fabric, paper, or other lightweight pliable material, either enclosed or not enclosed in a rigid frame, and secured or mounted to minimize movement in the wind, but not including *inflatable signs*.

Banner Sign

"

Section 113-08.A.6 of the draft sign code sets the parameters for Banners as follows:

> "a) One (1) *Banner Sign* may be placed on any *building*, except those associated with a single-family use. If associated with an active construction project, the one (1) additional *Banner Sign* may be attached to the construction fence surrounding the construction site.
>
> b) All four corners of a *Banner Sign* shall be securely attached to the *building* or fence.
>
> c) The maximum area of a *Banner Sign* affixed to a *building* shall not exceed 1 square foot per linear foot of *building* elevation; not to exceed 500 square feet. The maximum area of a *Banner Sign* affixed to a construction fence shall not exceed thirty (30) square feet.
>
> d) For a single-tenant *building*, the width of the *Banner Sign* shall not exceed 80% of the width of the *building* elevation onto which the *Banner Sign* is attached. For multi-tenant *building*, the width of the *Banner Sign* shall not exceed 80% of the leased tenant frontage.
>
> e) *Banner Signs* shall be equipped with ventilation flaps."

The above language was written in a generally permissive manner, not dissimilar to the Temporary Sign Policy that was in effect until recently; however, as WeMAR points out, there are no provisions within the draft sign code that would allow for banners to be used in a residential setting such as might be the case for a "Welcome Home" or "It's a Girl" event. Staff is amenable to creating language that would accommodate this type of use if the Commission so desires.

Note also that the current sign code is more restrictive when it comes to banner signs. Section 113-157 of the current sign code restricts the use of banners to not more than two times per year at 30 days each, unless associated with a new business, in which case the banner may be displayed for an additional 30 days, or if associated with the sale, lease or rent of real property, in which case the banner may be displayed for up to one year.

The primary questions for the Commission regarding Banners are:

1. **Is the Commission comfortable with the time, place and manner restrictions as expressed in the draft code?**

2. **Does the Commission wish for separate time, place and manner criteria for use in residential applications?**

3. **Does the Commission have any other issues or concerns regarding Banners?**

Light Pole Banner Signs

The draft sign code includes the following definition for Light Pole Banner Sign:

> "A fabric *sign* suspended between two horizontal supports, which are attached to a light pole for the purpose of supporting the *sign*."

Light Pole Banner

Section 113-08.A.7 of the draft sign code sets the parameters for Light Pole Banners as follows:

> "a) *Light Pole Banner Signs* may be attached to light poles when the pole is so equipped to receive such banner, except that in no case shall a *Light Pole Banner Sign* be affixed to a light pole in a public right-of-way without the expressed written permission from the City of Surprise.
>
> b) The surface area of a single *Light Pole Banner Sign* shall not exceed eight (8) square feet as measured on a single side.
>
> c) When two (2) *Light Pole Banner Signs* are affixed to a single light pole, both *Light Pole Banner Signs* shall be consistent with each other with respect to size and shape so as to create uniformity.

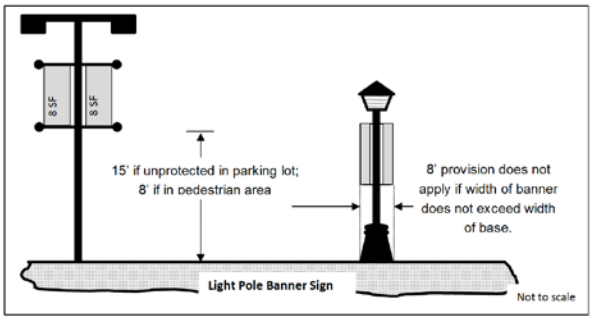
d) When the light pole onto which a *Light Pole Banner Sign* is placed is located within the paved portion of a parking lot, and the light pole base is unprotected from vehicular traffic, the bottom of the *Light Pole Banner Sign* shall be a minimum of fifteen (15) feet above the parking surface over which the banner is placed. If the base of the light pole is protected from vehicular traffic, this provision shall not apply.

e) When the light pole is located within a pedestrian area, the bottom of the *Light Pole Banner Sign* shall be a minimum of eight (8) feet above the surface over which the *Light Pole Banner Sign* is placed, unless the *Light Pole Banner Sign* is sufficiently narrow so as to not extend beyond the base of the light pole.

f) Any horizontal supporting members shall either be removed when not in use or shall be of a hinged design and folded into a vertical position when not in use.

g) *Light Pole Banner Signs* shall not be illuminated in any manner except as incidental to the lighting fixture supported by the light pole.

h) Light Pole Banner Signs shall be equipped with ventilation flaps.



Light Pole Banners can lead to place-making. The above language was created in order to allow this type of signage in a reasonable manner. Staff included a provision under Section 113-08.A.7.f that requires any horizontal supporting elements to be removed or stowed away when not in use as staff believes that empty sign holders suggests a lack of vitality and vibrancy.

The primary questions for the Commission regarding Light Pole Banners are:

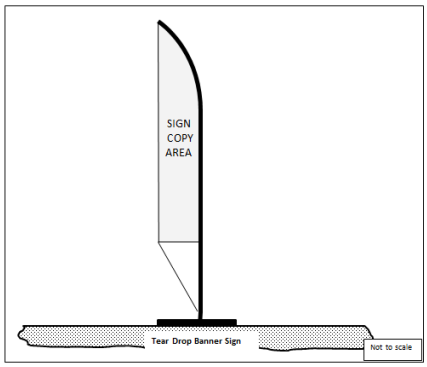
1. **Is the Commission comfortable with the time, place and manner restrictions as expressed in the draft code?**

2. **Does the Commission have any other issues or concerns regarding Light Pole Banners?**

Teardrop Banner Signs

The draft sign code includes the following definition for Teardrop Banner Sign:

> "A *sign* consisting of a narrow strip of fabric material which is attached to a flexible or partially flexible pole in a vertical manner."



Section 113-08.A.8 of the draft sign code sets the parameters for Tear Drop Banner Signs as follows:

> "a) Not more than two (2) *Teardrop Banner Signs* are permitted in conjunction with a *lawful temporary event* subject to the specific requirements as outlined herein except that in no case shall a *Teardrop Banner Sign* be allowed on a vacant property.
>
> b) *Teardrop Banner Signs* may only be erected on the property on which the *lawful temporary event* is occurring. In no case shall a *Teardrop Banner Sign* be located within a public or private right-of-way.
>
> c) No *Teardrop Banner Sign* shall be located within fifteen (15) feet of a pedestrian path, sidewalk, or trail, whether public or private.
>
> d) No *Teardrop Banner Sign* shall be located within fifteen (15) feet of any vehicular parking surface or driveway.
>
> e) No *Teardrop Banner Sign* shall be located within fifty (50) feet of any public or private right-of-way.
>
> f) The maximum height of the *sign structure* as measured from the nearest adjacent grade shall not exceed twelve (12) feet with the flag portion of the *sign* not exceeding sixteen (16) square feet.
>
> g) The *Teardrop Banner Sign* shall be supported by a pedestal, which may be weighted or ballasted to prevent being overturned, but in no case shall the supporting *sign structure* be inserted into the ground."

Paragraph "a" above states that teardrop banner signs may be used in conjunction with any lawful temporary event. By default this means any such temporary events as outlined in Section 122-105, which could include open houses, etc. should the Commission so desire, as long as the other time, place and manner restriction listed are adhered to. Also, as noted

previously, staff will replace the word “vacant” with “undeveloped”. Paragraph “b” above simply limits placement of such signs to private property, while Paragraphs “c”, “d” and “e” further refine the locations where such signs may be located. Paragraph “f” limits the size of the banner, where Paragraph “g” requires the sign to be ballasted as opposed to inserted into the ground, in order to avoid damaging underground irrigation systems.

The primary questions for the Commission regarding Teardrop Banner Signs are:

1. **Is the Commission comfortable with the time, place and manner restrictions as expressed in the draft code?**

2. **Does the Commission have any other issues or concerns regarding Teardrop Banner Signs?**

<u>Sign Walkers</u>

The draft sign code includes the following definition for Sign Walker:

> “A live person carrying a portable sign intended to convey a message to motorists and passersby.”

Sign Walker

Section 113-08.A.9 of the draft sign code sets the parameters for Sign Walkers as follows:

> *“a)* *Sign Walkers* may only operate during *daylight hours*.
>
> b) *Sign Walkers* may only operate on a sidewalk intended for pedestrian travel, but shall at no time block the free and unobstructed movement of pedestrians or vehicles.
>
> c) *Sign Walkers* may carry a maximum of two (2) single-sided *signs*–not exceeding three (3) square feet of *sign copy* each or one (1) double-sided *sign* not exceeding twelve (12) square feet of aggregate *sign copy*; however, in no case shall a *Sign Walker* carry any form of *electronic messaging*.
>
> d) *Sign Walkers* shall not display a *sign* in any manner other than by personally holding or wearing said *sign*.”

Arizona Revised Statutes is very limiting with respect to a municipality's ability to regulate sign walkers. ARS § 9-499.13 defines sign walkers as "a person who wears, holds or balances a sign" and requires all municipalities to allow the "posting, display and use of signs walkers", but also allows municipalities to adopt reasonable time, place and manner restrictions as long as said restrictions do not "restrict a sign walker from using a public sidewalk, walkway or pedestrian thoroughfare". Staff created the above language in the draft sign code to be in compliance with State law; however, staff is amenable to replacing draft definition with that of the state statute. Note also that Temporary Signs and Sign Walkers are exempt from the permitting process per Section 113-07.A.3.

The primary questions for the Commission regarding Sign Walkers are:

1. **Is the Commission comfortable with the time, place and manner restrictions as expressed in the draft code?**

2. **Does the Commission wish to see the definition of "Sign Walker" read more like that of state statute?**

3. **Does the Commission have any other issues or concerns regarding Class III Temporary Signs?**

<u>Additional Temporary Sign Types:</u>

While the sign types discussed above are robust, the draft code does not provide for small temporary signs such as would be the case for home security or special events. If the Commission is amenable, staff would like to bring forward additional language what would accommodate that type of signage. In addition, the Home Builder's Association of Central Arizona suggests creating temporary sign types that would accommodate the home builder industry (see attached). Staff will create appropriate language if the Commission is amenable.

The primary questions for the Commission regarding the creation of additional temporary sign types are:

1. **Does the Commission wish to see language that would accommodate temporary signs that are typically associated with residential uses such as security signs, special events, etc?**

2. **Does the Commission wish to see language that would accommodate the home builder industry?**

3. **Does the Commission have any other issues or concerns regarding the creation of additional temporary sign types?**

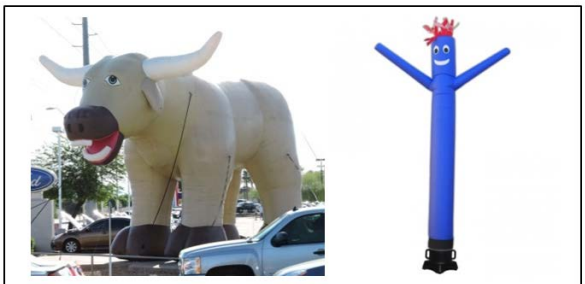
Additional Definitions:

The following additional draft definitions may be of interest to the reader and are repeated here for convenience:

Pennant: A type of *flag,* generally in the shape of a triangle and typically flown from a string.

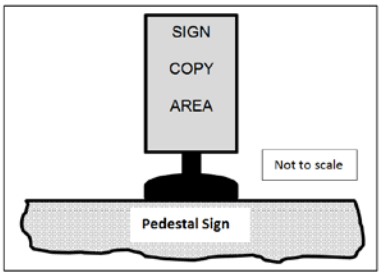
Pennant

Sign, inflatable: Any flexible fabric device which is filled with a gas or pressurized air that is tethered or anchored to the ground or other stationary object, or any device taking on such an appearance.



Inflatable Sign

Sign, Pedestal: A *portable sign* in which the *sign panel* is affixed to and supported by a weighted base.



Sign, permanent: A *sign* that due to its physical characteristics and method of attachment is intended for permanent display.

Sign, portable: A *temporary sign* that may be readily moved from location to location without the need of any specialized knowledge or equipment, and that is not affixed to the ground or any *structure*.

Sign, Sandwich: A type of *A-Frame sign* designed to be worn by a person.

Sign, Snipe: Any *sign*, other than a *public sign*, that is posted on a tree, landscaping, utility pole or *structure*, streetlight, fence, fire hydrant, bridge, curb, sidewalk, park bench, parkway, street, or right-of-way.

Sign, temporary: A *sign* that due to its physical characteristics and method of attachment is not intended for permanent display. See also "*sign, permanent*".

Sign, Vehicle: Any *sign* mounted, painted, or otherwise erected on a *vehicle*.

SUMMARY:

While the Reed case dealt largely with temporary signs in the public right-of-way, the ruling raised the issue of "content-neutrality". Staff has endeavored to create a content-neutral sign code. During the early stages of development of the currently proposed language, staff did not review the language of other jurisdictions since most were likely inconsistent with the Reed decision. Since that time, however, several jurisdictions either have updated their codes or are in the process. Four of these jurisdictions' updated codes are included in the attached Exhibit A with respect to temporary signs.

Citizen outreach has begun in earnest, with considerable comment having been received. Upon receiving feedback from the Commission, staff will make revisions to the proposed sign code language for review and action by the Planning and Zoning Commission at a later date. Once acceptable to the Commission, staff will forward the Commission's recommendation to the City Council for their consideration.

FINDINGS:

- None at this time

ATTACHMENTS:

02 – FS15-311 Draft Sign Code Update Public Review Version 1
03 – FS15-311 Exhibit A, Jurisdictional Comparison Regarding Temporary Signs
04 – FS15-311 Exhibit B, SUDC Section 122-105 Temporary Uses
05 – FS15-311 Exhibit C, Written Comments as of July 12, 2017, Redacted

---

[i] While it is somewhat uncustomary to include measurements in zoning definitions, the rationale for doing so here is to provide a mechanism to more clearly understand what differentiates one sign type from another, much the same way as differentiating "letter" size paper from "legal" size paper. The size is inherent in the definition.

[ii] See Exhibit B for the currently approved SUDC language regarding Temporary Uses. This language would need to be revised to include Real Estate Open Houses, if the Commission is comfortable with this approach. Similarly, worship services occurring outside of a religious institution should be included in the list of permitted temporary uses.

PROPOSED TEXT AMENDMENT TO CHAPTER 113 OF THE SURPRISE MUNICIPAL CODE REGARDING SIGNS

CITY OF SURPRISE PLANNING CASE FS15-311

Public Review Version 1

[Page intentionally blank]

Public Review Version 1

Table of Contents

Section 113-01 – Title; Findings and Purpose; Intent; Limitations
A – Title
B – Findings and Purpose
C – Intent
D - Limitations
Section 113-02 – Applicability
Section 113-03 – First Amendment Interpretation and Severability
Section 113-04 – Rules of Interpretation
Section 113-05 – Definitions
Section 113-06 – Permitted and Prohibited Signs
A – Permitted Signs by Zoning District
B – Signs in the Public Right-of-Way
C – Signs in the Private Right-of-Way
D – Encroachments
E – Signs as an Accessory Use
F – Prohibited Signs
G – Exempted Signs
H - Violation
Section 113-07 – General Provisions
A – Permitting Requirements
1 – Permits Required
2 – Property Owner Authorization Required
3 – Exemptions from the Permitting Requirement
B – Sign Quality and Construction
C – Sign Maintenance
D – Methods of Measurements
1 – Sign Area
2 – Fractional Measurements
Section 113-08 – Sign Classifications and Types
A – Temporary Signs
1 – General Requirements
2 – Class I Temporary Signs (Small A-Frame Signs)
3 – Class II Temporary Signs (Large A-Frame and Pedestal Signs)
4 – Class III Temporary Signs (Small Post-Signs)
5 – Class IV Temporary Signs (Large Post-Signs)
6 – Banner Signs
7 – Light Pole Banner Signs
8 – Teardrop Banner Signs
9 – Sign Walkers
B – Building-Mounted Signs
1 – Building Wall Signs
2 – Blade Signs
3 – Canopy Signs
4 – Marquee Signs

Public Review Version 1

5 – Awning Signs
6 – Hanging Signs
7 – Window Signs and Sunscreens
C – Freestanding Signs
1 – Class I Monument Signs and Class II Monument Signs (Menu Signs and Preview Signs)
2 – Class III Freestanding Signs (Directional Signs)
3 – Class IV Freestanding Signs (Directory Signs)
4 – Class V Monument Signs (Minor Monument Signs)
5 – Class VI Monument Signs (Major Monument Signs)
6 – Roadway Arch Signs
7 – Subdivision Perimeter Wall Signs
Section 113-09 – Sign Illumination
Section 113-10 – Electronic Messaging
Section 113-11 – Reader Panels
Section 113-12 – Address Identification
Section 113-13 – Flags and Flagpoles
Section 113-14 – Comprehensive Sign Programs
Section 113-15 – Nonconforming Signs
Section 113-16 – Enforcement

Public Review Version 1

Section 113-01 – Title; Findings and Purpose; Intent

A. **Title:** Chapter 113 of the Surprise Municipal Code may hereafter be referred to as the "City of Surprise Sign Code" or "Sign Code".

B. **Findings and Purpose:** *Signs* obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this Chapter is to regulate the size, illumination, movement, materials, location, height and condition of all *signs* placed on private property for exterior observation, thus ensuring the protection of property values, the character of neighborhoods, the creation of a convenient, attractive and harmonious community, and encouraging economic development. This Chapter allows adequate communication through signage while encouraging aesthetic quality in the design, location and size of all *signs*. This paragraph shall not be construed as to exempt from regulation privately owned *signs* within the public right-of-way or on publicly owned land.

C. **Intent:** To safeguard the public interest from the negative impacts of *signs*, this Chapter establishes standards for the regulation of *signs* to:

1. Allow adequate signage for business identification while meeting public and private objectives. A *sign* placed on land or in a *building* for the purpose of identification, protection, or directing persons to a use conducted therein must be deemed to be an integral but accessory and subordinate part of the principal use of the land or *building*. Therefore, the intent of this Chapter is to establish limitations on *signs* in order to ensure they are appropriate to the land, *building* or use to which they are appurtenant and are adequate for their intended purpose while balancing individual and community interests identified Subsection B herein.

2. Promote the free flow of traffic, while protecting pedestrians and motorists from injury and property damage that may be caused by cluttered, distracting and illegible signage. These regulations distinguish between portions of the City designed for primarily vehicular access and portions of the City designed for primarily pedestrian access.

3. Promote the use of *signs* that are well designed, of appropriate scale, structurally sound, and integrated with surrounding *buildings* and landscape in order to meet the community's desire for quality development.

4. Protect property values, the local economy, and the quality of life. These regulations are intended to preserve and enhance the appearance of the streetscape that affects the image of the city.

Public Review Version 1

5. Maintain acceptable outdoor lighting levels. These regulations are intended to enhance the livability of the community while respecting the natural habitat for animals and the desire for dark skies in environmentally sensitive areas.

6. Provide for adequate wayfinding through and within the city. These regulations are intended to aid motorists and pedestrians in navigating to local businesses and other points of interest safely.

7. Promote the health, safety, morals, and general welfare of the citizens of the City of Surprise.

D. **Limitations:**

1. These regulations do not regulate every form and instance of visual communication that may be displayed within the jurisdictional limits of the City of Surprise. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the stated purposes set forth.

2. These regulations do not entirely eliminate all of the harms that may be created by the installation and display of *signs*. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by *signs*.

3. These regulations are not intended to and do not apply to *signs* erected, maintained or otherwise posted, owned or leased by this State, the federal government or the City of Surprise. The inclusion of "government" in describing some *signs* does not intend to subject the government to regulation, but instead helps illuminate the type of *sign* that falls within the immunities allowed for government speech.

Public Review Version 1

Section 113-02 – Applicability

The provisions of this Chapter apply to all incorporated areas within the City of Surprise and shall supersede all previous sign codes and references thereto adopted by the Surprise City Council as of the effective date of Ordinance [insert adopting Ordinance Number], except that where such land is located within an approved Planned Area Development (PAD), or is subject to an approved Comprehensive Sign Program (CSP) existing at the time of the adoption of this Ordinance, the time, place and manner provisions of said PAD or CSP shall apply. Whenever an approved PAD or CSP is silent on a matter relating to signage, the provisions of this Chapter shall apply to the extent that such provisions are not in conflict with the provisions of the approved PAD or CSP.

Section 113-03 – First Amendment Interpretation and Severability

This Chapter must be interpreted in a manner consistent with the First Amendment guarantee of free speech. If any provision of this Chapter is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this Chapter which can be given effect without the invalid provision.

Section 113-04 – Rules of Interpretation

A. Words or phrases within this Chapter which are expressed using *italics* shall assume the meaning as ascribed in Section 113-05 of this Chapter. Words or phrases not expressed in italics shall assume the common meaning of the word or phrase unless such word or phrase is otherwise included in Section 122-178 of the Surprise Municipal Code. Whenever the definition of a word or phrase used in this Chapter is in conflict with any word or phrase used elsewhere in the Surprise Municipal Code, the definitions of this Section shall apply for purposes of interpreting this Chapter.

B. Graphical representations are often used throughout this Chapter to further clarify the intent of the text; however, whenever there is a conflict between the text and the illustration, the language of the text shall prevail.

C. Words in singular form shall include the plural form and words in plural form shall include the singular form.

D. The word “shall” is mandatory and the word “may” is permissive.

E. The City of Surprise shall not evaluate any *sign* based on the message content of the *sign* provided the *sign copy* contains no vulgar or profane language, hate speech, or language intended to incite violence, in which case the *sign copy* shall not be permitted.

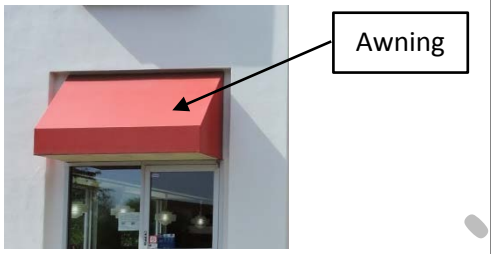
Public Review Version 1

[Page intentionally blank]

Public Review Version 1

Section 113-05 – Definitions

Awning: An architectural projection, typically made of cloth or metal, which projects from and is supported by the walls of a *building* and is intended to provide shade or shelter above a window or door.

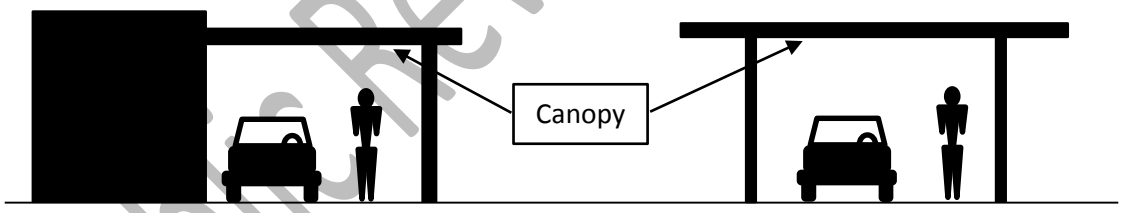


Awning

Blight: Unsightly conditions including but not limited to damage, tattered, faded, cracking, peeling, rusting or any other condition of disrepair, deterioration, or lack of maintenance.

Building: Any *structure* having a *roof* supported by walls or columns used for the shelter of persons, animals, or personal property.

Canopy: A *building* or portion thereof, which is open on not less than two (2) sides and is entirely or partially supported by the ground.



Canopy Not to Scale

Copy, changeable: *Sign copy* that is changed or capable of being changed at intervals of more than once per day.

Cottage industry: Specific to the Surprise Heritage District as outlined in Section 122-69.1 of the Surprise Municipal code, a *cottage industry* is a small business, owned and operated by the residential occupant, in a residential area, conducted within the dwelling or in an accessory building. The business may have employees and customers but must be clearly incidental and secondary to the use of the property for single-family residential purposes as well as adhere to the Use Specific Standards in Section 122-69.1(G) of the Surprise Municipal Code.

Public Review Version 1

Daylight hours: That portion of the day beginning when the sun breaks the morning horizon and ending when the sun falls below the evening horizon.

Drive-in business: A retail business establishment where on-site transactions may be conducted from the confines of a parked vehicle. See also *drive-through business*.

Drive-through business: A retail business establishment where on-site transactions may be conducted from the confines of a vehicle which is staged in a drive-through lane. See also *drive-in business*.

Electronic Messaging Center (EMC): A *sign* that utilizes computer-generated messages or some other electronic means of *changeable copy*. These *signs* include displays using incandescent lamps, LEDs, LCDs or a flipper matrix.

Electronic Messaging Centers, Level 1: An *EMC* that contains monochromatic static messages which may only be changed manually and which do not employ "scroll", "fade" or "dissolve" transitions, animation or video, or similar subtle transitions or frame effects which create the appearance of moving text or images.

Electronic Messaging Centers, Level 2: An *EMC* that contains monochromatic or full-color static messages which may be changed automatically at a rate not exceeding once every eight (8) seconds, and which do not employ "scroll", "fade" or "dissolve" transitions, animation, or similar subtle transitions or frame effects which create the appearance of moving text or images.

Flag: Any fabric or flexible material attached to or designed to be flown from a flagpole or similar device, but not including *banners*.

Illuminance: The amount of light falling upon a real or imaginary surface, measured in either foot-candles or lux. See also "*luminance*".

Illumination, bare-bulb: A type of *external illumination* consisting of light bulbs or a string of light bulbs, or takes on the appearance of such including LEDs.

Illumination, bent-tube: A source of light for *externally illuminated* graphics supplied by a glass tube that is bent to form letters, symbols, or other shapes and filled with a gas that when electrically charged emits light, or any other method or technology, such as but not limited to LED rope lighting, utilized to achieve the same effect.

Illumination, external: A light source that is separate and apart from the *sign*.

Illumination, internal: A light source that is concealed or contained within the *sign* and becomes visible in darkness through a translucent surface.

Public Review Version 1

Lawful temporary event: A use of land that is permitted by and in accordance with Section 122-105 of the Surprise Municipal Code.

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

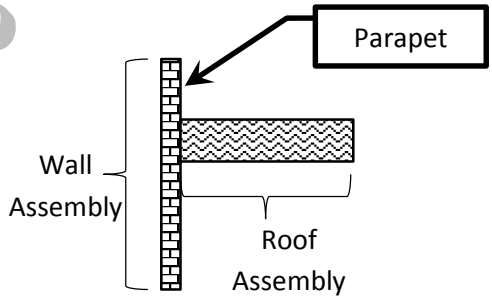
Luminance: The light that is emitted by a light source or reflected from a surface, measured in foot-Lamberts or Nits. See also "*illuminance*".

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 *sign copy* without changing the wording, composition, design, original color or size of the *sign copy*.

Marquee: A type of *building* projection typically attached to and projecting from the front entrance of a hotel or theater, and intended to provide an opportunity for signage.

Marquee

Parapet: That portion of a *building*'s exterior wall which projects above the *roof* of the *building*.



Parapet

Public Review Version 1

Pennant: A type of *flag,* generally in the shape of a triangle and typically flown from a string.

Pennant

Roof: That portion of a *building's* exterior intended to provide overhead protection from the elements.

Roof, exposed pitch: Any *roof* where the pitch of the *roof* is visible from the ground.

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

Sign: Any device depicting written letters, words, numerals, figures, emblems, logos, trademarks, pictures, or any part or combination thereof 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 not including athletic scoreboards when associated with a sanctioned athletic field.

Sign, 3-Dimensional: A *sign* in which is meant to be viewed from all angles.

3-Dimensional Sign

Public Review Version

Sign, abandoned: Any *sign* located on a vacant property or premises, which is vacant for a period of 90 calendar days, or a *sign* which is damaged, in disrepair, or vandalized and not repaired within 90 calendar days of the date of the damaging event.

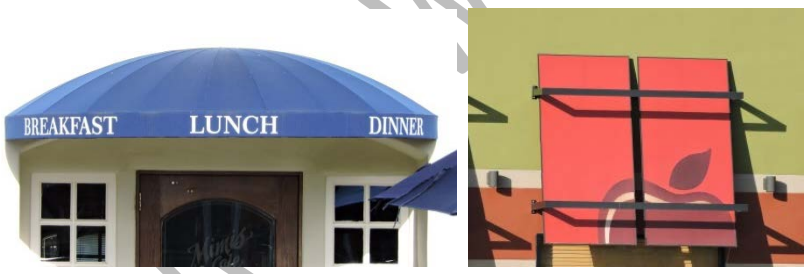
Sign, Address: A *sign* intended for the display of a property's address.

Sign, A-frame: A *portable sign* designed in the shape of the letter "A" consisting of two rigid surfaces joined along an adjacent edge.

Sign, animated: A *sign* which incorporates movement or the optical illusion of movement of any part of the *sign* or *sign structure*, including the flashing or varying of light intensity; or the automatic changing of all or any part of the *sign*; or any movement or rotation of the *sign* or any part of the *sign structure*.

Sign, area: The smallest rectangular area or areas of a 2-dimensional *sign* which can enclose all of the *sign copy*, or in the case of a 3-dimensional *sign*, 50% of the volume of the smallest cuboid which can enclose the *sign*.

Sign, Awning: Any information or graphics painted on or integrated into an *awning*.



Awning Sign

Sign, backlit: A *sign* typically utilizing opaque graphics, in which the light source is concealed or contained within the graphic thereby causing the graphic to become visible against the illuminated surface onto which the graphic is mounted.

Public Review Version 1

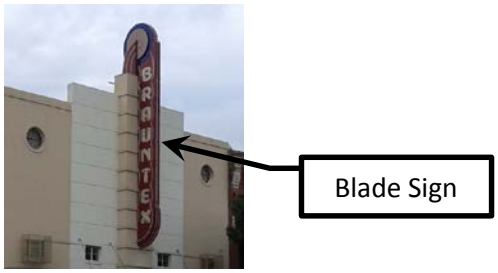
Sign, Banner: A *sign* consisting of fabric, paper, or other lightweight pliable material, either enclosed or not enclosed in a rigid frame, and secured or mounted to minimize movement in the wind, but not including *inflatable signs*.

Banner Sign

Sign, Billboard: A *sign* that advertises a business, commodity, service, entertainment, product or attraction which is sold, offered or existing elsewhere than on the property where the *sign* is located or which takes on the physical characteristics historically associated with such *signs*.

Billboard

Sign, Blade: A *sign* which stands off from the façade of the *building* and is designed to be read in a vertical manner.



Blade Sign

Public Review Version 1

Sign, Canopy: A type of *Building Wall Sign* that is mounted to the face of a *canopy*.

Canopy Sign

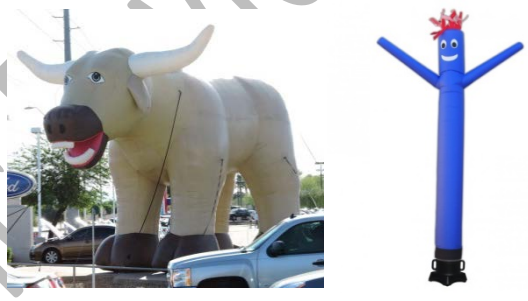
Sign copy: The letters, words or graphics used to convey information on a *sign*.

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

Sign, Hanging: See "S*hingle Sign*".

Sign, illuminated: A *sign* of which the surface is artificially lighted either internally or externally. (See also "*illumination*" et. seq.)

Sign, inflatable: Any flexible fabric device which is filled with a gas or pressurized air that is tethered or anchored to the ground or other stationary object, or any device taking on such an appearance.



Inflatable Sign

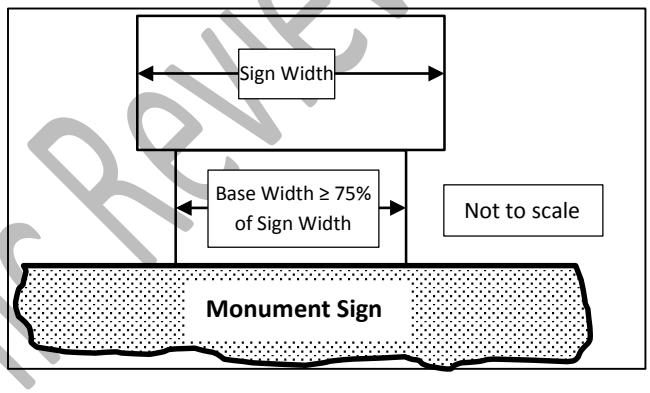
Sign, legal non-conforming: A *sign* lawfully erected and maintained prior to the adoption of the Ordinance from which this Chapter or amendments thereto is derived that does not conform to the requirements of this Chapter.

Public Review Version 1

Sign, Light Pole Banner: A fabric *sign* suspended between two horizontal supports, which are attached to a light pole for the purpose of supporting the *sign*.

Light Pole Banner

Sign, Monument: A *freestanding sign* with a base that is at least 75 percent of the width of the *sign*.



Public Review Version 1

Sign, Monument, Class I: Commonly referred to as a “menu sign”, a Class I Monument Sign is a *monument sign* associated with the drive-through lanes of a *drive-through business*, and which is equipped with a loudspeaker and microphone for the purpose of placing and confirming an order.

Class I Freestanding Sign

Sign, Monument, Class II: Commonly referred to as a “preview sign”, a Class II Monument Sign is a *monument sign* associated with the drive-through lanes of a *drive-through business*, and which is not equipped with a loudspeaker or microphone.

Class II Freestanding Sign

Public Review Version 1

Sign, Monument, Class III: Commonly referred to as a "directional sign", a Class III Monument Sign is a *monument sign* typically associated with a multi-family, commercial or industrial driveway or drive aisle.

Class III Freestanding Sign

Sign, Monument, Class IV: Commonly referred to as a "directory sign", a Class IV Monument Sign is a *monument sign* typically associated with a pedestrian promenade or parking lot drive aisle.

Class IV Freestanding Sign

Sign, Monument, Class V: A *monument sign* associated with a High Volume Collector Street, Residential Collector Street, or Commercial Collector Street, as defined by the Surprise Engineering Design Standards, and provides the primary source of signage for the property served by the *sign*.

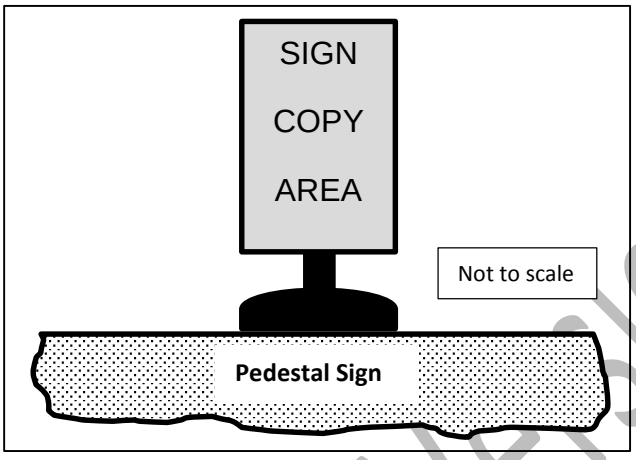
Sign, Monument, Class VI: A *monument sign* associated with a Parkway, Major Arterial, or Minor Arterial, as defined by the Surprise Engineering Design Standards, or Grand Avenue, and provides the primary source of signage for the property served by the *sign*.

Sign, non-conforming: A *sign* that does not conform to the requirements of this Chapter.

Public Review Version 1

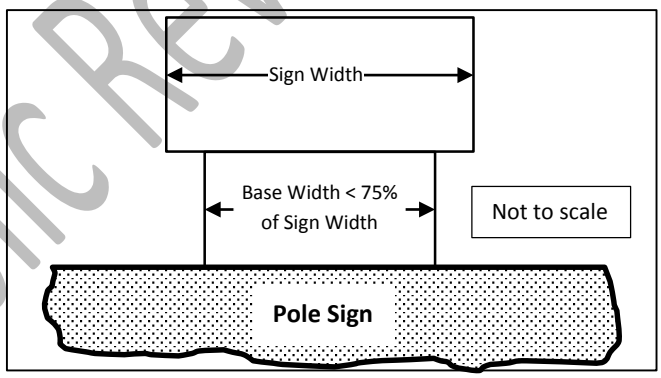
Sign panel: The surface on which *sign copy* is depicted.

Sign, Pedestal: A *portable sign* in which the *sign panel* is affixed to and supported by a weighted base.



Sign, permanent: A *sign* that due to its physical characteristics and method of attachment is intended for permanent display.

Sign, Pole: A *freestanding sign* where the width of the supporting poles, uprights or braces are collectively less than 75 percent of the width of the *sign*. For purposes of this Chapter, a *light pole banner* is not considered a pole sign. (See also "*Sign, Monument*" and "*Sign, Pylon*".)

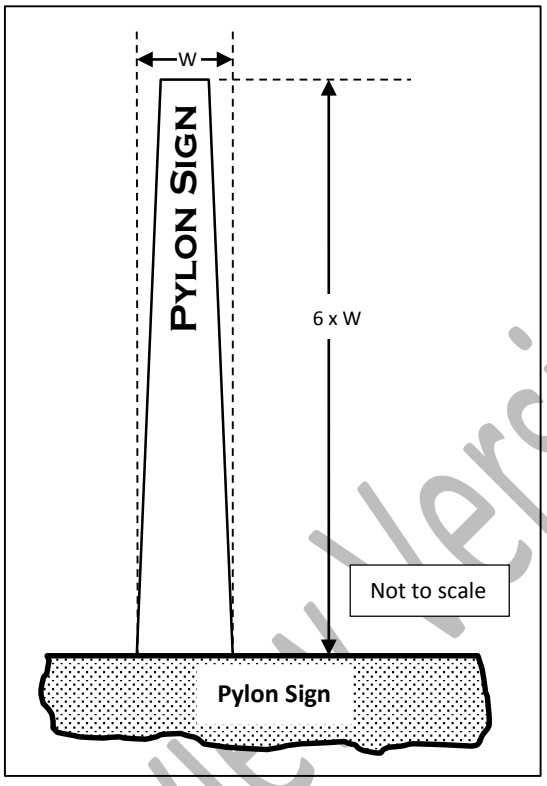


Sign, portable: A *temporary sign* that may be readily moved from location to location without the need of any specialized knowledge or equipment, and that is not affixed to the ground or any *structure*.

Sign, public: 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.

Public Review Version 1

Sign, Pylon: A *Monument Sign* in which the height of the *sign structure* is at least six (6) times the width of the base of the *sign structure*.

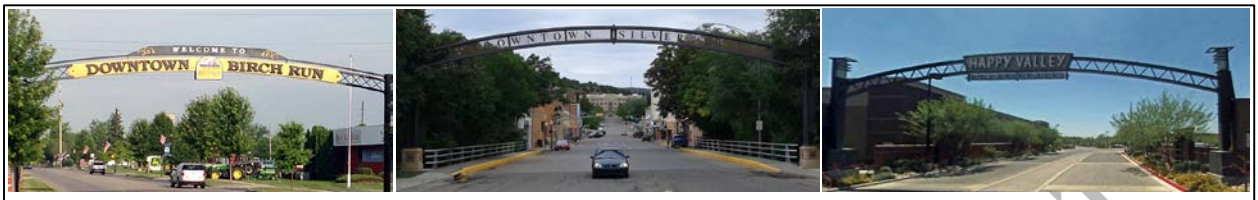


Sign, Reader Panel: A *sign* in which the individual characters of the *sign copy* may be changed manually and immediately, but not including Electronic Messaging.

Reader Panel

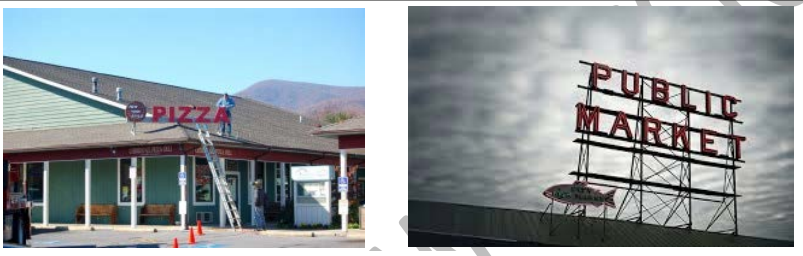
Public Review Version 1

Sign, Roadway Arch: A *sign* mounted to a *structure* that spans a roadway or commercial driveway in which the *structure* is intended for that sole purpose.



Roadway Arch Sign

Sign, Roof: A *building*-mounted *sign* that is attached to or extends above the *roof* of a *building*.



Roof Sign

Sign, Sandwich: A type of *A-Frame sign* designed to be worn by a person.

Sign, Shingle: A *sign* suspended from, and located entirely under a covered porch, walkway, *canopy* or *awning*.

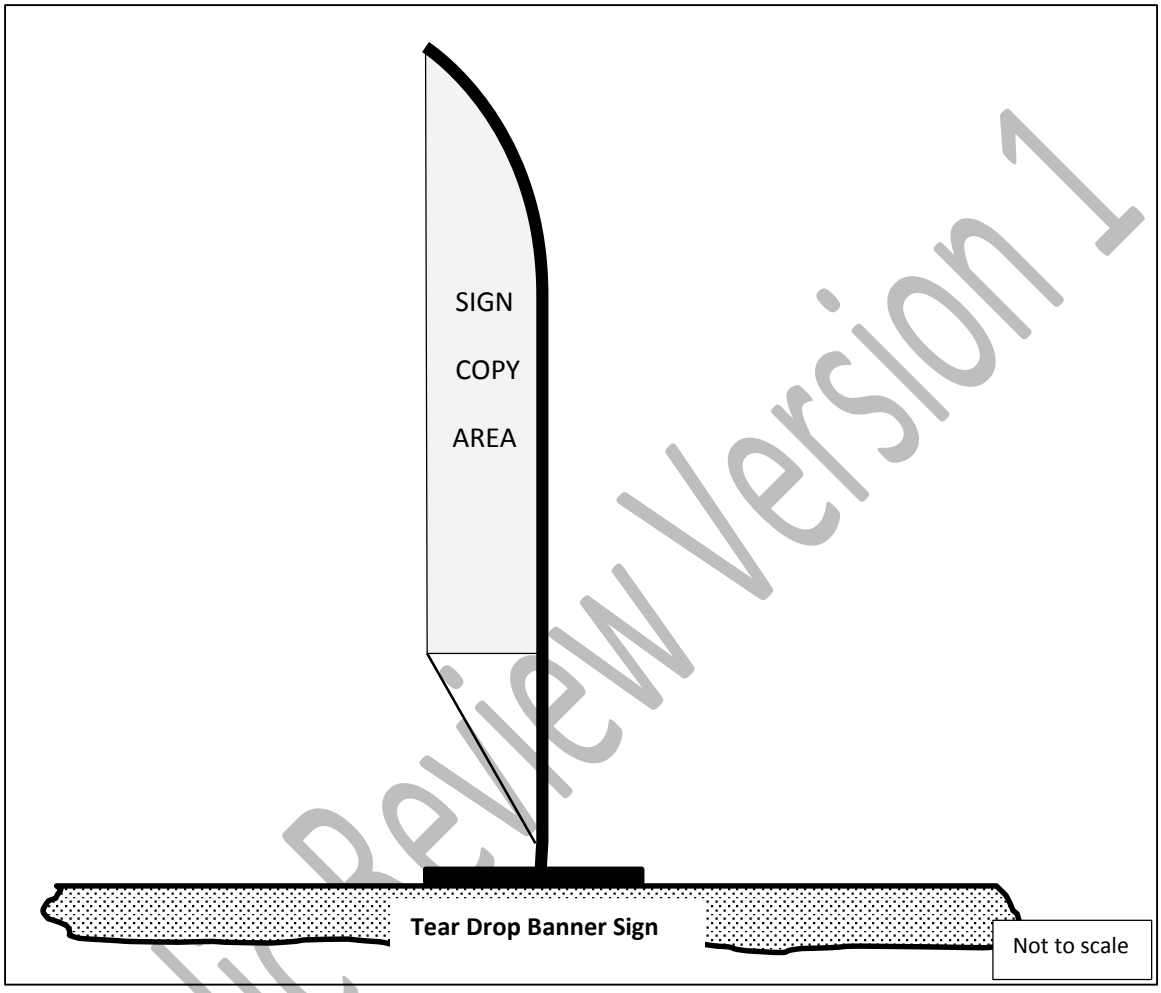
Shingle Sign

Sign, Snipe: Any *sign*, other than a *public sign*, that is posted on a tree, landscaping, utility pole or *structure*, streetlight, fence, fire hydrant, bridge, curb, sidewalk, park bench, parkway, street, or right-of-way.

Public Review Version 1

Sign structure: The supports and framework of a *sign*.

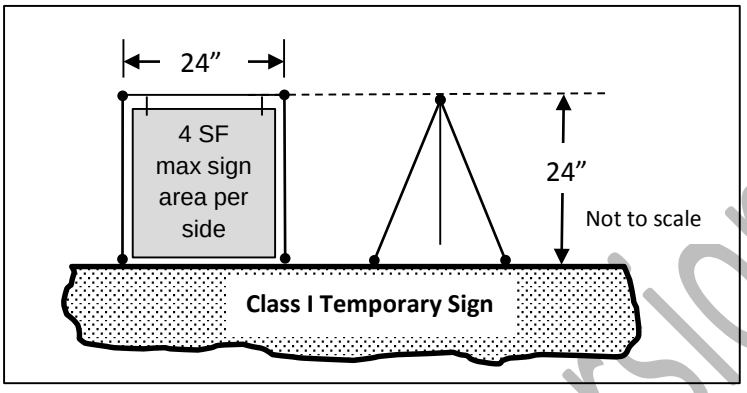
Sign, Teardrop Banner: A *sign* consisting of a narrow strip of fabric material which is attached to a flexible or partially flexible pole in a vertical manner.



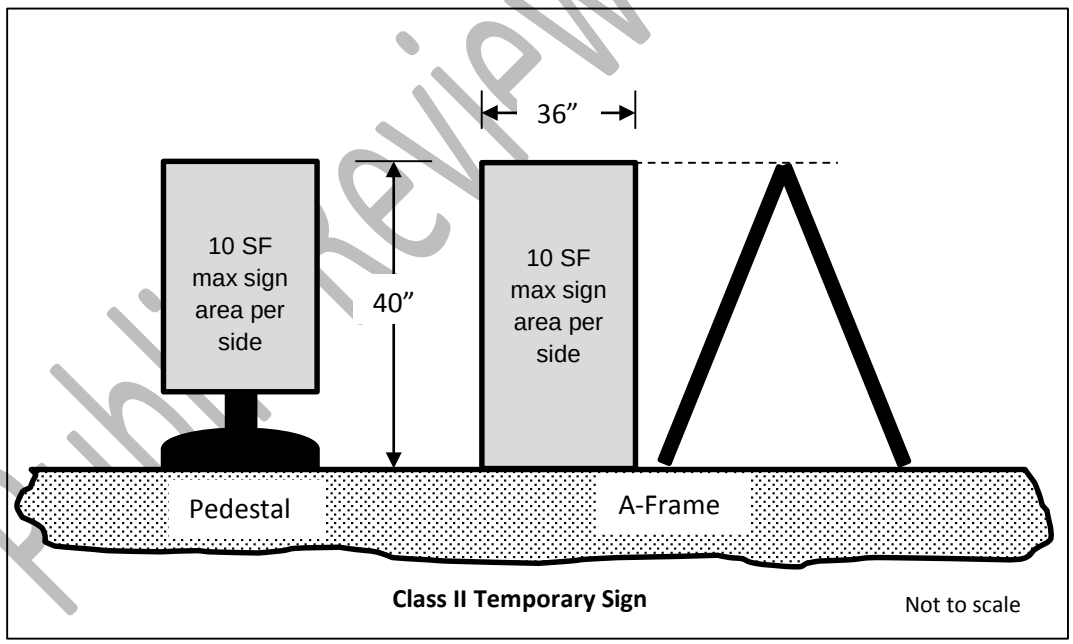
Sign, temporary: A *sign* that due to its physical characteristics and method of attachment is not intended for permanent display. See also "*sign, permanent*".

Public Review Version 1

Sign, Temporary, Class I (Small A-Frame Sign): A *temporary, portable sign* generally in the shape of the letter "A" in which the overall height of the *sign structure* does not exceed twenty-four (24) inches, the overall width of the *sign structure* does not exceed twenty-four (24) inches and which does not exceed eight (8) square feet of aggregate *sign area*.

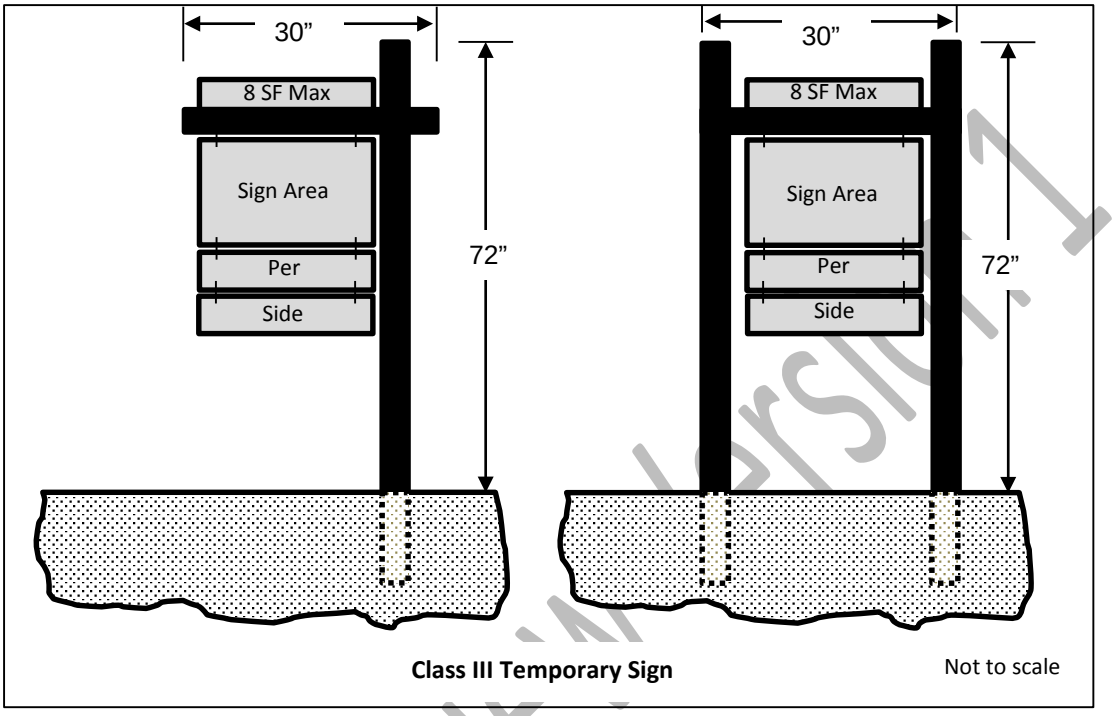


Sign, Temporary, Class II (A-Frame Sign and Pedestal Sign): A *temporary, portable sign* in which the overall height of the *sign structure* does not exceed forty (40) inches, the overall width of the *sign structure* does not exceed thirty-six (36) inches and which does not exceed twenty (20) square feet of aggregate *sign area*.



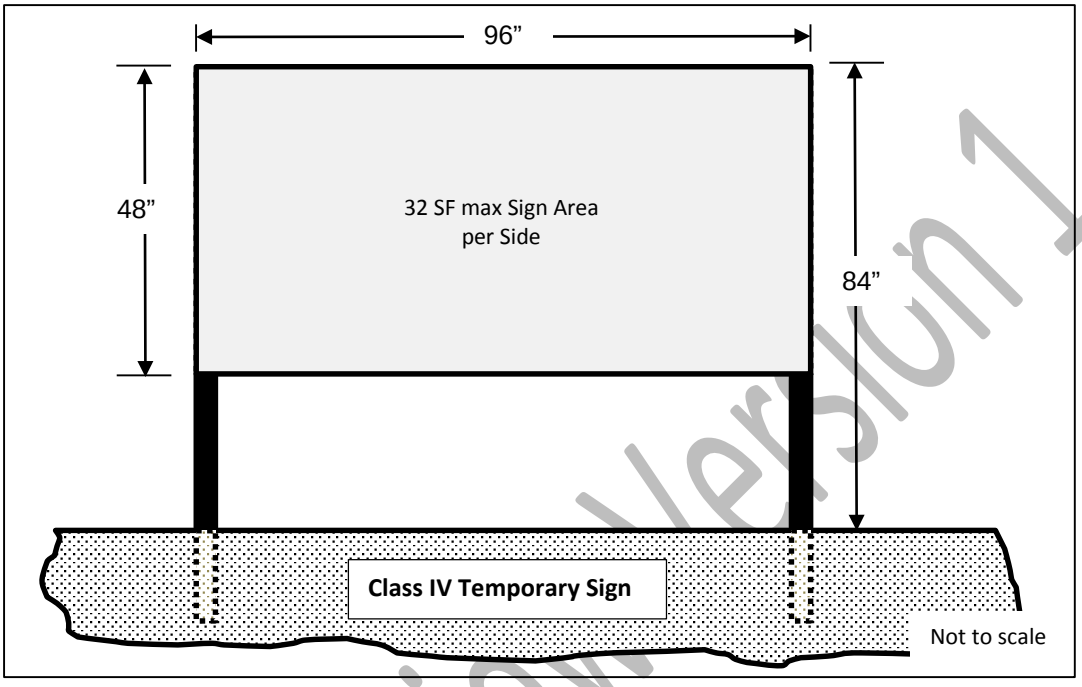
Public Review Version 1

Sign, Temporary, Class III (Small Post Sign): A *temporary sign* supported by one or more rigid posts in which the overall height of the *sign structure* does not exceed 72 inches, the overall width of the *sign structure* does not exceed thirty (30) inches, and the aggregate *sign area* does not exceed sixteen (16) square feet.



Public Review Version 1

Sign, Temporary, Class IV: A *temporary sign* supported by two (2) rigid posts in which the overall height of the *sign structure* does not exceed 84 inches, the overall width of the *sign structure* does not exceed 96 inches, and the aggregate *sign area* does not exceed 64 square feet.



Sign, Vehicle: Any *sign* mounted, painted, or otherwise erected on a *vehicle*.

Sign Walker: A live person carrying a *portable sign* intended to convey a message to motorists and passersby.

Sign Walker

Public Review Version 1

Sign, Wall, Building: A *sign* mounted flat against a *building wall* with the exposed face of the *sign* in a plane generally parallel to the face of the wall, but not including *Window Signs*.

Building Wall Sign

Sign, Wall, Subdivision Perimeter: A *sign* mounted or painted onto a *subdivision perimeter wall*.

Subdivision Perimeter Wall Sign

Public Review Version 1

Sign, Window: Any combination of decals, posters, murals or other media which are affixed to a window pane or otherwise intended to be viewed through the window pane from the exterior of the *building*, but not including merchandise normally displayed within a show window of a retail merchant shop.

Window Sign

Structure: Anything constructed or erected that requires attachment to the ground, or is structurally connected to something having attachment to the ground.

Vehicle: Any car, truck, motorcycle, All-Terrain Vehicle, Recreational Vehicle, boat, trailer, tractor, crane, mobile machinery, or similar.

Wall, building: A wall that is integral to a *building*.

Wall, subdivision perimeter: A freestanding wall that is located around a subdivision.

Public Review Version 1

[Page intentionally blank]

Public Review Version 1

Section 113-06 – Permitted and Prohibited Signs

A. **Permitted Signs by Zoning District** – Only those *sign* types and classes that are specifically listed in Table 113-06.A for each zoning district may be allowed, subject to the provisions outlined elsewhere in this Chapter.

TABLE 113-06.A – PERMITTED SIGNS (P=Permitted, shaded cell = Not Permitted)

Code Reference	Sign Type	Location									
		Public Rights-of-Way	Private Rights-of-Way	Single-Family	Multi-Family	Mixed-Use	Commercial and Industrial	SHD-RO	SHD-CO	Open Space	PF
TEMPORARY SIGNS											
113-08.A.2	Class I Temporary Signs (Small A-Frame Signs)			P	P	P	P	P	P	P	P
113-08.A.3	Class II Temporary Signs (Large A-Frame Signs)			P	P	P	P	P	P	P	P
113-08.A.4	Class III Temporary Signs (Small Post Signs)			P	P	P	P	P	P		P
113-08.A.5	Class IV Temporary Signs (Large Post Signs)			P	P	P	P	P	P		P
113-08.A.6	Banner Signs						P		P		P
113-08.A.7	Light Pole Banner Signs	P	P		P	P	P	P	P		P
113-08.A.8	Teardrop Banner Signs			P	P	P	P	P	P	P	P
113-08.A.9	Sign Walkers	P	P	P	P	P	P	P	P	P	P
BUILDING MOUNTED SIGNS											
113-08.B.1	Building Wall Signs			P	P	P	P		P		P
113-08.B.2	Blade Signs			P	P	P	P		P		P
113-08.B.3	Canopy Signs				P	P	P		P		P
113-08.B.4	Marquee Signs						P				P
113-08.B.5	Awning Signs						P		P		P
113-08.B.6	Hanging Signs					P	P	P	P		P
113-08.B.7	Window Signs and Sunscreens			P	P	P	P	P	P		P
FREESTANDING SIGNS											
113-08.C.1	Class I Monument Signs (Menu Signs)						P		P		
113-08.C.1	Class II Monument Signs (Preview Signs)						P		P		
113-08.C.2	Class III Monument Signs (Directional Signs)	P	P	P	P	P	P	P	P	P	P
113-08.C.3	Class IV Monument Signs (Directory Signs)				P	P	P		P		
113-08.C.4	Class V Monument Signs (Minor Monument Signs)			P	P	P	P		P		P
113-08.C.5	Class VI Monument Signs (Major Monument Signs)				P	P	P		P		P
113-08.C.6	Roadway Arch Signs	P	P				P		P		
113-08.C.7	Subdivision Perimeter Wall Signs			P	P	P	P				P
OTHER SIGNAGE											
113-10	Level 1 Electronic Messaging			P	P	P	P	P	P		P
113-10	Level 2 Electronic Messaging				P	P	P		P		P
113-11	Reader Panels			P	P	P	P	P	P		P
113-12	Address Identification			P	P	P	P	P	P	P	P
113-13	Flags and Flagpoles			P	P	P	P	P	P		P

Public Review Version 1

B. **Signs in the Public Street Right-of-Way:** *Signs* are permitted within the public street right-of-way regardless of the zoning of said right-of-way, only when erected by, or on behalf of, the City of Surprise, or as permitted under Section 113-08.A.2.b and 113-08.A.3.b below.

C. **Signs in the Private Street Right-of-way:** *Signs* are permitted within private street rights-of-way only when associated with an approved Planned Area Development (PAD) or Comprehensive Sign Program (CSP), or as required by the City of Surprise.

D. **Encroachments:** No portion of any *sign* erected on any property may encroach into the public right-of-way unless expressed written permission is granted by the City of Surprise to allow said encroachment.

E. **Signs as an Accessory Use:** All *signs* must be an accessory use to a primary use. In no case shall a *sign* be established as a primary use of the property; except that *temporary signs* as otherwise allowed within a given zoning district are exempt from this provision.

F. **Prohibited *Signs*** – the following *sign* types are specifically prohibited:

1. *Abandoned signs, Billboard Signs, Pole Signs* of a permanent nature*, Roof Signs and Snipe Signs;*

2. *Animated Signs*, flashing, blinking, or rotating *signs,* festoons*, Inflatable Signs* including latex or Mylar balloons*,* permanent *Banner Signs, Pennants,* searchlights, streamers*, signs* other than *Class 1 Monument Signs* that emit audible sound, and any clearly similar features*;*

3. *Vehicle Signs* when the *vehicle* is placed in a location not approved for vehicular parking or storage*;*

4. *Signs* containing any words or symbols that would cause confusion because of their resemblance to highway traffic control or direction signals;

5. Merchandise, equipment, products or other items which are not available for purchase, but are intended to attract attention, or for identification or advertising purposes;

6. *Signs* located on trees, utility poles, public benches, or any other form of public property, or within any public right-of-way, unless explicitly permitted by these regulations;

7. *Signs* containing vulgar or profane messages, hate speech, or language intended to incite violence.

Public Review Version 1

8. *Signs* greater than thirty (30) inches in height and which are located within any sight visibility triangle of any street or driveway intersection as required by the Surprise Engineering Design Standards.

9. *Signs* not expressly permitted as being allowed by right under this Chapter, or by specific requirements in another portion of this Chapter, or otherwise expressly allowed by the City of Surprise Board of Adjustment, are expressly prohibited.

G. **Signs Exempt from these Regulations** – The following *signs* are exempt from regulation under this Chapter:

1. Any public-purpose or public-safety *sign*, or any other notice or warning required by a valid and applicable federal, state or local law, regulation, or resolution, and posted by or on behalf of a governmental agency;

2. Any *sign* that is not visible from another property to the naked eye, provided said *sign* otherwise meets applicable Building Code requirements.

H. **Violation –** Any *sign* that is not in compliance with this Section is in violation of this ordinance.

Public Review Version 1

[Page intentionally blank]

Public Review Version 1

Section 113-07 – General Provisions

A. **Permitting Requirements:**

1. **Permits Required:** With the exception of those *sign* types listed in 113-07.A.3 below, a permit is required for all *signs* regulated by this Chapter and erected within the City of Surprise.

2. **Property Owner Authorization Required:** No *sign* regulated by this Chapter shall be erected on a property not owned by the person or entity erecting the *sign* without the expressed written permission from the property owner of the property onto which the *sign* is erected. Said written permission shall be made available to the City of Surprise upon request.

3. **Exceptions from the Permitting Requirement:** The following *sign* types are exempt from the permitting requirement:

   a) *Temporary Signs*

   b) *Sign Walkers*

   c) *Window Signs*, provided the *sign* is not electrically connected to the *building*

   d) Sun screens

   e) *Shingle Signs*, provided the *sign* is not electrically connected to the *building*

   f) *Address Signs* provided the *sign* is not electrically connected to the *building*

   g) *Flags* except that in the event the flagpole is greater than six (6) feet in length, then a permit is required for the flagpole

   h) *Signs* relating to citizen review or public hearings

B. **Sign Quality and Construction:**

Signs shall be designed in compliance with the applicable construction codes adopted by the City and in effect at the time of construction.

Public Review Version 1

C. **Sign Maintenance:**

1. All *signs* shall be maintained in a stated of good repair, operational, and free of *blight* and/or hazards. Weathered, sun damaged, tattered or faded *signs* or related components shall be repaired or replaced.

2. Whenever any *sign*, either legally conforming or legally nonconforming, is required to be removed for the purpose of repair, lettering or repainting, the same may be done provided;

   a) There is no alteration or remodeling to the *structure* or to the mounting of the *sign* itself;

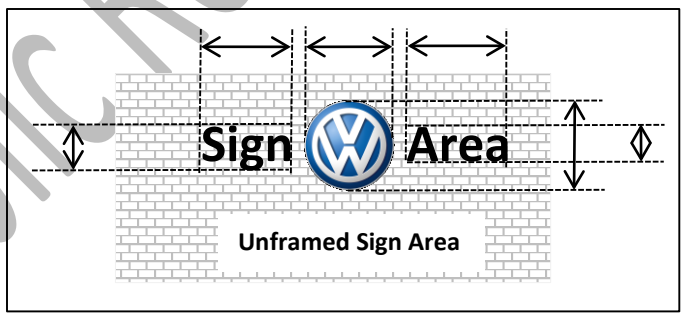
   b) There is no enlargement or increase in any of the dimensions of the *sign*, *sign copy,* or *sign structure*;

   c) The *sign* is an accessory to a legally conforming use, conditional use, or legally nonconforming use.

D. **Methods of Measurements:**

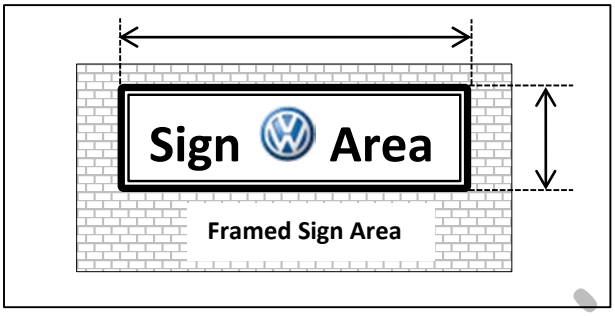
1. **Sign Area:**

   a) **Unframed Signs:** Where the individual letters, logos and graphics of a *sign* are mounted directly to a wall or *sign structure*, the *sign area* is determined by calculating the smallest rectangle or rectangles containing *sign copy*.

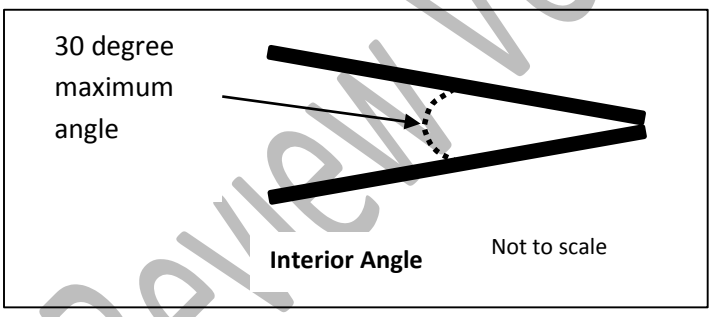


Public Review Version 1

b) **Framed Signs:** Where the individual letters, logos and graphics are integral to a *sign panel*, or are framed in by an architectural element or contrasting color apart from the color of the wall or *sign structure*, the *sign area* shall be the area of the panel or frame.



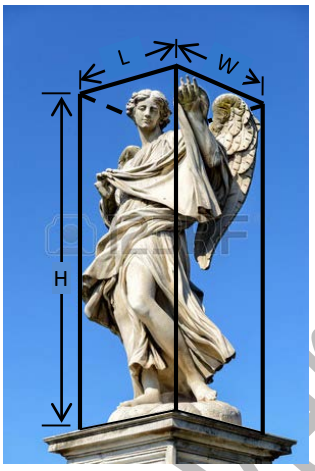
c. **Double-Sided Signs:** Only one side of a double-sided *freestanding sign* shall be used to calculate the *sign area*, provided the interior angle between *sign* faces is not greater than 30 degrees. This provision does not apply to *A-Frame Signs*.



Public Review Version 1

d. **3-Dimensional Signs:** Where a *sign* consists of a 3-dimensional, free-form, sculptural or other non-planar design, the *sign area* shall be calculated as 50% of the total volume of space contained within the smallest cuboid, which will enclose the *sign* structure.

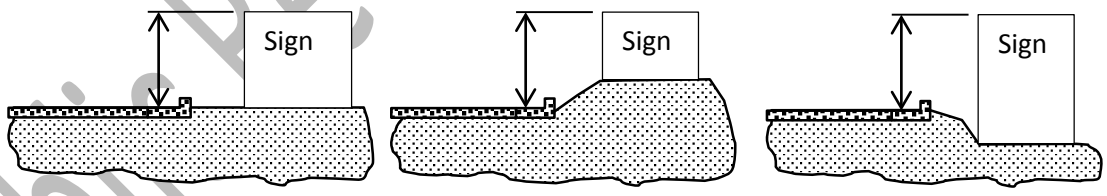
Sign Area of a 3-Dimensional Sign = Length x Width x Height x 50%



Not to scale

Volumetric Sign Calculation

2. **Monument Sign Height:** Unless otherwise noted, notwithstanding adjacent topography, the height of any class of *monument sign* shall be measured from the closest adjacent curb, or if no curb is present, the closest adjacent pavement.



Not to scale

Monument Sign Height

3. **Fractional Calculations:** When any requirement of Chapter 113 results in a fractional calculation, that fraction shall be rounded up to the nearest whole number.

Public Review Version 1

Section 113-08 – Sign Classifications and Types

The following *sign* classifications and types as defined in Section 113-05 are permitted in the City of Surprise as outlined in Table 113-06.A subject to the following "time, place and manner" restrictions.

A. ***Temporary Signs:*** When allowed, *Temporary Signs* shall conform to the following requirements:

1. **General Requirements:**

   a) *Temporary signs* shall not be illuminated in any manner except by ambient lighting present on the property.

   b) *Temporary signs* shall include the name and phone number of the contact person responsible for placing the *sign*.

   c) No *temporary sign* may interfere with the free movement of pedestrian or vehicular traffic through the site.

   d) The supporting elements for *Class III Temporary Signs* and *Class IV Temporary Signs* may be directly buried or inserted into the soil; however, in no case shall concrete, or other permanent attachments to the ground, or attachment to other permanent *structure(s)* be utilized.

2. ***Class I Temporary Signs* (Small A-Frame Signs):**

   a) Not more than three (3) *Class I Temporary Signs* are permitted in conjunction with a *lawful temporary event*, including those associated with *cottage industries*, but not home occupations, subject to the specific requirements as outlined in this Section except that in no case shall a *Class I Temporary Sign* be allowed on a vacant property.

   b) In no case shall a *Class I Temporary Sign* be located within a public right-of-way except as outlined in Section 113-06.B above or when associated with a *lawful temporary event*.

   c) There is no limit to the number of *sign panels* per *sign structure* provided the defined height, width and *sign area* limitations are not exceeded.

   d) The *sign* may be weighted or ballasted; however, no such *sign* may be affixed to the ground or to any permanent *structure*.

Public Review Version 1

e) The *sign* may be displayed only during the business hours of the business or temporary event served by the *sign*.

3. ***Class II Temporary Signs*** **(Large A-Frame Signs and Pedestal Signs):**

a) Not more than one (1) *Class II Temporary Sign* meeting the specific requirements outlined in this Section are permitted in conjunction with a lawful commercial use or a *lawful temporary event*, including those associated with *cottage industries* but not home occupations, subject to the specific requirements as outlined in this Section except that in no case shall a *Class II Temporary Sign* be allowed on a vacant property.

b) In no case shall a *Class II Temporary Sign* be located within a public right-of-way except as outlined in Section 113-07.B above, or when associated with a *lawful temporary event*, or when the customer entrance to the *building* served by the *Class II Temporary Sign* opens directly onto a public right-of-way.

c) There is no limit to the number of *sign panels* per *sign structure* provided the defined height, width and *sign area* limitations are not exceeded.

d) The *sign* shall be placed within 15' of the customer entrance of the business served by the *sign*.

e) The *sign* shall not be located within any landscape area.

f) The *sign* may be weighted or ballasted; however, no such *sign* shall be affixed to the ground or to any *structure* or object.

g) The *sign* may be displayed only during the business hours of the business or temporary event served by the *sign*.

4. ***Class III Temporary Signs*** **(Small Post-Signs):**

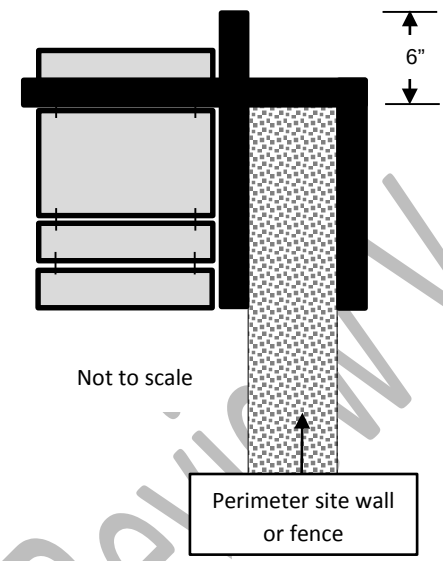
a) Not more than one (1) *Class III Temporary Sign* meeting the specific requirements outlined in this Section is permitted per lot of record except that if said lot abuts more than one (1) street, one (1) additional *Class III Temporary Sign* meeting said requirements may be erected along each additional street frontage.

b) In the event a property is vacant, additional *Class III Temporary Signs* may be erected on said property provided the spacing between such *signs* is not less than 600 feet.

Public Review Version 1

c) There is no limit to the number of *sign panels* per *sign structure* provided the defined height, width and *sign area* limitations are not exceeded.

d) In the event that a lot's *perimeter site wall* or fence is adjacent to or within twenty (20) feet of a street, the *Class III Temporary Sign* may be modified to allow the *sign* to be hung from but not attached to the *perimeter site wall* or fence provided the *sign* does not exceed the height of the wall or fence by more than six (6) inches and does not interfere with pedestrian movement.



Class III Temporary Sign Modified Design

5. ***Class IV Temporary Signs* (Large Post-Signs):**

a) Not more than one (1) *Class IV Temporary Sign* meeting the specific requirements outlined in this Section is permitted per lot of record except that if said lot abuts more than one street, one (1) additional *Class IV Temporary Sign* meeting said requirements may be erected along each additional street frontage.

b) In the event a *Class IV Temporary Sign* is associated with a public hearing, one (1) additional *Class IV Temporary Sign* is permitted for each 660 feet of right-of-way frontage.

c) The maximum number of *sign panels* per *sign structure* shall not exceed two (2).

Public Review Version 1

6. ***Banner Signs*:**

a) One (1) *Banner Sign* may be placed on any *building*, except those associated with a single-family use. If associated with an active construction project, the one (1) additional *Banner Sign* may be attached to the construction fence surrounding the construction site.

b) All four corners of a *Banner Sign* shall be securely attached to the *building* or fence.

c) The maximum area of a *Banner Sign* affixed to a *building* shall not exceed 1 square foot per linear foot of *building* elevation; not to exceed 500 square feet. The maximum area of a *Banner Sign* affixed to a construction fence shall not exceed thirty (30) square feet.

d) For a single-tenant *building*, the width of the *Banner Sign* shall not exceed 80% of the width of the *building* elevation onto which the *Banner Sign* is attached. For multi-tenant *building*, the width of the *Banner Sign* shall not exceed 80% of the leased tenant frontage.

e) *Banner Signs* shall be equipped with ventilation flaps.

7. **Light Pole Banner Signs:**

a) *Light Pole Banner Signs* may be attached to light poles when the pole is so equipped to receive such banner, except that in no case shall a *Light Pole Banner Sign* be affixed to a light pole in a public right-of-way without the expressed written permission from the City of Surprise.

b) The surface area of a single *Light Pole Banner Sign* shall not exceed eight (8) square feet as measured on a single side.

c) When two (2) *Light Pole Banner Signs* are affixed to a single light pole, both *Light Pole Banner Signs* shall be consistent with each other with respect to size and shape so as to create uniformity.

d) When the light pole onto which a *Light Pole Banner Sign* is placed is located within the paved portion of a parking lot, and the light pole base is unprotected from vehicular traffic, the bottom of the *Light Pole Banner Sign* shall be a minimum of fifteen (15) feet above the parking surface over which the banner is placed. If the base of the light pole is protected from vehicular traffic, this provision shall not apply.

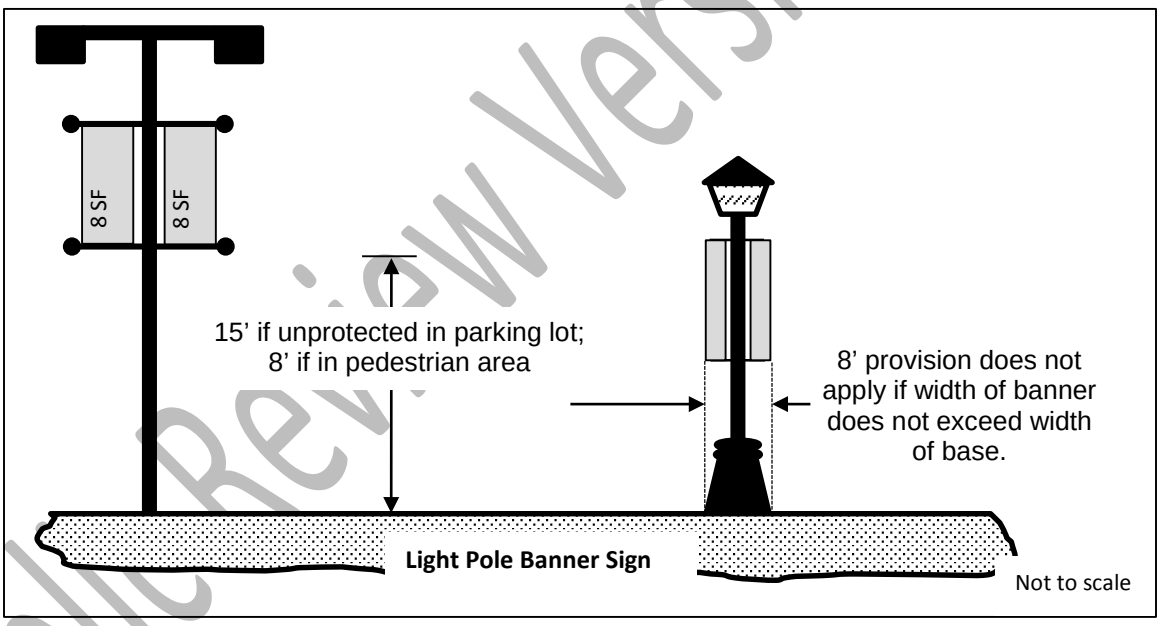
Public Review Version 1

e) When the light pole is located within a pedestrian area, the bottom of the *Light Pole Banner Sign* shall be a minimum of eight (8) feet above the surface over which the *Light Pole Banner Sign* is placed, unless the *Light Pole Banner Sign* is sufficiently narrow so as to not extend beyond the base of the light pole.

f) Any horizontal supporting members shall either be removed when not in use or shall be of a hinged design and folded into a vertical position when not in use.

g) *Light Pole Banner Signs* shall not be illuminated in any manner except as incidental to the lighting fixture supported by the light pole.

h) Light Pole Banner Signs shall be equipped with ventilation flaps.



8. ***Teardrop Banner Signs***

a) Not more than two (2) *Teardrop Banner Signs* are permitted in conjunction with a *lawful temporary event* subject to the specific requirements as outlined herein except that in no case shall a *Teardrop Banner Sign* be allowed on a vacant property.

b) *Teardrop Banner Signs* may only be erected on the property on which the *lawful temporary event* is occurring. In no case shall a *Teardrop Banner Sign* be located within a public or private right-of-way.

Public Review Version 1

c) No *Teardrop Banner Sign* shall be located within fifteen (15) feet of a pedestrian path, sidewalk, or trail, whether public or private.

d) No *Teardrop Banner Sign* shall be located within fifteen (15) feet of any vehicular parking surface or driveway.

e) No *Teardrop Banner Sign* shall be located within fifty (50) feet of any public or private right-of-way.

f) The maximum height of the *sign structure* as measured from the nearest adjacent grade shall not exceed twelve (12) feet with the flag portion of the *sign* not exceeding sixteen (16) square feet.

g) The *Teardrop Banner Sign* shall be supported by a pedestal, which may be weighted or ballasted to prevent being overturned, but in no case shall the supporting *sign structure* be inserted into the ground.

9. ***Sign Walkers***: *Sign Walkers* are permitted to operate within the City of Surprise subject to the following restrictions:

a) *Sign Walkers* may only operate during *daylight hours*.

b) *Sign Walkers* may only operate on a sidewalk intended for pedestrian travel, but shall at no time block the free and unobstructed movement of pedestrians or vehicles.

c) *Sign Walkers* may carry a maximum of two (2) single-sided *signs* not exceeding three (3) square feet of *sign copy* each or one (1) double-sided *sign* not exceeding twelve (12) square feet of aggregate *sign copy*; however, in no case shall a S*ign Walker* carry any form of *electronic messaging*.

d) *Sign Walkers* shall not display a *sign* in any manner other than by personally holding or wearing said *sign*.

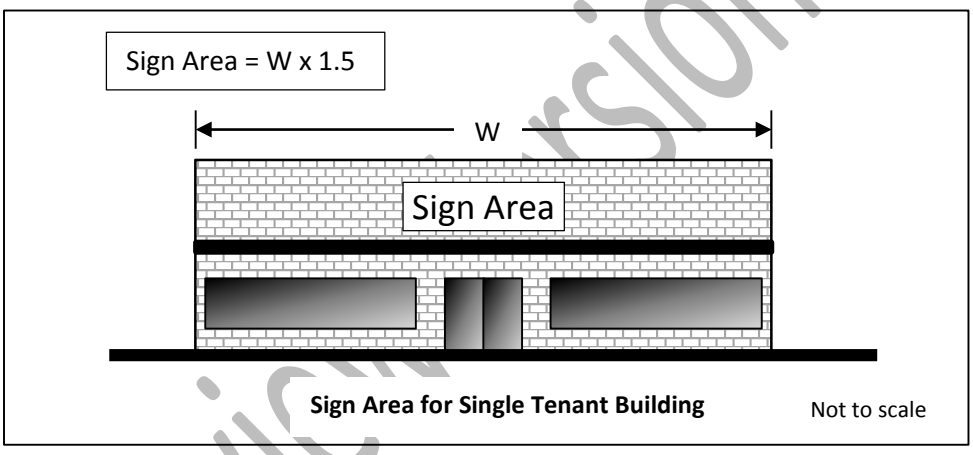
Public Review Version 1

B. **Building-Mounted Signs*:***

1. ***Building Wall Signs*:**

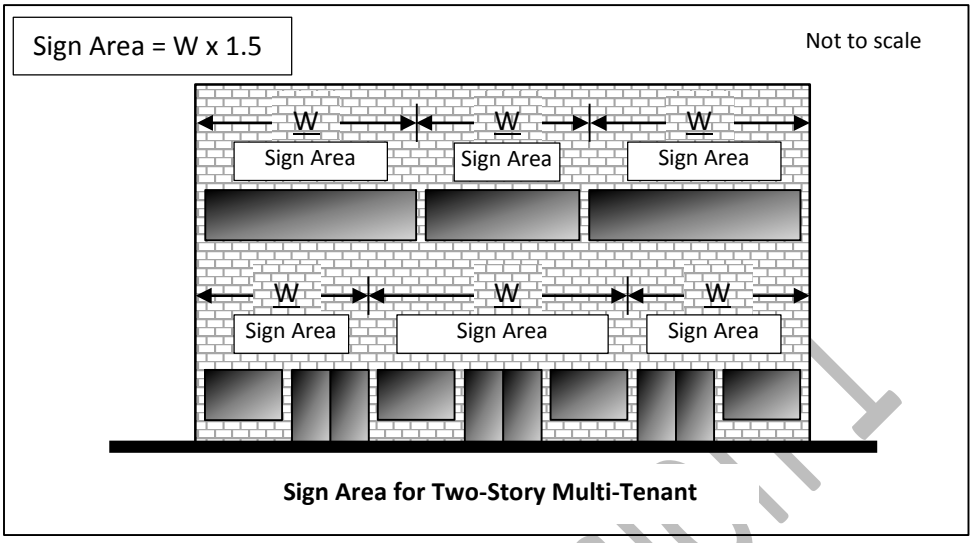
In other than residential zoning, *Building Wall Signs* are permitted on any *building* elevation of any primary use *building*, regardless of orientation to the street or parking lot, subject to the following:

a) For single-tenant *buildings*, any number of *Building Wall Signs* may be affixed to any *building* elevation, provided the aggregate *sign area* does not exceed one and one-half (1.5) square foot per one (1) linear foot of *building* elevation on which the *sign* is mounted.



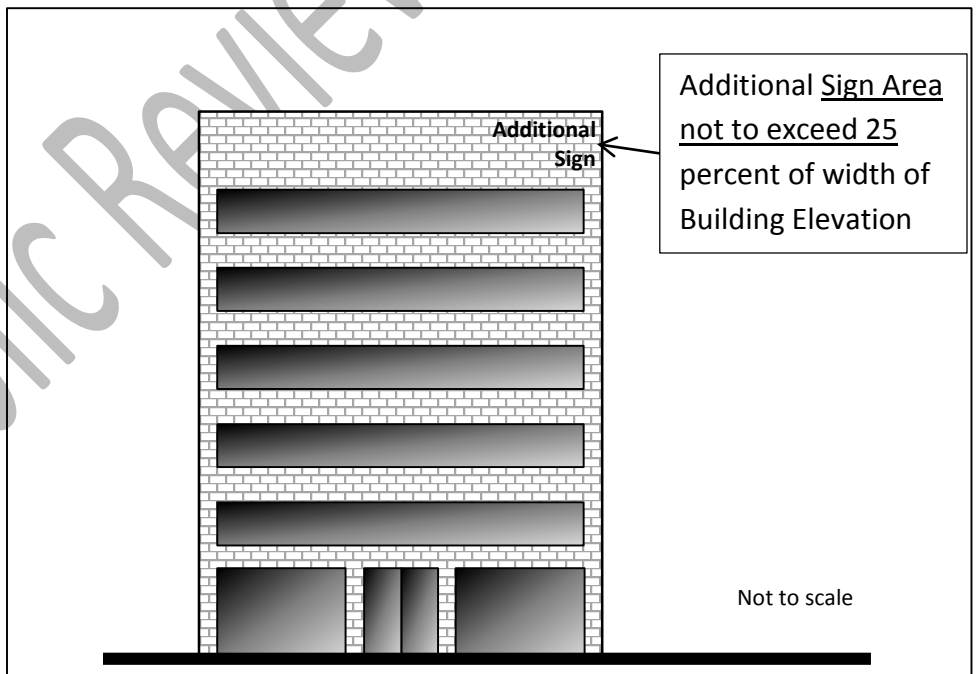
b) For two-story multi-tenant office *building*s or two-story mixed-use *buildings*, each tenant who possesses leased tenant frontage on the exterior wall of the building may affix any combination of *Building Wall Signs* provided the aggregate *sign area* does not exceed one and one-half (1.5) square foot per one (1) linear foot of that tenant's leased frontage. In the event a tenant does not possess leased tenant frontage located along the exterior of the building, this provision does not apply.

Public Review Version 1



Sign Area for Two-Story Multi-Tenant

c) For multi-story *buildings* greater than five (5) one (1) additional *Building Wall Sign,* the area of which not exceeding 25 percent of the width of the elevation may be affixed to each *building* elevation at a location that is nearest the top of the *building* provided said *sign* does not extend above the *parapet*, or in the case of an *exposed pitch roof*, the drip line of the roof. In no case shall such signs be affixed to an elevator shaft or equipment screening.



Additional Sign for Multi-Story Building greater than 5 Stories

Public Review Version 1

d) The *sign area* of any *Building Wall Sign* may be increased by twenty-five (25) percent when the *building* is setback at least 600 feet from the public right-of-way and may be further increased an additional twenty-five (25) percent for each additional 200 feet of setback, up to a maximum of 100%, provided the increase in *sign area* does not cause the *sign* to be in violation with the other provisions of this Section.

e) The maximum width of a *Building Wall Sign* shall not exceed eighty (80) percent of the leased tenant frontage for a multi-tenant *building*, or *building* elevation for a single-tenant *building*.

f) *Building Wall Signs* shall be installed in a manner that does not obscure architectural features such as, but not limited to, pilasters, arches, windows, cornices, pop-outs, decorative trims, moldings, and frieze.

g) *Building Wall Signs* may be *internally illuminated*, externally illuminated, or *back-lit*, but may not include *electronic messaging* (EMCs). Further, illumination shall be in accordance with the requirements set forth in Section 113-09.

2. ***Blade Signs*:**

a) One (1) *Blade Sign* is permitted per primary use multi-story *building* located in multi-family, commercial, mixed-use or industrial zoning subject to the *specific* requirements outlined below.

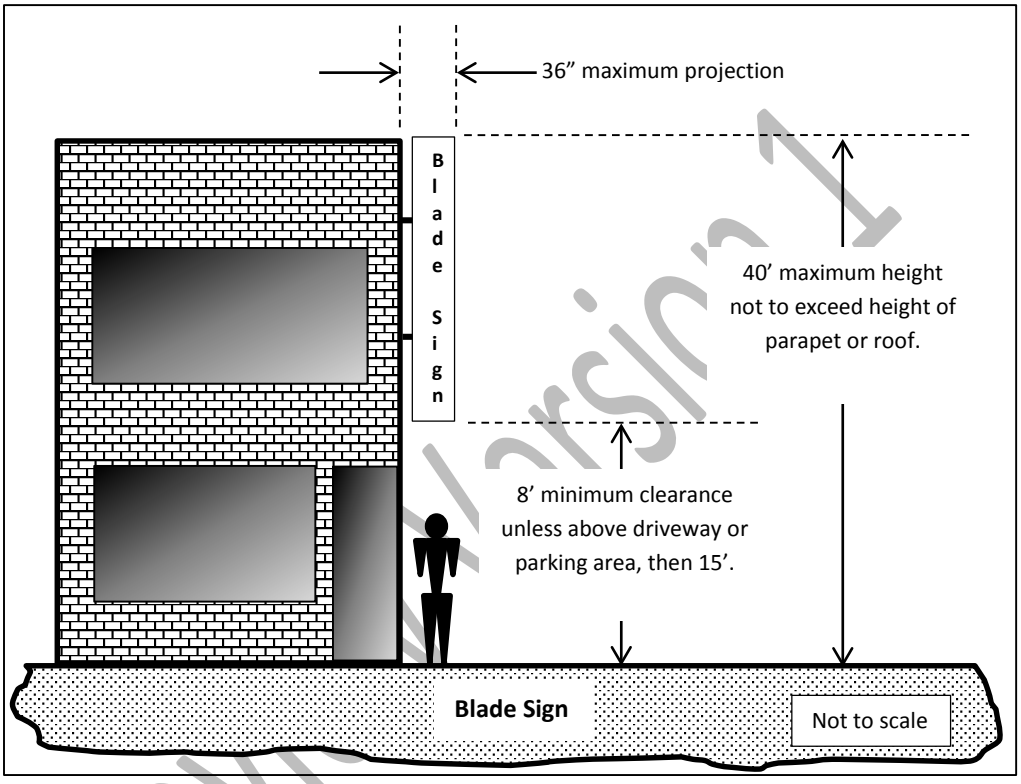
b) When a *Blade Sign* extends over a pedestrian area a distance of six (6) inches or more, the bottom of the *sign* shall not be any closer than eight (8) feet above the walking surface over which the *sign* is placed. When a *Blade Sign* extends any distance over a parking lot or vehicular area, the bottom of the *sign* shall not be any closer than fifteen (15) feet above the paving surface over which the *sign* is placed.

c) The *Blade Sign* shall be mounted such that the top of the *sign* is not higher than forty (40) feet above the ground, sidewalk, or pavement surface above which the *sign* is mounted, except that in no case shall the *Blade Sign* extend above the *roof* of the *building* onto which the *sign* is mounted, or if mounted adjacent to a *parapet*, the *sign* shall not extend above the *parapet*.

d) The *Blade Sign* shall not project more than thirty-six (36) inches from the wall onto which the *Blade Sign* is mounted.

Public Review Version 1

e) The *Blade Sign* shall not be *externally illuminated* in any manner except by ambient lighting as may be present on the property; however, *Blade Signs* may be *internally illuminated* in accordance with the requirements set forth in Section 113-09.

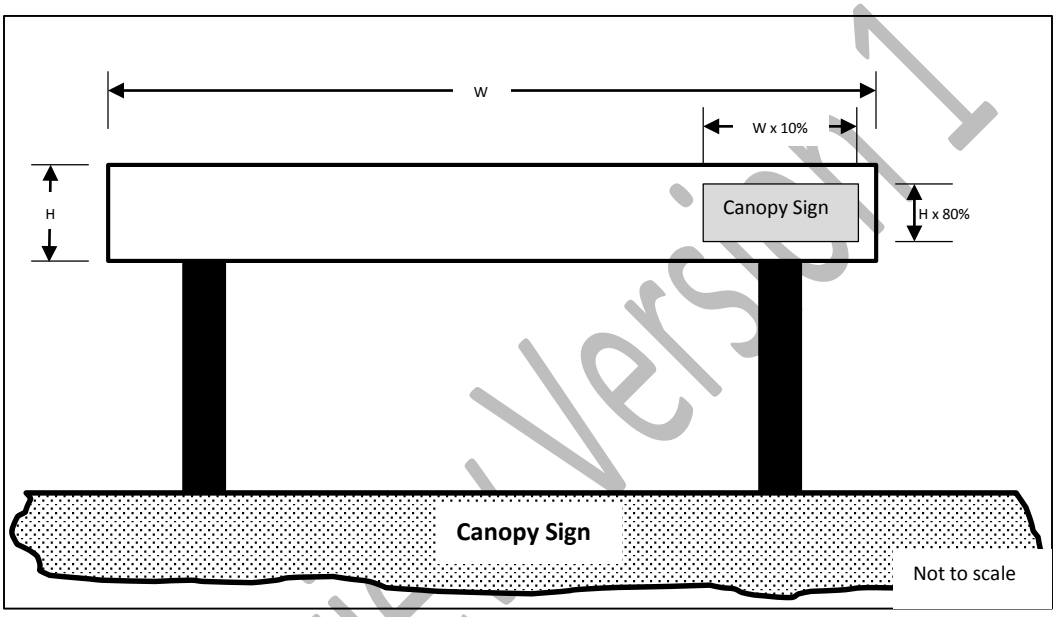


Public Review Version 1

3. ***Canopy Signs:***

a) *Canopy Signs* shall not exceed 80% of the height of the face of the *canopy* onto which the *Canopy Sign* is mounted.

b) *Canopy Signs* shall not exceed ten (10) percent of the width of the face of the *canopy* onto which the *Canopy Sign* is mounted.



c) *Canopy Signs* may be *internally illuminated* or *back-lit* in accordance with the requirements set forth in Section 113.09. *Level 1 Electronic Messaging* is permitted on a *Canopy Sign*, subject to the provisions outlined in Section 113-10.

4. ***Marquee Signs*:**

a) The *Marquee Sign* shall be affixed to the face plane of the marquee and shall not extend above the uppermost or lowermost limits of the marquee.

b) The *Marquee Sign* shall not exceed eighty percent (80%) of the width of the face of the marquee onto which the *sign* is mounted.

c) *Marquee Signs* may be *internally illuminated* or *back-lit* in accordance with the requirements set forth in Section 113.09. *Level 1 Electronic Messaging* is permitted subject to the provisions outlined in Section 113-10.

Public Review Version 1

5. ***Awning Signs*:**

In mixed-use, commercial and industrial zoning districts, *awnings* may be integrated with *sign copy*, but shall not contribute towards the overall *Building Wall Sign area* of a particular *building*.

6. **Hanging Signs:**

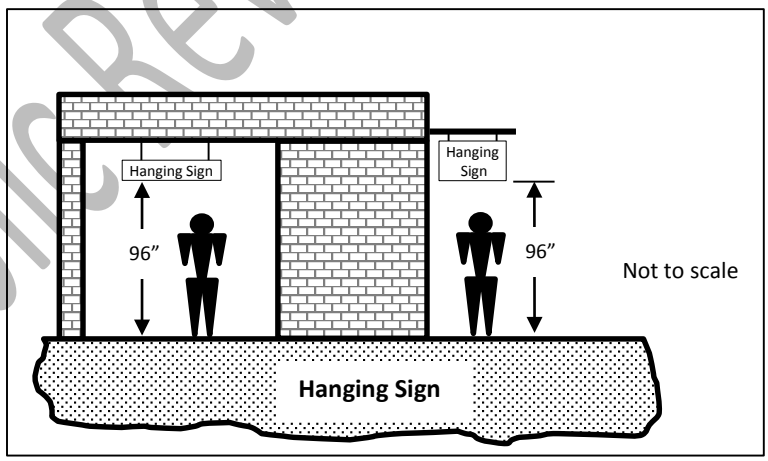
In mixed-use, commercial and industrial zoning districts, hanging signs are permitted subject to the following time, place, and manner restrictions:

a) Not more than one (1) *Hanging Sign* is permitted per customer entrance and shall be mounted above the customer entrance or as close as reasonably practicable.

b) The maximum *sign area* of the *Hanging Sign* shall not exceed six (6) square feet.

c) Where a *Hanging Sign* is erected above a pedestrian pathway, the bottom of the *sign* shall be not less than ninety-six (96) inches from the walkable surface above which the *Hanging Sign* is placed.

d) The *Hanging Sign* shall not be *externally illuminated* in any manner except by ambient lighting present on the property; however, such *signs* may be *internally illuminated* in accordance with the requirements set forth in Section 113-09.



Public Review Version 1

7. ***Window Signs* and Sunscreens**:

a) *Window Signs* are allowed provided the combined s*ign area* for all *window signs* affixed to a particular window does not exceed forty (40) percent of the individual window pane. Etched or stained glass, when integral to the window, shall not be included in the *sign area* calculation.

b) Sunscreen material may cover 100 percent of the window pane, provided not more than forty (40) percent of the window pane is covered by any mural or other graphics.

c) *Window Signs* shall not contribute towards the aggregate *Building Wall Sign Area* of a *building*.

Public Review Version 1

[Page intentionally blank]

Public Review Version 1

C. Freestanding Signs

1. ***Class I Monument Signs* (Menu Signs) and *Class II Monument Signs (*Preview Signs) for *Drive-through Businesses*:**

Drive-through businesses may utilize one (1) *Class I Monument Sign* and one (1) *Class II Freestanding Sign* per drive-through lane subject to the following:

a) The bottom of the *sign copy* of a *Class I Monument Sign* or *Class II Monument Sign* shall not be less than two (2) feet above the adjacent drive-through lane's paved surface.

b) The overall height of the *sign structure* of a *Class I Monument Sign* or *Class II Monument Sign* shall not be more than six (6) feet above the adjacent drive-through lane's paved surface.

c) The *sign area* for an individual *Class I Monument Sign* or *Class II Monument Sign* shall not exceed twenty-four (24) square feet.

d) A *Class I Monument Sign* shall not be audible from any residential zoning district or residential use, hotel or motel room, or patient room of an overnight medical facility.

e) No *Class I Monument Sign* or *Class II Freestanding Sign* may be located within 100 feet of a residential zoning district or use.

f) *Class I Monument Signs* and *Class II Monument Signs* may be *internally illuminated* in accordance with the requirements set forth in Section 113.09.

g) *Level 2 Electronic Messaging* is permitted, subject to the provisions outlined in Section 113-10.

2. ***Class III Monument Signs* (Directional Signs):**

Class III Monument Signs are permitted along the street frontage in conjunction with a driveway serving any multi-family residential, commercial or industrial development, subject to the following:

a) The *Class III Monument Sign* shall not exceed thirty (30) inches in height as measured from the adjacent pavement surface of the roadway served by the *sign*;

Public Review Version 1

b) The *sign area* of a *Class III Monument Sign* shall not exceed six (6) square feet;

c) The *Class III Monument Sign* may be *internally illuminated*, *back-lit*, or *externally illuminated* provided the source of *external illumination* is not visible.

3. ***Class IV Monument Signs* (Directory Signs):**

Class IV Monument Signs are permitted within the interior of any multi-family residential, commercial or industrial development, subject to the following:

a) The *Class IV Monument Sign* shall not exceed six (6) feet in height as measured from the adjacent pavement surface of the roadway or sidewalk served by the *sign*;

b) The *sign area* of a *Class IV Monument Sign* shall not exceed twelve (12) square feet;

c) The *Class IV Monument Sign* may be *internally illuminated*, *back-lit*, or *externally illuminated* in accordance with the requirements set forth in Section 113-09 provided the source of *external illumination* is not visible.

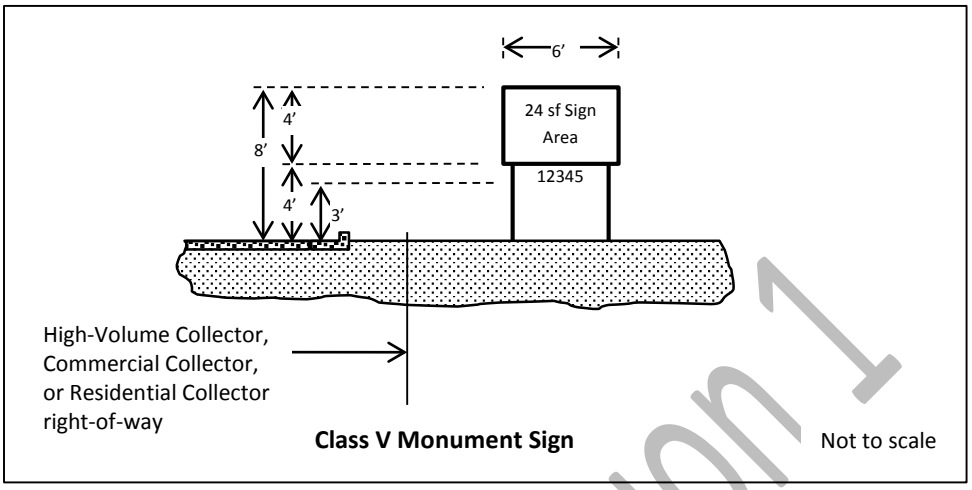
4. **Class V Monument Signs (Minor Monument Signs)**

a) *Class V Monument Signs* are permitted in conjunction with non-residential uses in a residential zone, not including *cottage industries* or home occupations; or in multi-family uses in multi-family zoning; or in non-residential uses in a non-residential zone.

b) When allowed, one (1) *Class V Monument Sign* meeting the requirements outlined below is permitted for every driveway entrance providing access from the street to the business or complex served by the *sign*.

c) *Class V Monument Signs* shall only be located adjacent to a High Volume Collector street, Residential Collector street, or Commercial Collector street. The height of the *Class V Monument Sign* shall not exceed eight (8) feet as measured from the edge of pavement of the street being served by the *sign*, nor shall the width of the *Class V Monument Sign* exceed six (6) feet, nor shall the maximum *sign area* exceed 24 square feet. The bottom edge of the *sign copy* shall be no lower than four (4) feet above the adjacent edge of pavement of the street being served by the *sign*.

Public Review Version 1



d) The base of a *Class V Monument Sign* shall be fitted with the address of the property or properties in a manner that is consistent with Section 113-12.

e) A *Class V Monument Sign* shall be located within a landscape area not less than 80 square feet.

f) *Class V Monument Signs* shall be setback not less than two (2) feet from the right-of-way line except that in the event a Public Utility Easement is present, in which case the *sign* shall be setback not less than two (2) feet from the easement.

g) *Class V Monument Signs* may be *internally illuminated*, *back-lit* or *externally illuminated* in accordance with the requirements set forth in Section 113.09.

h) *Level 1 Electronic Messaging* and *Level 2 Electronic Messaging* are permitted on a *Monument Sign*, subject to the provisions outlined in Section 113-10.

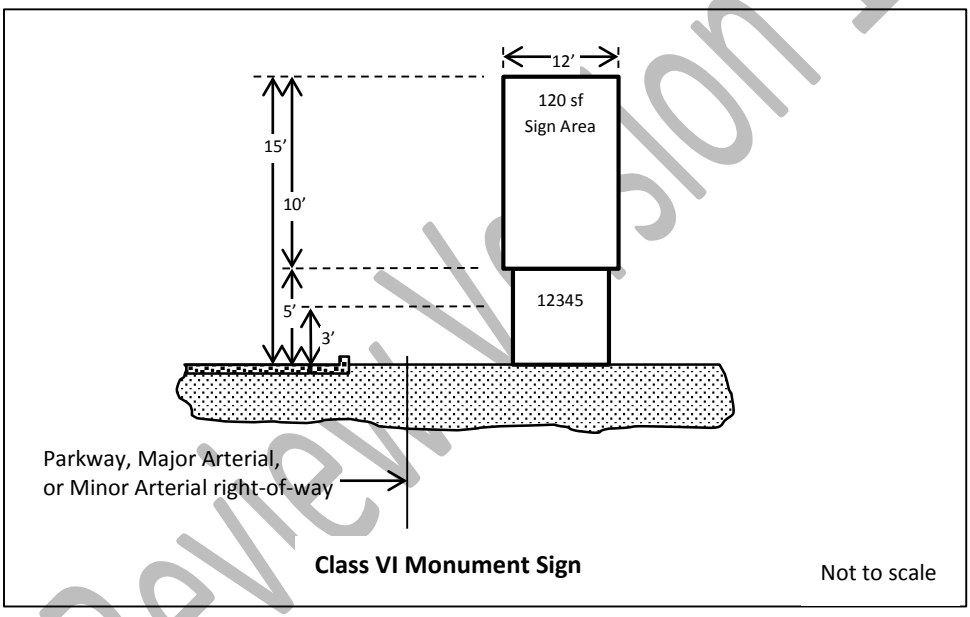
5. **Class VI Monument Signs (Major Monument Signs)**

a) *Class VI Monument Signs* are permitted in conjunction with non-residential uses in a residential zone, not including cottage industries or home occupations; or in multi-family uses in multi-family zoning; or in non-residential uses in a non-residential zone.

b) When allowed, one (1) *Class VI Monument Sign* meeting the requirements outlined below is permitted for every driveway entrance providing access from the street to the business or complex served by the *sign*.

Public Review Version 1

c) *Class VI Monument Signs* shall only be located adjacent to a Parkway, Major Arterial street, Minor Arterial street, or along Grand Avenue. *Class VI Monument Signs* shall not exceed fifteen (15) feet in height as measured from the edge of pavement of the street served by the *sign*, nor shall the width of the *Major Monument Sign* exceed twelve (12) feet, nor shall the maximum *sign area* exceed 120 square feet. The bottom edge of the *sign copy* shall be no lower than five (5) feet above the adjacent edge of pavement of the street being served by the *sign*.



d) The base of a *Class VI Monument Sign* shall be fitted with the address of the property or properties in a manner that is consistent with Section 113-12.

e) A *Class VI Monument Sign* shall be located within a landscape area not less than 120 square feet.

f) *Class VI Monument Signs* shall be setback not less than two (2) feet from the right-of-way line except that in the event a Public Utility Easement is present, in which case the *sign* shall be setback not less than two (2) feet from the easement.

g) *Class VI Monument Signs* may be *internally illuminated*, *back-lit* or *externally illuminated* in accordance with the requirements set forth in Section 113.09.

Public Review Version 1

h) *Level 1 Electronic Messaging* and *Level 2 Electronic Messaging* are permitted on a *Class VI Monument Sign*, subject to the provisions outlined in Section 113-10.

6. ***Roadway Arch Signs*:**

Roadway Arch Signs may be erected within any commercial or industrial development subject to the following:

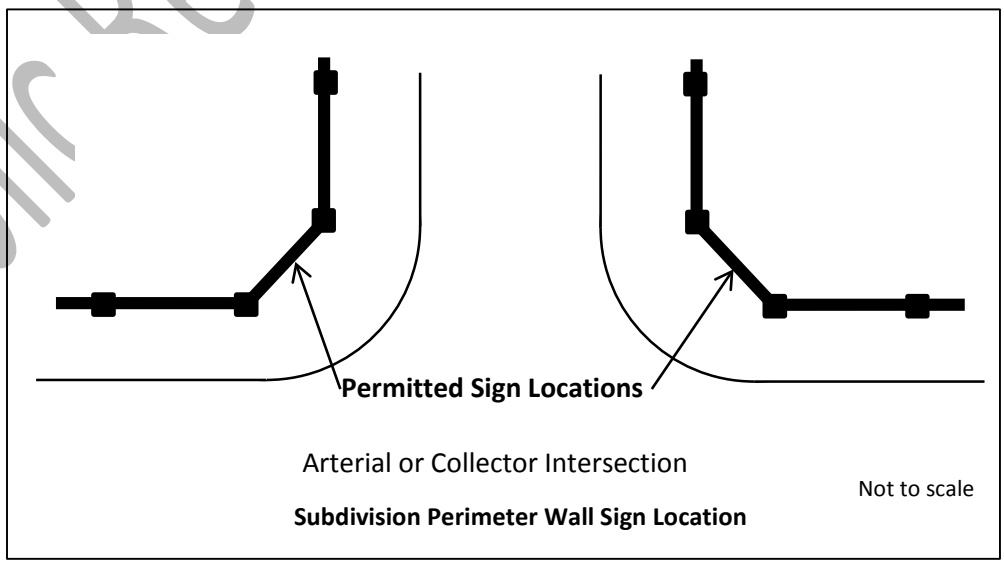
a) *Roadway Arch Signs* shall maintain a vehicular clearance of not less than fifteen (15) feet;

b) *Roadway Arch Signs* shall not interfere with pedestrian or vehicular movement.

c) *Roadway Arch Signs* may be *internally illuminated*, or *back-lit* in accordance with the requirements set forth in Section 113-09 except that if the *Roadway Arch Sign* is located adjacent to any residential zoning district or use, the *Roadway Arch Sign* shall not be illuminated.

7. ***Subdivision Perimeter Wall Signs:***

a) Where a *subdivision perimeter wall* is located adjacent to a street corner that intersects a collector or arterial street, one (1) *Subdivision Perimeter Wall Sign* may be affixed to the wall panel of the *subdivision perimeter wall* most closely oriented to the intersection, subject to the specific requirements outlined below.



b) The maximum *sign area* shall not exceed thirty-two (32) square feet.

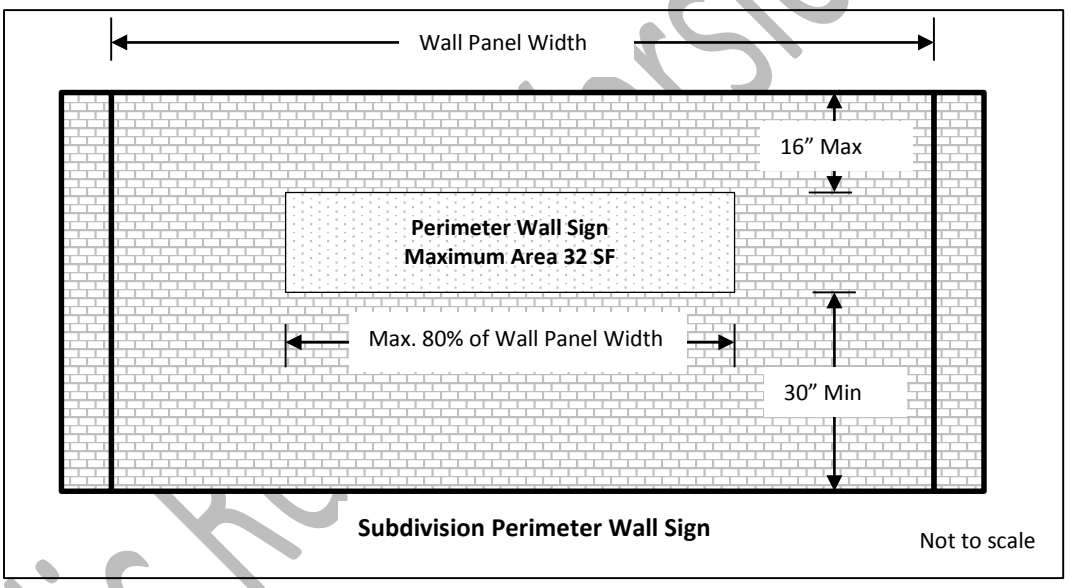
Public Review Version 1

c) The width of the *sign* shall not exceed 80% of the width of the perimeter wall panel into which the *sign* is mounted.

d) The bottom of the *sign* shall be no lower than thirty (30) Inches from the adjacent grade.

e) The top of the *sign* shall be no higher than sixteen (16) inches from the top of the wall panel onto which the *sign* is mounted.

f) The *sign* may be *back-lit* or *externally illuminated* provided the source of illumination is not visible from the street or from the adjacent residential property and is otherwise in accordance with the requirements set forth in Section 113-09.



Public Review Version 1

Section 113-09 – Sign Illumination

A. Unless otherwise specified in this Chapter, *signs* may be *externally illuminated, internally illuminated* or *black-lit* provided;

1. The brightness and intensity is no greater than necessary to meet reasonable needs of the business or use being served;

2. The light sources are shielded from all adjacent *building*s and streets;

3. Lighting does not create excessive glare to pedestrians and/or motorists;

4. Lighting does not obstruct traffic control or any other *public sign*; and,

5. No "flashing", "blinking" or "chasing" lights are utilized.

B. In those areas of the city that are considered environmentally sensitive, the city may require the use of muted colors unless specific colors are included in a federally registered trademark. The city may also require reduced lighting intensities for those *signs* located within environmentally sensitive areas.

C. Unless otherwise stated in this Chapter, any *sign* that is within 100 feet of and visible from any single-family residential zoning district shall not be illuminated between the hours of 10:00 PM and 6:00 AM other than by ambient lighting present on the property.

D. Any *Building Wall Sign* associated with a multi-story office building greater than five (5) stories or a multi-story mixed use building greater than five (5) stories as outlined in Section 113-08.B.1.c that is located within 1,320 feet of and visible from any residential zoning district may not be illuminated in any manner between the hours of 10:00 PM and 6:00 AM except for ambient lighting present on the property.

Section 113-10 – Electronic Messaging Centers (EMCs)

A. **Levels of Electronic Messaging:** For purposes of this Chapter, *Electronic Messaging Centers* (EMCs) are divided into two (2) categories: *Level 1 Electronic Messaging* and *Level 2 Electronic Messaging*, as defined in Section 113-05.

B. **EMC Illumination:** The nighttime illumination of an *Electronic Messaging Center* shall conform to the criteria set forth in this Section.

1. **Illumination Measurement Criteria:** The *illuminance* of an *Electronic Messaging Center* shall be measured with an illuminance meter set to measure foot-candles accurate to at least two (2) decimals. *Illuminance*

Public Review Version 1

shall be measured with the EMC turned off, and again with the EMC displaying a white image for a full color-capable *Electronic Messaging Center*, or a solid message for a single-color *Electronic Messaging Center*. All measurements shall be taken perpendicular to the face of the *Electronic Messaging Center* at the distance determined by the total square footage of the *Electronic Messaging Center* as set forth in Table 113-10.B below.

TABLE 113-10.B MEASUREMENT DISTANCE AS A FUNCTION OF SIGN AREA			
Area of Sign (sq. ft.)	**Measurement Distance (ft.)**	**Area of Sign (sq. ft.)**	**Measurement Distance (ft.)**
5	22	55	74
10	32	60	77
15	39	65	81
20	45	70	84
25	50	75	87
30	55	80	89
35	59	85	92
40	63	90	95
45	67	95	97
50	71	100	100
For EMCs with an area in square feet other than those specifically listed in this table, the measurement distance may be calculated using the following formula: Measurement Distance = √Area of sign sq. ft. x 100			

2. **EMC Illumination Limits:** The difference between the "off" and "solid-message" measurements using the Illumination Measurement Criteria outlined in Section 113-10.B.1 above shall not exceed 0.3 foot-candles at night.

3. **Dimming Capabilities:** All permitted *Electronic Messaging Centers* shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurement criteria.

4. **EMCs as a Portion of Sign Area:** When allowed, *Electronic Messaging Centers* may comprise all or part of the allowable *sign area* of a particular *sign*, but shall in no case exceed the maximum allowable *sign area* for a particular *sign*.

5. **Certification:** Prior to the issuance of a permit relating to an *Electronic Messaging Center*, the applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory pre-set not

Public Review Version 1

to exceed the levels specified within this ordinance, and the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the Department Director.

Section 113-11 – Reader Panels

Wherever *Level 1 Electronic Messaging Centers* (EMCs) are allowed, *Reader Panels* may be substituted, provided:

A. The *Reader Panel* otherwise meets the provisions of Section 113-09; and,

B. The *Reader Panel* does not exceed the allowed *sign area* of the *sign* being replaced; and,

C. The *Reader Panel* is fitted with a clear acrylic cover or other suitable material to prevent the individual characters from being dislodged**.**

Section 113-12 – Address Identification

A. *Building* addresses shall be in accordance with Article 505.1 of the International Fire Code as amended by the Surprise City Council under Ordinance #2014-04, or as subsequently amended.

B. Where *Class V Monument Signs* or *Class VI Monument Signs* are located next to a street, said *signs* shall be affixed with the address number of the property or properties served by the *sign*. Said address number shall be nine (9) inches tall with a three (3) inch stroke. The bottom edge of the address numbers shall not be less than three (3) feet above the curb of the street from which the address is intended to be read.

C. Address numbers meeting the provisions of this Section shall not contribute to the aggregate *sign area*.

Public Review Version 1

[Page Intentionally Blank]

Public Review Version 1

Section 113-13 – Flags and Flagpoles

A. **All Zoning Districts** – The following provisions relating to all zoning districts within the City of Surprise shall apply:

1. All flagpoles and the installation therein shall comply with all applicable building codes in effect at the time of permit application.

2. *Flags* and flagpoles may be illuminated in accordance with Section 122-145 of the Surprise Municipal Code.

3. All *flags* and flagpoles shall be maintained so as to avoid a *blighted* appearance or being in a state of disrepair.

B. **Single-Family Zoning Districts**

1. Not more than one (1) freestanding flagpole per single-family lot ~~or parcel~~ of record is allowed except that when associated with an HOA-maintained open space tract, then three (3) such flagpoles are allowed.

2. A freestanding flagpole associated with a single-family residence may only be located in the front yard.

3. No freestanding flagpole shall exceed a maximum height of thirty (30) feet as measured at its base, unless associated with a Model Home Complex in which case the flagpole height may be increased to 45'.

4. One (1) flagpole not exceeding six (6) feet in length may be affixed to the front of the primary residence provided the flagpole does not extend above the height of the residence onto which it is affixed or otherwise extend beyond the limits of the property.

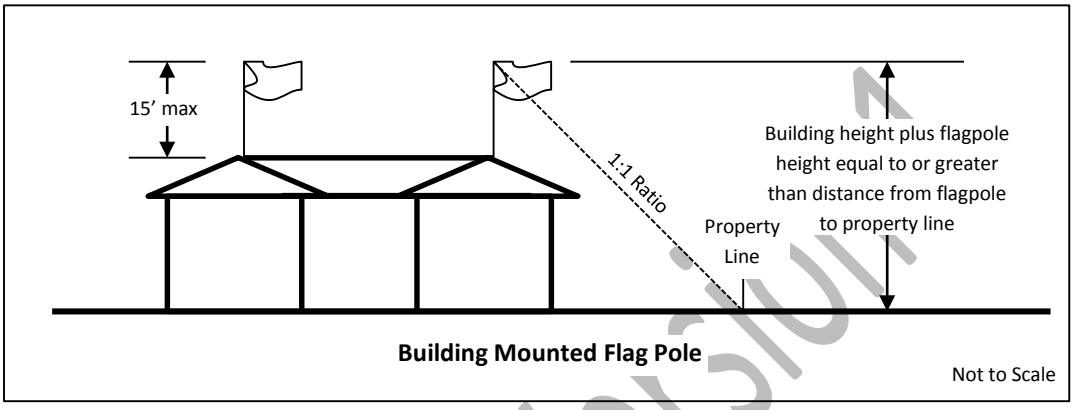
C. **Other Zoning Districts**

1. Not more than three (3) freestanding flagpoles per lot or parcel are allowed except that if any flagpoles are affixed to a *building*, the number of freestanding flagpoles shall be reduced by the number of *building*-mounted flagpoles.

2. No freestanding flagpole shall exceed a maximum height of 35 feet as measured at its base unless approved by the City Council through a Comprehensive Sign Program, Zone Change, or Major Amendment thereto.

Public Review Version 1

3. A maximum of two (2) flagpoles may be affixed to the primary *building* provided the top of the flagpole does not extend beyond fifteen (15) feet above the height of the *building* onto which it is affixed and the horizontal distance between the top of the flagpole and the closest property line ~~is~~ does not exceed the combined height of the *building* and flagpole below.



Public Review Version

Section 113-14 – Comprehensive Sign Programs

A. Purpose: The purpose of Comprehensive Sign Programs is to provide a mechanism by which a specific set of *sign* criteria may be approved for a specific property or geographic area in a manner that is appropriate to the character of the community in which the Comprehensive Sign Program will apply.

B. A Comprehensive Sign Program may be obtained for the following purposes:

1. To allow a deviation from the requirements applicable to a particular *sign* class or type, and/or;

2. To introduce a unique or creative *sign* type that is not listed as a permitted *sign* type in Section 113-06.A.

C. A Comprehensive Sign Program may not introduce a *sign* type that is specifically prohibited in Section 113-06.F.

D. The Comprehensive Sign Program must demonstrate that:

1. The proposed signage represents a material improvement over what is otherwise permitted in Chapter 113 of the Surprise Municipal Code, and;

2. The proposed signage is appropriate to the character of the development covered by the Comprehensive Sign Program, and;

3. The proposed signage is appropriate to the neighborhood in which the property is located, and;

4. The Comprehensive Sign Program creates a cohesive aesthetic that will apply to all signage covered by the Comprehensive Sign Program within the specific geographic area covered by the Comprehensive Sign Program.

E. A Comprehensive Sign Program may be included as part of a zone change request, or as an independent stand-alone document, in either case processed as a Type IV Application as outlined in Article XII of the Surprise Unified Development Code. The approval or denial of a proposed Comprehensive Sign Program is discretionary with the final approval authority lying with the Surprise City Council. A decision by the City Council to deny a proposed Comprehensive Sign Program shall not in any way be construed as a diminution of property values or a restraint of development rights.

Public Review Version 1

[Page intentionally blank]

Public Review Version 1

Section 113-15 – Nonconforming Signs

A. **General Provisions:**

1. *Nonconforming signs* shall be maintained in good condition pursuant to Section 113-07.C.

2. A *nonconforming sign* shall not be altered, modified or reconstructed except:

   a) When such alteration, modification or reconstruction would bring such *sign* into conformity with these regulations;

   b) When the existing use has a new ownership which results in a change to the name or *logo* of the use or business on the property, and such language complies with Section 113-15.A.2.d below;

   c) When the space is re-occupied by a similar use and the new occupant requires no external *building* or site renovation, and such change complies with Section 113-15.A.2.d below;

   d) Any alteration, modification, or reconstruction permitted in this section shall be limited to the replacement of a *sign panel*, replacing individual letters and logos within the same area or repainting the *sign* face, and does not permit changes to the structure, framing, erection, or relocation of the *sign* unless such changes otherwise conform to this Chapter.

B. **Limitations for *Nonconforming Signs*:**

1. A *nonconforming sign* shall be removed upon verification that any of the following conditions have been met:

   a) The use of the property or building on which the *nonconforming sign* is located has been abandoned for more than 90 consecutive days; or,

   b) The regulation or amendment to these regulations which made the *sign* non-conforming has been in effect for ten (10) years or more.

2. Extension of time to apply: The dates established in this Section for a *sign* to be brought into compliance with the requirements of these regulations may be expanded at the request of the sign owner or lessee. In evaluating the extension of time for a *non-conforming sign*, the City shall consider the following factors to determine whether the owner of the *sign* has had a reasonable amount of time to recuperate the initial investment:

Public Review Version 1

a) The value of the *sign* at the time of construction and the length of time the *sign* has been in place;

b) The life expectancy of the original investment in the *sign* and its true salvage value, if any;

c) The amount of depreciation and/or amortization of the *sign* already claimed for tax accounting purposes;

d) The length of current tenant lease or expected occupancy compared to the date the *sign* is to be brought into compliance;

e) The extent to which the *sign* is not in compliance with these regulations;

f) The degree to which the City determines that the *sign* is consistent with the purposes of these regulations; and,

g) Whether the *sign* has “historical” or “landmark” significance, and should therefore be exempt from amortization.

Public Review Version 1

Section 113-16 – Enforcement

A. **Penalties for Violation:** Any person, firm, or corporation who violates any provision of this Chapter or any provision of any code adopted by this Chapter may be charged with a civil or criminal violation.

B. **Notice of Violation:** Whenever the City Manager or designee determines there has been a violation of this Chapter, or has grounds to believe that a violation has occurred, notice shall be given in the following form and manner:

1. The Notice of Violation shall be given in writing;

2. The Notice of Violation shall include a description of the real property sufficient for identification;

3. The Notice of Violation shall include a statement of the violation or violations and why the Notice of Violation is being issued;

4. The Notice of Violation shall include a correction order allowing a reasonable time to remedy the violation.

5. The placement of any *sign* or substantially similar *sign* on the same premises after a Notice of Violation has been issued shall be deemed a continuation of the original violation.

6. A Notice of Violation is not required for any *Temporary Sign* that is in violation of this Chapter.

C. **Delivery of Notice:** A Notice of Violation shall be deemed as being properly served if a copy thereof is delivered personally by an employee of the City of Surprise having the authority to do so, or is sent by Certified Mail (Return Receipt Requested) addressed to the last known address. If a Notice of Violation is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous location on the property of the alleged violation.

D. **Removal of Signs:**

1. A Notice of Violation shall not be required to remove any *sign* that is identified in this Chapter as being prohibited, or that creates or has the potential to create a hazard to the public.

2. Any *Temporary Sign* not specifically listed as an allowed use is specifically not permitted and the City of Surprise may remove the *sign* or cause the *sign* to be removed.

Public Review Version 1

3. If a *Temporary Sign* which would otherwise be permitted by this Chapter does not include the contact information as required by 113-08.A.1.b above, the City of Surprise may remove the *sign* or cause the *sign* to be removed.

4. The City of Surprise shall have the right to contact the individual whose name appears on a *Temporary Sign* and/or the property owner of the property onto which the *Temporary Sign* is erected for the purpose of verifying property owner consent. If property owner consent cannot be verified, the City of Surprise may remove the *sign*.

5. Any *Temporary Sign* that is removed by the City of Surprise for being in violation of this Chapter may be discarded five (5) business days following removal.

Public Review Version 1

[Page intentionally blank]

Public Review Version 1

~~Chapter 113 - SIGNS[1]~~

~~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.~~

~~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.~~

Public Review Version 1

~~*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 of 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.~~

Public Review Version 1

~~*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.~~

Public Review Version 1

~~*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 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.~~

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

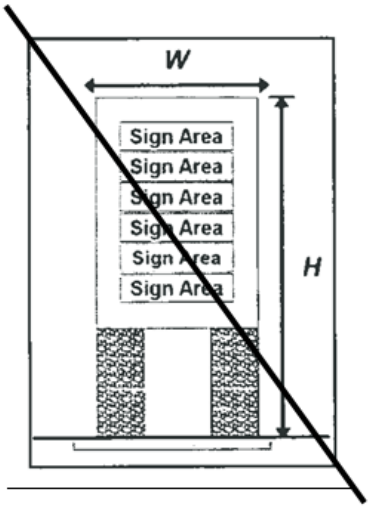
~~*Project:* Any parcel of land with designated legal boundaries on which development action has been approved by the city.~~

~~*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.~~

Public Review Version 1



~~*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.~~

Public Review Version 1

~~*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.~~

~~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.~~

~~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;~~

Public Review Version 1

~~(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.~~

~~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.~~

~~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:~~

Public Review Version 1

~~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.~~

~~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.~~

~~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.~~

~~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.~~

~~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.~~

Public Review Version 1

(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.

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.

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.

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.

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

Public Review Version 1

(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.

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.

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.

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.

Public Review Version 1

~~(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.~~

~~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.~~

~~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.~~

~~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.~~

~~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~~

Public Review Version 1

~~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.~~

~~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.~~

~~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.~~

Public Review Version 1

(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.

Sec. 113-104. Requirements and standards.

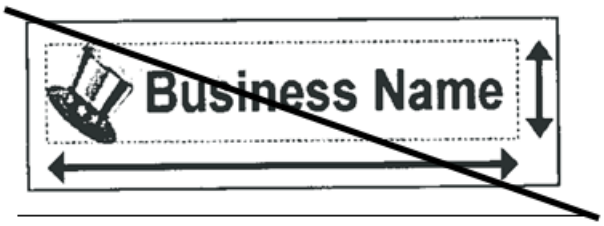
(a) *Sign measurement criteria.*

(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

Public Review Version 1

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.

Public Review Version 1

(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.

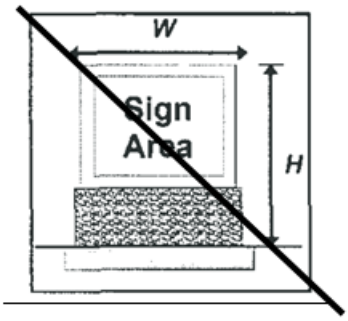
(2) *Landscape maintenance.* Replacement of plant materials that do not survive after installation in required landscaped areas is required within the next planting season or within six months of the plant's demise. Required landscaped areas contained by a fixed border, curbed area, or other perimeter 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.

Sec. 113-105. - Sign height.

Sign heights shall be measured as follows:

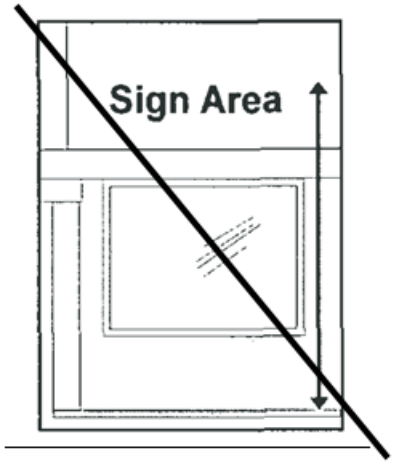


Sign Measurements

(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.

Public Review Version 1



~~*Wall Sign*~~

~~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.~~

~~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.~~

~~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.*~~

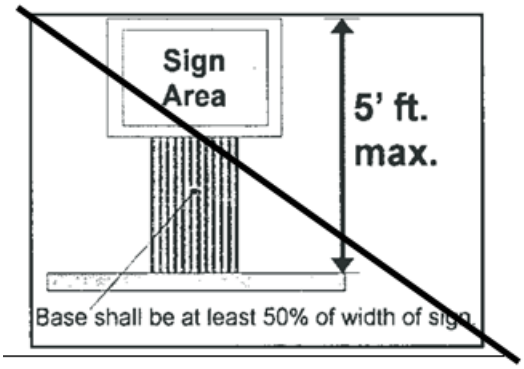
~~1. *Parcels less than or equal to two acres.* Except as otherwise permitted, the aggregate sign area for any parcel located in a residential zone and which is less than two acres shall not exceed one and one-half square feet.~~

Public Review Version 1

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.

Public Review Version 1

~~(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.~~

~~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.*~~

Public Review Version 1

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.

Public Review Version 1

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.

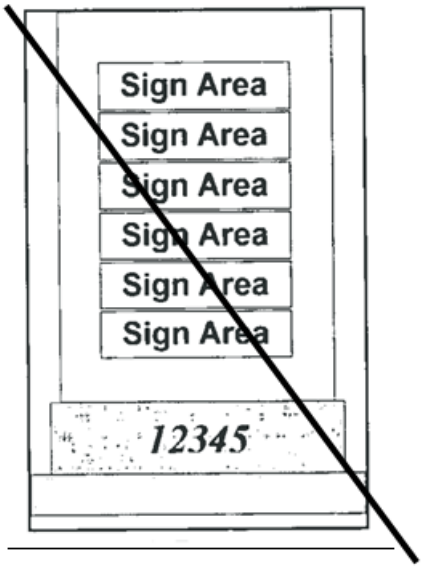
d. Any freestanding sign must include the number of the street address, but the area of these numerals shall not be included in calculating the allowed sign area.

(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.

Public Review Version 1

~~(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.~~

Public Review Version 1

~~(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.~~

Public Review Version 1

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.

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.*

Public Review Version 1

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.

Public Review Version 1

~~(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.~~

~~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.~~

Public Review Version 1

~~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.~~

~~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.~~

~~Sec. 113-187. - Location and size.~~

Public Review Version 1

~~(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.~~

~~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.~~

Public Review Version 1

(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.

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.

Public Review Version 1

Exhibit A - Jurisdictional Comparison Regarding Temporary Sings

Compiled by Surprise Planning staff to aid the Surprise Planning and Zoning Commission in their decisions regarding temporary signs within the City of Surprise.

Since the Reed decision, several jurisdictions have either updated their sign codes or are in the process of doing so as of the writing of this document. The following jurisdictions fall into one of those two categories and are represented in this document:

City of Buckeye
City of Goodyear
City of Peoria

5.11.3.

With the exception of temporary signs as described in Section 5.11.5 and sign walkers as regulated by A.R.S. § 9-499.13, the following types of signs are prohibited:

A. Flashing, moving, animated, coursing, blinker, racer-type, intermittent, rotating, moving or revolving signs and/or devices, whirligig devices, inflatable signs and tethered balloons, pennants, ribbons, streamers, spinners, and other types of attention-getting devices, except for changeable copy signs when in compliance with the applicable regulations in this Section.

B. Pylon or pole-mounted signs, except as provided in Section 5.11.4, Standards.

C. Sandwich board signs, portable signs, and outdoor banners displaying product information.

D. Roof-mounted signs or signs projecting above the roof line of a building.

E. Signs placed within the public right-of-way, except for those off-site kiosk signs set forth in Section 5.11.6(A).

F. All signs mounted on, or applied to trees, utility poles, or public structures, except as otherwise provided.

G. Any sign determined to be a safety hazard to the flow of traffic.

H. Billboard or off-site advertising signs, except for those signs set forth in Section 5.11.6(A) and Section 5.11.8.

I. Commercial signs remaining at an abandoned or vacant building for a period exceeding 180 days.

J. Vehicle signs or signs mounted, attached, or painted on trailers, boats, or motor vehicles primarily or consistently parked, stored, or displayed in a manner intended to attract the attention of the public for advertising purposes.

5.11.5.

Temporary signs are intended to be utilized by businesses as a short-term advertisement of special events (e.g. grand opening, going out of business), sales, and new products or services.

A. General Standards

Unless otherwise modified by this Section, or as a condition of approval, the following standards apply to all temporary signs:

1. Temporary signs in use prior to the adoption of this ordinance shall be deemed nonconforming and shall not be grandfathered unless said sign was approved with the issuance of a valid sign permit.

2. Temporary signs shall obtain a Temporary Sign Permit (TSP) from the Development Services Director.

3. Temporary signs shall display a TSP sticker at all times.

4. With the exception of buildings allowed a 0-foot front setback, temporary signs shall be located on private property outside of City or County right-of-way.

5. Temporary signs shall be spaced at least 10-feet apart.

6. Except as otherwise provided in this Section, temporary signs shall not be located off-site.

7. Except as otherwise provided in this Section, temporary signs shall be limited to use for up to 30 consecutive days with at least 15 days between each use and a maximum cumulative display time of 180 days per calendar year.

8. Temporary signs shall be maintained in good condition throughout the duration of use. Failure to maintain a temporary sign in good condition, as determined by the City, shall be grounds for the revocation of any TSP.

B. Grand Openings

Grand opening events must comply with all temporary sign standards and a TSP must be issued for each event. In addition to the temporary signage allowed under this Section, a Special Grand Opening TSP may be approved by the Development Services Director allowing for the use of alternative forms of temporary signage otherwise prohibited under the Development Code, subject to any conditions of approval imposed upon the TSP for such signs, for a period not to exceed 2 weeks. If a Special Grand Opening TSP is approved, the remaining 2 weeks of the event must comply with the temporary sign standards without the need for issuance of a new TSP. A Grand Opening TSP may be issued only once per business opening or ownership change.

C. Special Events and Temporary Uses

Special events that are approved through the issuance of a City of Buckeye Special Event Permit and temporary uses which are approved through the issuance of a temporary use permit may have alternative temporary sign standards approved as a part of the Special Event Permit or temporary use permit process. If no alternative temporary sign standards are approved, the standards in this Section shall apply.

D. Permitted Signs

The following types of signage shall be permitted pursuant to the issuance of a TSP and compliance with the established standards.

1. On-Site A-Frame Signs

   a. Placement must allow for a minimum 3-foot pedestrian pathway to/from all building entrances and exits.

   b. Shall not exceed 4-feet in height and 3-feet in width.

c. Shall be constructed of durable materials with a stable, weighted base.

d. Shall be limited to 1 per business or tenant per public street frontage.

e. Shall not be illuminated or animated in any way.

f. Except as otherwise specified in this Section, A-Frame Signs shall only be displayed during normal business hours of operation.

g. Shall not be placed upon, affixed or attached to any object, including, but not limited to, light poles, trees, traffic signals, benches, tables, street signs, fencing, or bike racks.

h. Use of such signs are not subject to the time limitation provided in Section 5.11.5.A.7.

i. Shall obtain a TSP.

j. A-Frame Signs, including Off-Site A-Frame Signs, may be used for the duration of this ordinance with no lapse between each use.

2. Off-Site A-Frame Signs

A-Frame Signs may be place off-site if all of the following standards are met, in addition to meeting the standards of Section 5.11.5.D.1:

a. Shall only be displayed between the hours of 12:00 p.m. Friday through 7:00 a.m. Monday. Any sign being displayed off-site between the hours of 7:00 a.m. Monday and 12:00 p.m. Friday may be eligible for removal by the City at the owner's expense.

b. Must obtain written approval of the property owner of record for the property where the sign is to be located.

c. At the time of TSP submittal, a letter stating such approval, along with a site plan depicting the location of the off-site A-Frame Sign, must be submitted and approved by the City prior to the placement of the sign.

3. Balloons

a. Shall not exceed the allowed building height for the zoning district in which the business is located.

b. Shall not occupy any required parking spaces.

c. Shall be securely tethered or anchored and shall not be affixed or attached to any light poles, traffic signals, street signs, or other public safety device.

d. Shall not be located on the roof of the building.

4. Banners

    a. Shall have a maximum area of 32-square feet and a maximum height of 6-feet.

    b. Shall not be located on the roof of the building or above the building roofline.

    c. Shall be securely attached to the building in which the business is located.

    d. Shall be limited to one banner per street frontage, per business.

5. Inflatables

    a. Shall have a maximum height of the building in which the business is located or 30-feet above the adjoining ground, whichever is less.

    b. Shall be securely tethered or anchored and shall not be affixed or attached to any light poles, traffic signals, street signs, or other public safety device.

    c. Shall be located so as to not interfere with pedestrian and vehicular circulation patterns as approved by the City.

    d. Shall not be located on the roof of the building.

6. Freestanding Pennants

    a. Shall have a maximum area of 16-square feet and a maximum height of 12-feet.

    b. Shall be constructed of durable materials with a stable, weighted base.

    c. Shall be located on-site and in an area free of pedestrian or vehicular traffic.

    d. Unless no other practical alternative is available, pennants shall not be located adjacent to public right-of-way.

    e. Shall not occupy any required parking spaces.

    f. Shall be limited to 2 pennants per business.

ARTICLE 7-9 TEMPORARY SIGNS

A. TEMPORARY SIGNS NOT REQUIRING A SIGN PERMIT.

1. Directional signs in residential zoning districts:

   a. A residence or multiple residence use may display a maximum of four directional signs during daylight hours.

   b. The maximum height shall be three feet and the maximum copy area shall be six square feet.

   c. Directional signs may not be placed within the public right-of-way.

2. Sign Walkers:

   a. Sign walkers shall be located only at grade level and at least five feet from the street, as measured from the back of curb or edge of pavement, if no curb exists.

   b. From a street driveway or intersection, sign walkers shall be located 30 feet pavement, if no curb exists.

   c. Sign walkers shall not be located in raised or painted medians, in parking aisles or stalls, in driving lanes, on equestrian or multi-use trails or on fences, boulders, plants, other signs, vehicles, utility facilities or any structure. Additionally, sign walkers shall not be located:

      (1) So that less than a minimum of four feet is clear for pedestrian passage on all sidewalks and walkways, or so as to cause a hazard to pedestrian traffic.

      (2) Within a minimum distance of 20 feet from any other sign walker.

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

      (4) Sign walkers shall yield the right-of-way to pedestrians, bicycles and all others traveling or located on the sidewalks.

   d. Signs shall be displayed only during daylight hours and shall be held, worn or balanced at all times.

   e. All forms of illumination (including flashing, blinking or rotating lights), animation of the sign itself, mirrors or other reflective materials or attachments (including, but not limited to, balloons, ribbons, speakers, etc.) are prohibited.

3. Special Event and Temporary Use Signs:

   a. Temporary uses are those that require a Special Event Permit or Temporary Use Permit with approved sign plan showing the proposed location, placement, and size of all signs.

4. Vehicle Signs in commercial and industrial zoning districts:

   a. One vehicle sign per business.

   b. The vehicle upon which the sign is affixed shall be operable and licensed to operate on a public street.

   c. The vehicle shall be used daily in the function of the business.

   d. The vehicle shall be parked onsite in a designated parking space.

   e. Signs may be magnetic, affixed or painted upon an integral part of the vehicle, as originally intended by the manufacturer. Signs may not break the silhouette of the vehicle.

   f. Vehicle signs may not be illuminated, animated or utilize an electronic display.

5. Window signs in all zoning districts such that the total area of all window signs, including both permanent and temporary signs, does not exceed 25% of the total area of the window through which they are visible. For commercial, industrial and non-residential uses in residential zones, window signs shall be displayed in first floor windows only. No window sign may be illuminated, animated or utilize an electronic display.

6. Yard signs in residential zoning districts that do not exceed a maximum area of six square feet and a maximum height of six feet. One sign permitted per property. Such signs shall not be illuminated.

B. TEMPORARY SIGNS REQUIRING A SIGN PERMIT. A permit approving the time, place and manner of the temporary signage addressed in this Section shall be obtained from the Zoning Administrator on forms provided by the Department.

1. Construction:

   a. A non-illuminated temporary sign may be placed on properties zoned for commercial, industrial, multi-family or for permitted non-residential uses in residential districts when active construction is occurring onsite.

   b. One sign per business under construction.

   c. The maximum copy area shall be 32 square feet and the maximum height shall be eight feet.

   d. A sign permit shall not be issued prior to the issuance of a building permit for the business to be conducted onsite.

   e. The sign shall be removed within 10 days following the issuance of a Certificate of Occupancy for the business.

2. Grand Opening and Special Promotions:

   a. Temporary signs may be placed on properties zoned for commercial, industrial, multi-family or for permitted non-residential uses in residential districts at time of grand opening or special promotion for a business onsite. Signage shall be displayed for a maximum of 30 consecutive days, no more than four times in any given calendar year.

   b. Temporary signs may be displayed on the building or within the parking area, perimeter landscape or some other area of the property.

c. For every 10,000 square feet of building area of the business observing the grand opening or special promotion, 50 square feet of temporary signage shall be permitted. However, the amount of temporary signage shall not exceed 500 square feet. All forms of display (banners, pennants, inflatables, balloons, etc.) shall be counted towards the business's allocation of temporary signage.

d. Signs are subject to the following limitations:

(1) Displays shall not be animated by mechanical or other means.

(2) Flying banner signs and animated inflatable signs are not permitted.

(3) Displays shall not be illuminated.

(4) No sign or display shall be placed on or above the roof of any building.

(5) All balloons shall be tethered and shall not exceed the allowed building height for the zoning district in which the business is located.

(6) Displays shall not be placed in any required parking spaces or drive aisles or on City-owned property or rights-of-way.

3. Portable Signs:

a. Portable signs shall be subject to the following regulations:

(1) One sign per business located on property zoned for commercial, industrial, multi-family or for permitted non-residential uses in residential districts.

(2) The sign shall be subject to renewal of an annual permit.

(3) Sign may only be displayed during daylight hours.

(4) The maximum copy area shall be six square feet and the maximum height shall be three feet.

(5) Placement of the sign must allow for a minimum four-foot clear pedestrian pathway to and from all building entrances or exits;

(6) The sign shall be located within three feet of the building face and within 10 feet of the building entry.

(7) Portable signs shall be constructed of durable materials with a stable base and shall be white in color or a color that complements the existing signage for the building. Sign may not be illuminated or animated.

(8) Portable signs shall not be affixed or attached to objects such as light poles, trees, traffic signals, benches, street signs, fencing or bike racks, and shall not be allowed within the public right-of-way.

4. Sale or Lease:

   a. A non-illuminated temporary sign may be placed on properties zoned for commercial, industrial, multi-family or for permitted non-residential uses in residential districts when for sale or lease.

      (1) For developed property, and undeveloped property less than 40 acres in size, one sign per street frontage for the building or property for sale or lease. The maximum copy area shall be 32 square feet and the maximum height shall be eight feet.

      (2) For undeveloped commercial or industrial property between 40 and 100 acres in size, one sign per street frontage for the property for sale or lease. The maximum copy area shall be 96 square feet and the maximum height shall be 12 feet.

      (3) For undeveloped commercial or industrial property over 100 acres in size and adjacent to a freeway, one sign with a maximum copy area of 500 square feet and maximum height of 12 feet.

   b. A non-illuminated temporary sign may be placed on properties over 40 acres in size zoned for agricultural or residential uses when for sale or lease. The maximum copy area shall be 32 square feet and the maximum height shall be eight feet.

   c. The sign shall be removed within 10 days following the sale or lease of the building or property.

34.10 Temporary Sign Types

A. General Requirements

1. In order to ensure structural stability and safety, freestanding signs seven (7) feet or greater in height shall be constructed to standards required for a permanent sign as described by the Arizona Sign Association.

2. Signs seven (7) feet or greater in height require a sign permit.

3. Temporary Signs shall be located outside of the visibility triangles, as shown in Figure 1.

4. Signs shall be maintained in good condition and shall be removed if torn, soiled, or faded.

5. Temporary signs shall not be illuminated.

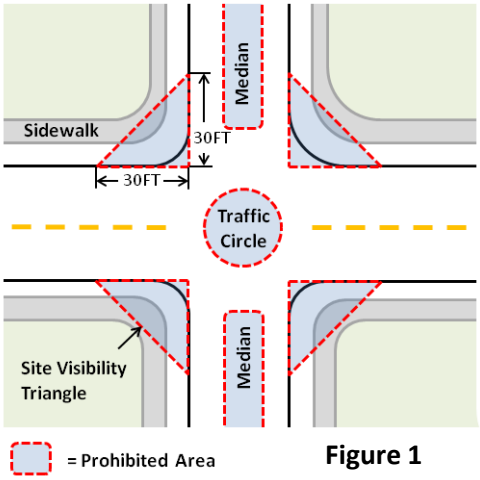


Figure 1

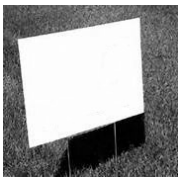
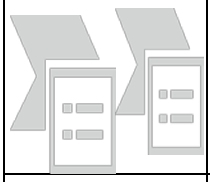
6. The installation date and name and contact number of the party responsible for installation shall be listed on the back of all temporary signs, except those located on developed single family residential lots.

7. The party or parties responsible for distribution or installation of such signs shall be jointly and severally liable for the removal of such signs.

8. Such signs which are deemed to be unsafe, defective or which create an immediate hazard to persons or property or are not in compliance with the provisions of this section shall be declared to be a public nuisance and shall be subject to removal by the City in accordance with state statutes.

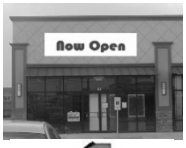
B. Duration: The following non-permanent signs are authorized in the identified zoning districts for the durations noted in Table 4.

Table 4: Temporary Sign Type Specifications

A. UNDEVELOPED PROPERTIES						
Property Type	**Quantity**	**Max Sign Area**	**Maximum Height**	**Duration**	**Other Limitations**	**Permit**
Parcels ≤1 ac 	1	3 SF	3 FT	Up to 1 Year		No
Parcels >1 acre	1 sign + 1 additional sign for every 600 LF street frontage	32 SF	8 FT	Up to 1 Year, may be renewed twice for 3 years total		Yes
B. RESIDENTIAL PROPERTIES						
Sign Type	**Quantity**	**Max Sign Area**	**Maximum Height**	**Duration**	**Other Limitations**	**Permit**
Yard Sign 	1	3 SF	3FT	Up to 3 Months	Located on a developed residential lot	No
Neighborhood Sign	1 sign per neighborhood entrance	3 SF	3 FT	Up to 1 Week	Located within neighborhood common area	No

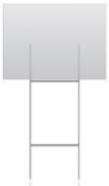
New Subdivision Sign	1 sign per street frontage	32 SF/sign *or* Master Planned Developments 300+ acres: 96SF/sign	16 FT	Up to 3 years	Must be removed once all lots in subdivision are sold	Yes

Table 4: Temporary Sign Type Specifications *(cont'd)*

C. NON-RESIDENTIAL PROPERTIES						
Sign Type	**Quantity**	**Max Sign Area**	**Maximum Height**	**Duration**	**Other Limitations**	**Sign Permit**
Special Promotion 	2 Wall-Mounted Banners	32 SF Total	N/A	Max 30 days per installation Max 4x per year	N/A	Yes, For Each Install
	2 Pole Mounted Banners "Swooper Signs"	32 SF per sign	15 FT		Max Width: 3 FT	
	1 A-frame or T-frame sign portable sign	6 SF	3 FT		N/A	
D. SPECIAL CONDITIONS – *In addition to temporary signage permitted by use/development character, the following signs are allowed when special conditions occur.*						
Property Type	**Quantity**	**Max Sign Area**	**Maximum Height**	**Duration**	**Other Limitations**	**Sign Permit**
Properties Under Construction	1	32 SF	8 FT	Building Permit: From Issuance until closed	Active building permit required	No
Properties listed for sale, lease, or rent						

≤ 1 acre 	1	6 SF	Free-Standing Sign: 5 FT Other Signs: N/A	While property is listed	N/A	No
> 1 acre 	1 sign + 1 sign for every additional 600 LF street frontage	32 SF	8 FT	While property is listed	N/A	Yes

Table 4: Temporary Sign Type Specifications *(cont'd)*

E. SPECIAL CONDITIONS *(cont'd)*						
Sign Type	**Quantity**	**Max Sign Area**	**Maximum Height**	**Duration**	**Other Limitations**	**Sign Permit**
Election Season, Non-Commercial Messages 	Not limited	Residential Zoning, adj. to Rural or Local Road: 16 SF Other: 32 SF	<7 FT	90 days prior to Primary Election and up to 15 days after General Election	See below	No
	Per ARS § 16-1019, such signs may be located within the City right-of-way provided they are not: 1. hazardous to public safety; 2. within a roadway median or traffic circle; 3. affixed to any City-owned utility pole, traffic control device or safety barrier; 4. located in a manner that interferes with the requirements of the Americans with Disabilities Act; 5. located in a designated commercial tourism, commercial resort, and hotel sign-free zone designated by the City Council pursuant to ARS §16-1019; and 6. otherwise in violation of a requirement found in this Section. Except as provided herein, such signs shall not be located on City-owned property, buildings, or structures.					

Grand Opening/New Business	Not limited. Includes banners, balloons, streamers, flags, pennants, and merchandise.	N/A	N/A	60 days within first 6 months of receiving a valid business license	See Grand Opening/New Business definition. Not permitted for Home Occupations.	No
Old Town A-frame	1 A-frame	6 SF	3 FT	Up to 1 year, must be removed at the close of business each day	Permitted for non-residential uses within the Old Town and Central Districts in the Old Town Specific Area Plan boundaries.	Yes
Resident Right of Way Sign	4	6 SF	3 FT	4 days max, 4 x per year	For property owners or residents of Peoria with utility bill or other proof of address. Signs in ROW subject to same limitations as Election Season Signs	No
Sign Walker	N/A	12 SF	6 FT	Daylight hours	Max Width: 6 FT See below	No
	• Shall not be located adjacent to local or collector roads in Residential Zoning Districts. • Shall be at least thirty (30) feet away from any street intersection or driveway entrance. • Shall not be located in any drive aisle, parking stall, driveway, or on sidewalks in a manner that provides less than a four (4) foot free and clear pathway for pedestrians. • Shall not be located within a median or on a street. • Shall not be located on walls, boulders, planters, other signs, vehicles, utility facilities, or any structure.					
Temporary Use	1 Banner + 3 A-frame or T-frame Portable Signs	Banner: 24 SF A-frame: 6 SF	Banner: N/A A-Frame: 3 FT	For the duration of approved Temporary Use Permit	N/A	Temp. Use Permit

Exhibit B, Surprise Unified Development Code, Section 122-105 Temporary Uses

The following excerpt of the Surprise Unified Development Code includes Section 122-105 regarding Temporary Uses

Sec. 122-105. - Temporary uses.

Temporary uses allow for activities that may be appropriate on an interim basis without requiring full compliance with the development standards of the zoning use district in which the property is located or by which the city may permit seasonal or transient uses not otherwise permitted. When allowed, temporary uses shall be subject to the following requirements:

(a) Temporary use permit approval criteria:

(1) The temporary use permit may be granted for a specific use on a specific property and not for a particular person or company.

(2) Any use or structure requiring sanitary facilities shall locate the sanitary facilities on the same lot as the host use or structure unless independent water and sewer service is provided.

(3) Temporary uses and temporary use permits shall be held in a manner compatible with existing uses on adjoining properties and in the surrounding area. Conditions to be considered shall include, but are not limited to, the following:

a. Adequate parking.

b. Hours of operation.

c. Site location including ingress and egress, trip generation, and pedestrian accessibility.

d. The nature, scope, location and manner of operation of the use shall not constitute a health and/or safety hazard to the public.

e. Assurance of compliance with health, building, fire, electrical, plumbing, and all other appropriate codes shall be required.

f. Site lighting.

g. Security considerations.

h. Any other conditions that may have a detrimental effect on the city or on surrounding properties.

(b) Temporary uses requiring a temporary use permit:

(1) Special events such as carnivals, circuses, festivals, fairs, holiday events, concerts, exhibitions, performances, grand openings, tent sales, and sidewalk sales. The uses are limited to a maximum of 45 consecutive days per event, and may not occur more than 90 cumulative days per calendar year per property, or in the case of a commercial center, per tenant.

(2) Temporary retail sales of arts, crafts, souvenirs, gifts, food, and seasonally related items. The uses are limited to a maximum of 45 consecutive days per event, and may not occur more than 90 cumulative days per calendar year per property, or in the case of a commercial center, per tenant.

(3) Donation bins.

(4) Any event in a public or private street.

(c) Temporary uses not requiring a temporary use permit:

(1) Sports tournaments.

(2) School events.

(3) City operated events.

(4) Fundraising sales related to a particular seasonal, cultural, traditional, or community activity.

(5) Garage or yard sales held for a maximum of 32 hours or two times a calendar year.

(6) Construction trailers.

(7) Temporary use of portable storage containers in residential districts for the purpose of loading and unloading household contents is only permitted for a period of time not exceeding seven days in a calendar year.

(8) Peaceful assembly.

(d) Construction trailers and portable storage containers shall be subject to the following requirements:

(1) Construction trailer(s) and/or portable storage container(s) utilized for construction purposes shall remain on site only for the duration of an active permit. Abandoned trailers and portable storage container(s) shall not be permitted on the site.

(2) The construction trailer(s), portable storage container(s), attendant parking, and storage areas shall be located on site so as not to interfere with safe ingress and egress to developed areas or areas under construction.

(3) The construction trailer(s) and portable storage container(s) shall be removed prior to issuance of a final certificate of occupancy.

(4) Portable construction containers utilized for purposes other than construction will follow the outdoor storage regulations of the zoning district where it is located.

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

(1) Donation bins are allowed 12 months out of a calendar year with a temporary use permit or prorated through the end of the calendar year with a temporary use permit. Permits for donation bins are annually renewable. Each renewal requires a new temporary use permit application and fee. Donation bin temporary use permits must be renewed within 60 days prior to the first day of every calendar year. If an applicant submits for a temporary use permit prior to the 60-day renewal period, the permit will not exceed the duration of the current calendar year and the permit fees will be prorated.

(2) Arizona state law regarding drop boxes will apply to donation bins as defined in this section.

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

(4) Donation bins shall be located on a paved surface.

(5) Donation bins shall not be located within the front or corner side setbacks, required landscaped areas or within required parking spaces.

(6) Donation bins shall not obstruct pedestrian or vehicular circulation, or be located within the public right-of-way, drive aisles, fire lanes, loading zones, or any other location that may cause hazardous conditions, or constitute a threat to the public health, safety, and welfare.

(7) There shall be no more than one donation bin on properties less than one acre in size, no more than two donation bins on properties or commercial centers of one to three acres in size, and no more than four donation bins on a commercial center greater than three acres in size. No more than two donation bins shall be clustered together and located within 1,000 feet of any other donation bin.

(8) Each donation bin shall have a firmly closing lid.

(9) Each donation bin shall be clearly marked to identify the specific items and materials requested to be collected for donation.

(10) Each donation bin shall be clearly marked to identify the City of Surprise temporary use permit number with contrasting paint. The numbers shall be a minimum of two inches high and located on the deposit face of the donation bin.

(11) 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.

(12) The name and telephone number of the entity obtaining the temporary use permit shall be affixed to the donation bin on an area no larger than one foot by one foot.

(13) Donation bins shall have a capacity no greater than seven cubic yards.

(14) All donated items must be collected and stored in the donation bin and all contents cleared no less than once a week. Any items or materials left outside of the donation bin shall be removed within 24 hours of discovery or notification, whichever occurs first.

(15) If a donation bin is damaged or vandalized, it must be removed within five business days of discovery or notification. If there is a public health, safety, or welfare concern pursuant to the authority granted to the city, the donation bin must then be removed within 24 hours of discovery or notification.

(16) It is the joint responsibility of the property owner or authorized agent and the entity obtaining the temporary use permit to keep the area around the donation boxes free of litter and debris, and remove any graffiti within 24 hours of discovery or notification, whichever occurs first.

(17) It is the responsibility of the entity obtaining the temporary use permit to maintain the donation bin painted or otherwise un-rusted and un-dented and in good repair.

(18) This ordinance authorizes the city and property owner to remove and dispose of any donation bin (including its contents) which is unauthorized, unpermitted, or is otherwise in violation of this ordinance.

(19) Failure to comply with the requirements of this section may result in revocation of the temporary use permit by the city manager or designee.

(20) The city manager or designee may revoke the temporary use permit issued under the provisions of this section when the temporary use permit is issued in error or on the basis of incorrect, inaccurate, incomplete, or fraudulent information.

(f) For the purposes of this section, the following definitions apply:

Authorized agent. A person who is a principal executive officer or other corporate officer with signatory powers as per the company's by-laws or per a vote of the directors if the company is a corporation; a general partner or proprietor if the company is a partnership or sole proprietorship respectively; or a duly authorized representative, the individual designated on the permit application or permit cover page, if such representative is responsible for the overall operation of the facility and has the authority to sign contracts, permits, permit applications, monitoring results and other documents in the company's name and otherwise bind the company.

Commercial center. A location where, regardless of the number of parcels, economic, social, cultural, and administrative services are provided. The commercial center will provide common circulation, parking, and utility facilities that service the commercial center. A commercial center would be a contiguous facility and would not cross public streets.

Donation bin. Any container, storage unit, or structure, other than a primary building or accessory building(s), that is used for the collection of charitable or for-profit donated items by

the general public, including but not limited to clothing, household goods, toys, books, and newspapers.

Portable storage container. A device in the shape of a rectangular solid; constructed of metal, consisting of four vertical walls, a floor and a ceiling and in which at least one vertical end is designed as a door. The dimensions of a portable storage container shall not exceed 102 inches (eight feet, six inches) in height and 96 inches (eight feet) in width. Lengths may not exceed 40 feet in length. Portable storage containers include devices initially designed to facilitate the shipping of containerized cargo and constructed entirely of steel in a manner consistent with ISO 6346, and are being reused to facilitate secure storage, but not habitable space as defined in the City of Surprise Building Code.

(g) Any use and/or dimensional requirement not in compliance with the standards for this section shall be a violation of this ordinance.

FS15-311, Surprise Sign Code Update

Written comments as of July 12, 2017

From: [redacted]
To: Robert Kuhfuss
Subject: Signs - Comprehensive Sign Program
Date: Wednesday, April 22, 2015 1:49:53 PM
Attachments: CCF04222015_0001.pdf

Rob – Hope you're doing well. We worked together on various projects before you came to Surprise when I was at Pulte Homes. Glad to see that you've become a part of the Surprise team.

I've been following the process that you've been making on the sign ordinance and hope to offer some feedback on its impact to PADs in Surprise. This perspective is through the eyes of a master planned developer as it pertains to the current "Comprehensive Sign Program" (Article VIII).

First, I think the allowance of a Comprehensive Sign Program is a great tool that the City has in its code. I only had two suggestions that the City may consider in updating the verbiage.

1. Should only commercial PADs be allowed to have a comprehensive sign program after the initial zoning?
    a. While working on large master planned community projects in the past it has always been challenging to get directional signage to the master planned community. Based upon what I understand in the current code, only a commercial project is provided an opportunity for a comprehensive sign program. Non-commercial projects signage must be submitted with the initial PAD. In other words, there does not appear to be a comprehensive sign program option for a non-commercial PAD after initial approval.
    b. Timing challenge - The timing of a sign program as part of a master planned community is normally considered concurrent with the construction of the 1st phase of the master planned community. This could be many years after the initial PAD application.
    c. Suggest that verbiage be added to the Code to allow for PADs (commercial, residential or mixed-use) to process a Comprehensive Sign Program application after the initial PAD.

2. Should offsite signage only be limited to an "existing master site plan" or where "residential development has been established"?
    a. It is great that offsite signs are permitted but don't believe that those off-site signs should only be limited to projects that have an existing master site plan or residential development. Since all signs must be on private property should it matter if the property is entitled or improved?
    b. Suggest that the property owner's permission and City approval are only required approvals for an off-site sign (as part of a comprehensive sign program).

I've redlined the current code per the above suggestions and have attached a pdf. Thank you in advance for your consideration. I look forward to catching up with you sometime in the near future. Best regards -

[redacted]

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~~. PERMISSION FROM THE PROPERTY OWNER HAS BEEN RECEIVED.

(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.

From: [redacted]
To: Robert Kuhfuss
Subject: RE: Pottery Place Signage
Date: Wednesday, April 29, 2015 8:09:05 PM

Hello Robert, thanks for the invite but will be out of country at that date. But please keep me on your list for future meetings. Thanks,[redacted]

From: Robert.Kuhfuss@surpriseaz.gov
To:[redacted]
CC: Hobart.Wingard@surpriseaz.gov
Subject: RE [redacted]
Date: Mon, 27 Apr 2015 22:21:51 +0000

[redacted]

We have not put together any draft language at this time, but you are welcome to participate in the process. As it stands, I will be presenting to the City Council at a workshop session on May 19th at 4:00 PM for the purpose of gathering their opinions on signage in general. That discussion will inform my work from there. The meeting will occur in the City Council Chambers at 16000 Civic Center Plaza at the City Hall Complex. You will be able to access the agenda at http://surpriseaz.gov/index.aspx?NID=166 when the time comes.

Hope this is helpful.

Thanks

Robert H. Kuhfuss, AICP
Planner II
City of Surprise Community Development
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: Hobart Wingard
Sent: Thursday, April 23, 2015 8:02 AM
To:[redacted]
Cc: Robert Kuhfuss
Subject: RE: [redacted]

Good morning [redacted]

I am forwarding to Rob Kuhfuss as he is coordinating the text amendment regarding signage.

Rob,
[redacted] is a unique commercial entity located on the north side of SR303 that would provide unique insight for signage issues for rural businesses and Grand Avenue businesses. Could you please invite him to any public outreach efforts?

Thank you,
Bart

From: [redacted]
Sent: Wednesday, April 22, 2015 5:13 PM
To: Hobart Wingard
Subject: RE: [redacted]

Hi Bart, thanks for the explanation. I'm a perfect example of one of the reasons this "zoning ovelay" doesn't work ("if they did it why can't I") I think your suggestion of attending public outreach meetings would be prudent. If you hear of any please let me know. Thanks again,
[redacted]

From: Hobart.Wingard@surpriseaz.gov
To: [redacted]
Subject: RE [redacted]
Date: Wed, 22 Apr 2015 16:40:07 +0000

Good morning [redacted],
I understand your concern. The Moon Valley Signage was allowed by the council with a zoning overlay. This practice of sign design through zoning overlays was found to be a counterproductive solution to a perpetual problem such as signs. Currently, the city leaders are discussing a revised sign ordinance and I encourage you to attend any public outreach concerning this topic.
Thank you,
Bart

Hobart Wingard
Planner II
City of Surprise
623.222.3156

From: [redacted]
Sent: Wednesday, April 22, 2015 8:19 AM
To: Hobart Wingard
Subject: RE: [redacted]

Good morning Bart, I don't quite understand why one business on hwy 60 on one side of town could build the windmill and not another on the other side of town? If you get time maybe call me or e-mail me with their reasoning. Nevertheless, I know how busy you are and want you to know how much myself and Mike (our general contractor) sincerely appreciate

all your help thru this entire process. Thanks again, Bill Klein Pottery Place

---

From: Hobart.Wingard@surpriseaz.gov

To: [redacted]

CC: Deborah.Perry@surpriseaz.gov; Jamie.Sullivan@surpriseaz.gov

Subject: [redacted]

Date: Tue, 21 Apr 2015 20:48:29 +0000

Good afternoon [redacted]

Staff was able to discuss you proposal to have signage similar to Moon Valley Nursery on your site on Grand Avenue. It was determined that signage of this scale would not be supported. The code presently allows for signage up to ten (10) feet in height.

Thank you,

Bart

Hobart Wingard
Planner II
City of Surprise
623.222.3156

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.

0.1

21 Apr 2015 19:31:38 -0000

From:	Eric Fitzer
To:	Robert Kuhfuss
Cc:	Lloyd Abrams
Subject:	FW: Sign renderings
Date:	Thursday, November 12, 2015 10:54:48 AM
Attachments:	AZ 202 Pylon 14x48 LED trees.pdf Chandler Mach up.pdf indian_sign_comp_102811.pdf sign rendering.pdf Tolleson Mach Up.jpg Peoria billboard mock ups.pdf Buckeye Structure & Materials.pdf Buckeye Structure & Materials night.pdf

---

FYI

From: [redacted]
Sent: Thursday, November 12, 2015 10:08 AM
To: Rick Buss
Cc: Eric Fitzer; [redacted]
Subject: Sign renderings

Rick,

It was a pleasure meeting with you and Eric the other day, we really appreciate the time you gave us. We welcome the opportunity to lend our expertise to the City of Surprise as you work to develop a comprehensive sign code. Between the two of us Rob and I have over 70 years experience in all facets of the Outdoor Advertising Industry and will help you in any way that we can.

I have attached a number of renderings of some recent projects that we've been involved with, feel free to use them as you move forward.

Your mention of city owned monument signs has intrigued Rob and he has some ideas that he would like to share with you when you have some time to sit down and discuss in greater detail. In the mean time if you would put us on the list of interested parties and keep us abreast of future meetings and agendas I would greatly appreciate it.

Should you have any additional needs please don't hesitate to call.

Best regards,

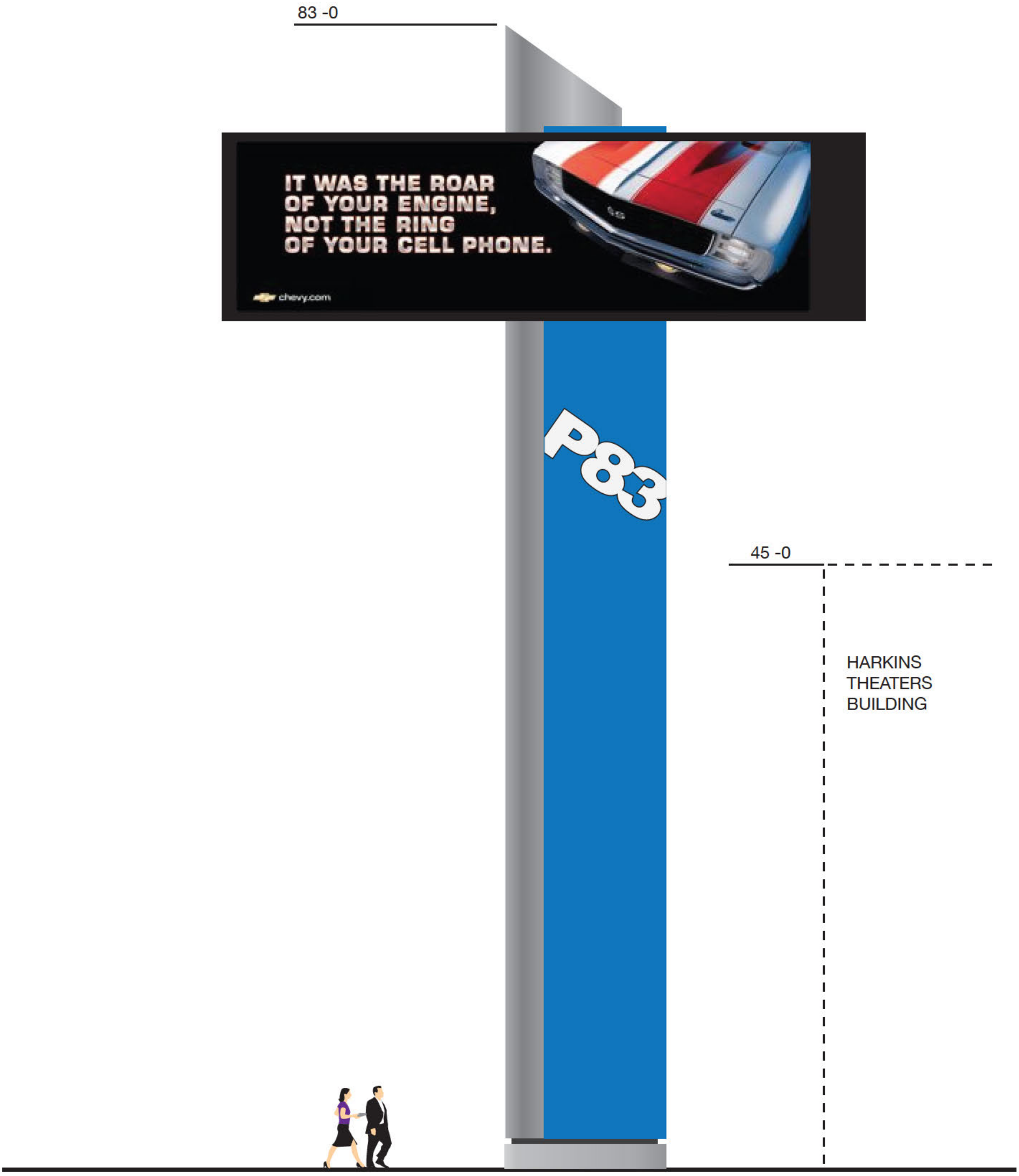
[redacted]

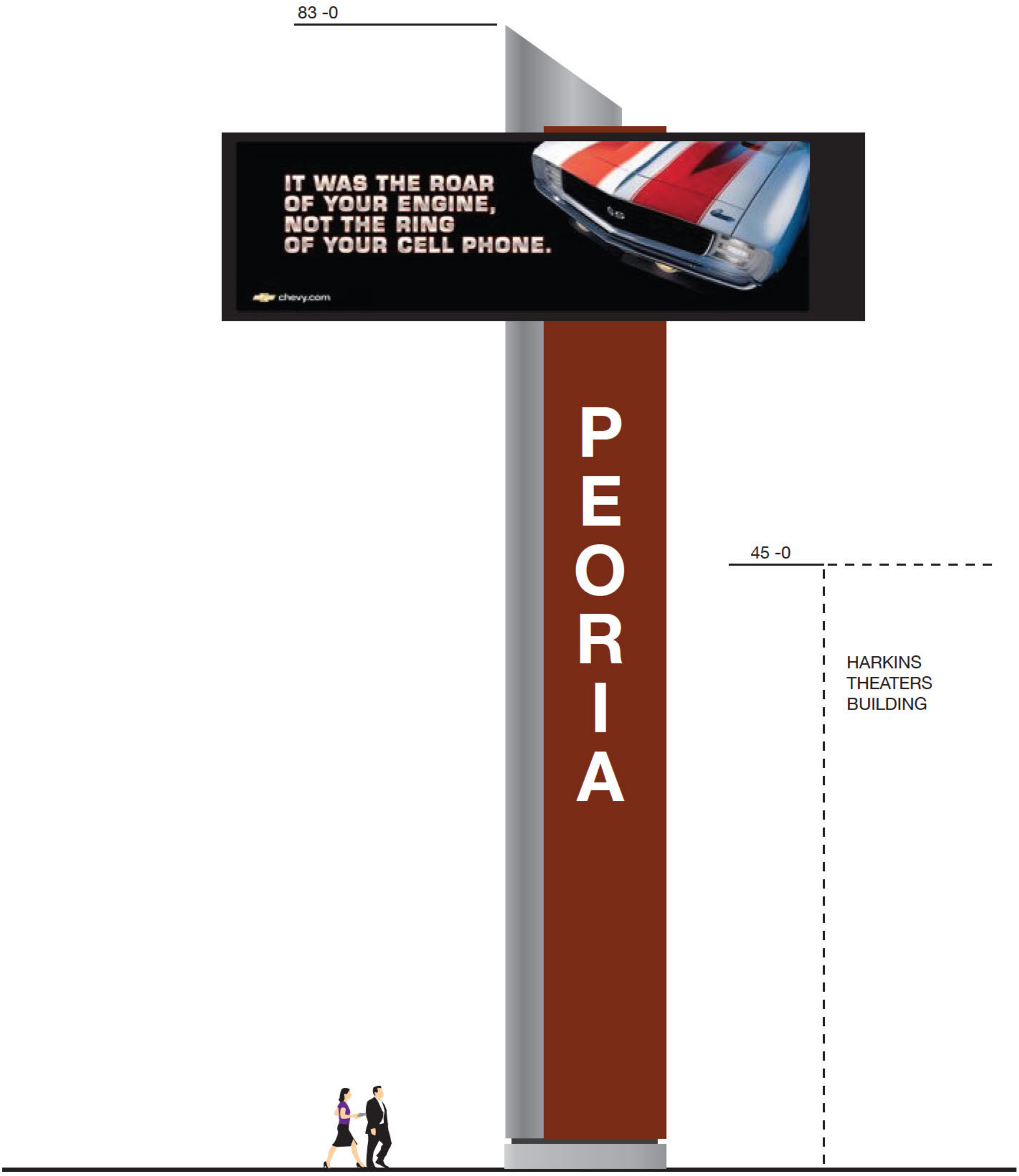
This transmittal is intended exclusively for the use of the individual or entity to whom it is addressed, and may be protected from disclosure under applicable state and or federal law. If the reader of this message is not the intended recipient, you are hereby notified that any unauthorized dissemination, distribution, or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately or telephone [redacted] and destroy the original message. Thank you.

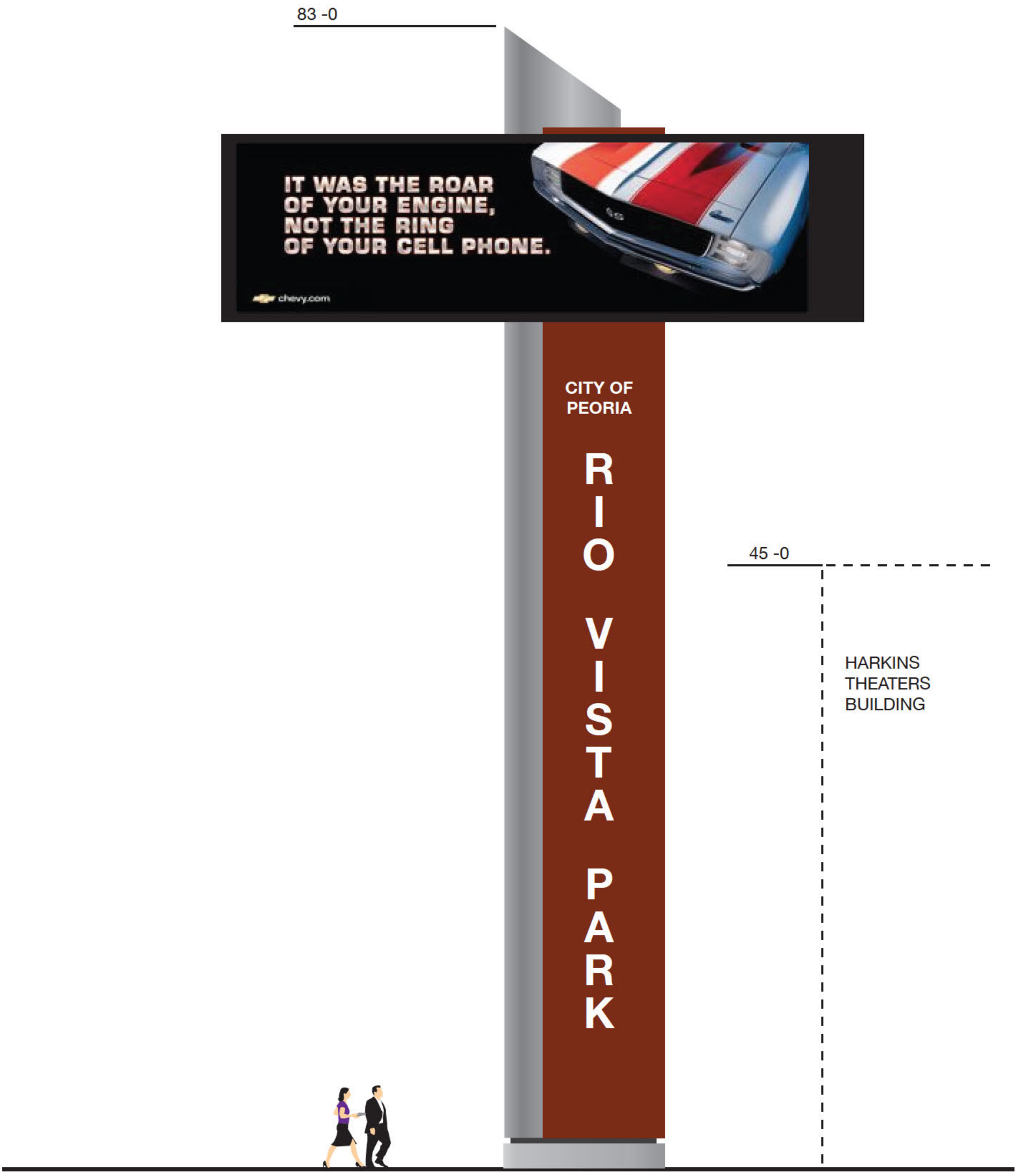
AZ 202
Tenant 1
TENANT TWO
TENANT 3
TENANT 4
Secondary Information

CROSSROADS
@
TOLLESON
Sit. Stay. Shop.
Good boy!
TARGET.
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT
TENANT

50'-0"
IT WAS THE ROAR
OF YOUR ENGINE,
NOT THE RING
OF YOUR CELL PHONE.
chevy.com
CHANDLER


83 -0
IT WAS THE ROAR
OF YOUR ENGINE,
NOT THE RING
OF YOUR CELL PHONE.
chevy.com
P83
45 -0
HARKINS
THEATERS
BUILDING


83 -0
IT WAS THE ROAR
OF YOUR ENGINE,
NOT THE RING
OF YOUR CELL PHONE.
chevy.com
PEORIA
45 -0
HARKINS
THEATERS
BUILDING


83 -0
IT WAS THE ROAR
OF YOUR ENGINE,
NOT THE RING
OF YOUR CELL PHONE.
chevy.com
CITY OF
PEORIA
RIO VISTA PARK
45 -0
HARKINS
THEATERS
BUILDING

IT WAS THE ROAR
OF YOUR ENGINE,
NOT THE RING
OF YOUR CELL PHONE.
P83

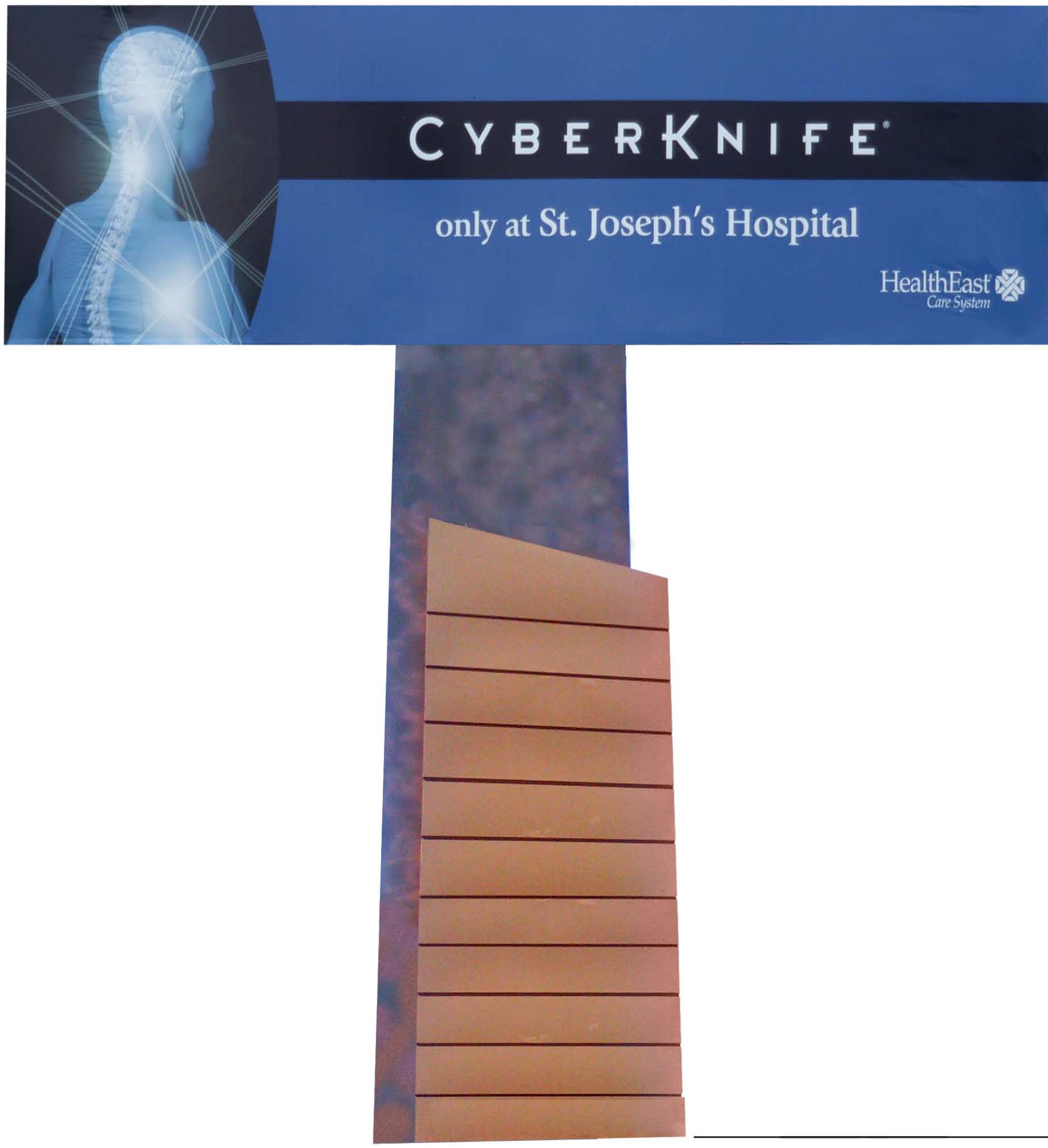
IT WAS THE ROAR
OF YOUR ENGINE,
NOT THE RING
OF YOUR CELL PHONE.
P83
PEORIA EIGHTY THREE

IT WAS THE ROAR
OF YOUR ENGINE,
NOT THE RING
OF YOUR CELL PHONE.
RIO VISTA PARK

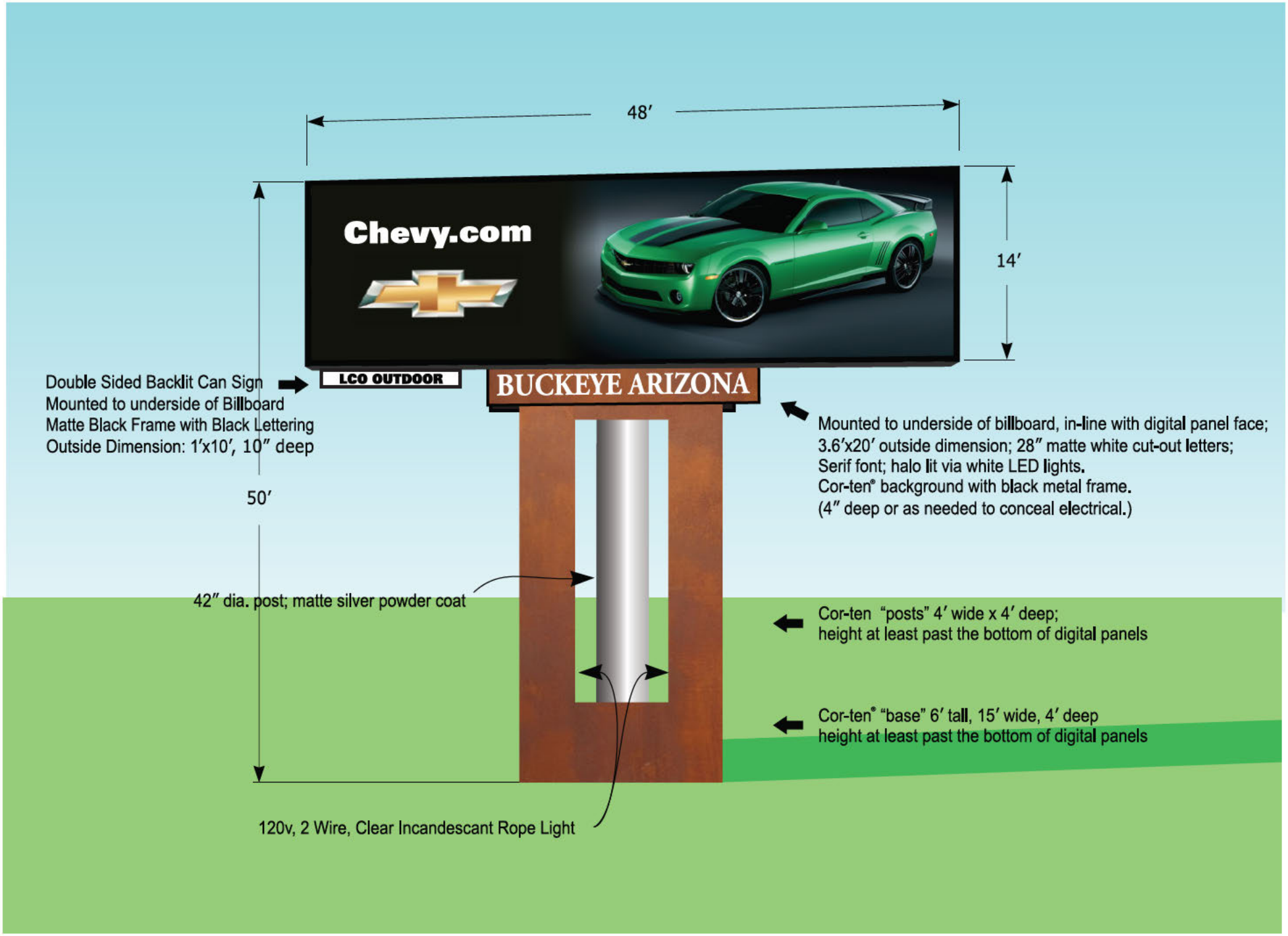
IT WAS THE ROAR
OF YOUR ENGINE,
NOT THE RING
OF YOUR CELL PHONE.
CITY OF
PEORIA
RIO VISTA PARK
PEORIA EIGHTY THREE

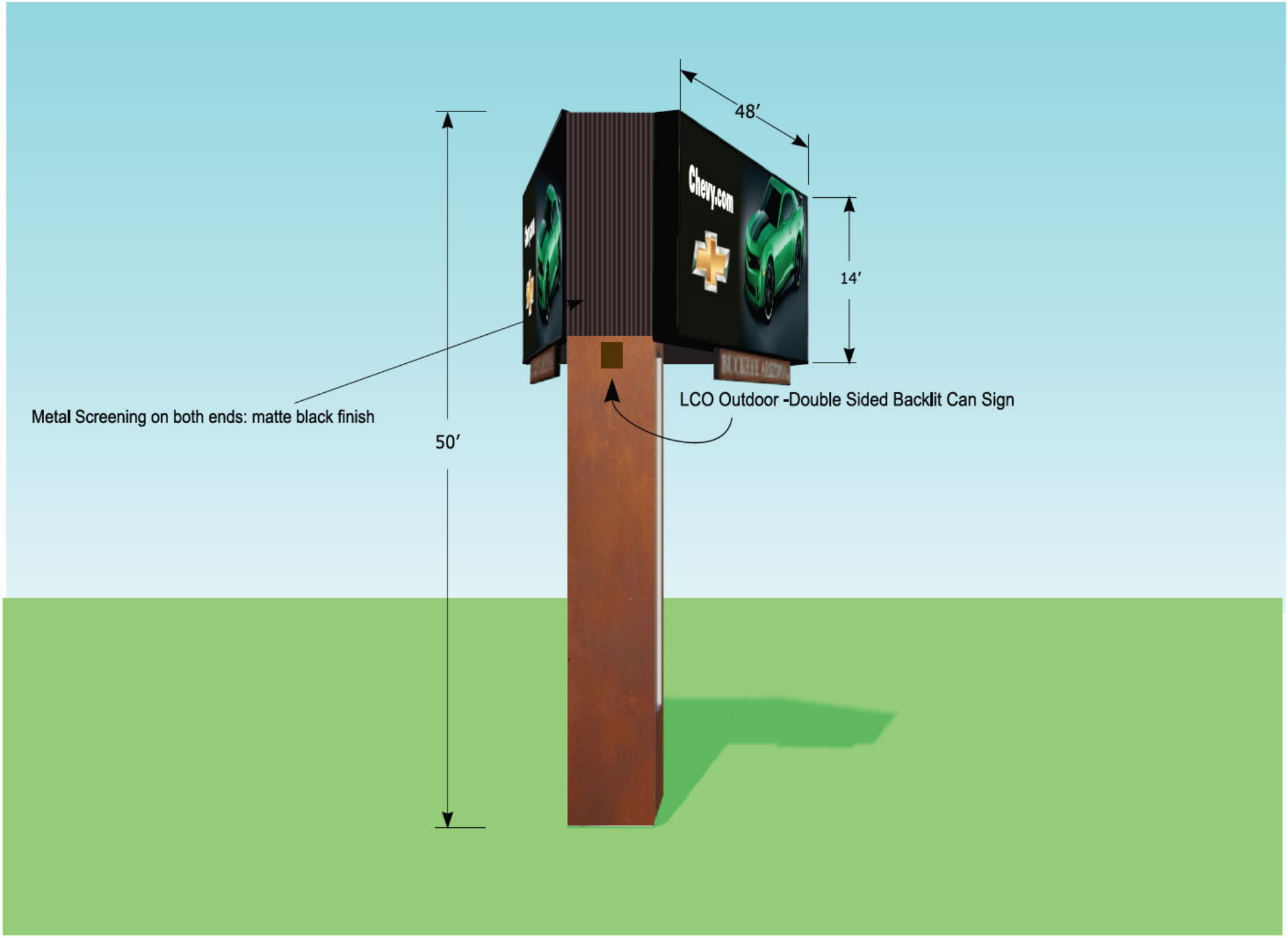
IT WAS THE ROAR
OF YOUR ENGINE,
NOT THE RING
OF YOUR CELL PHONE.
PEORIA
PEORIA

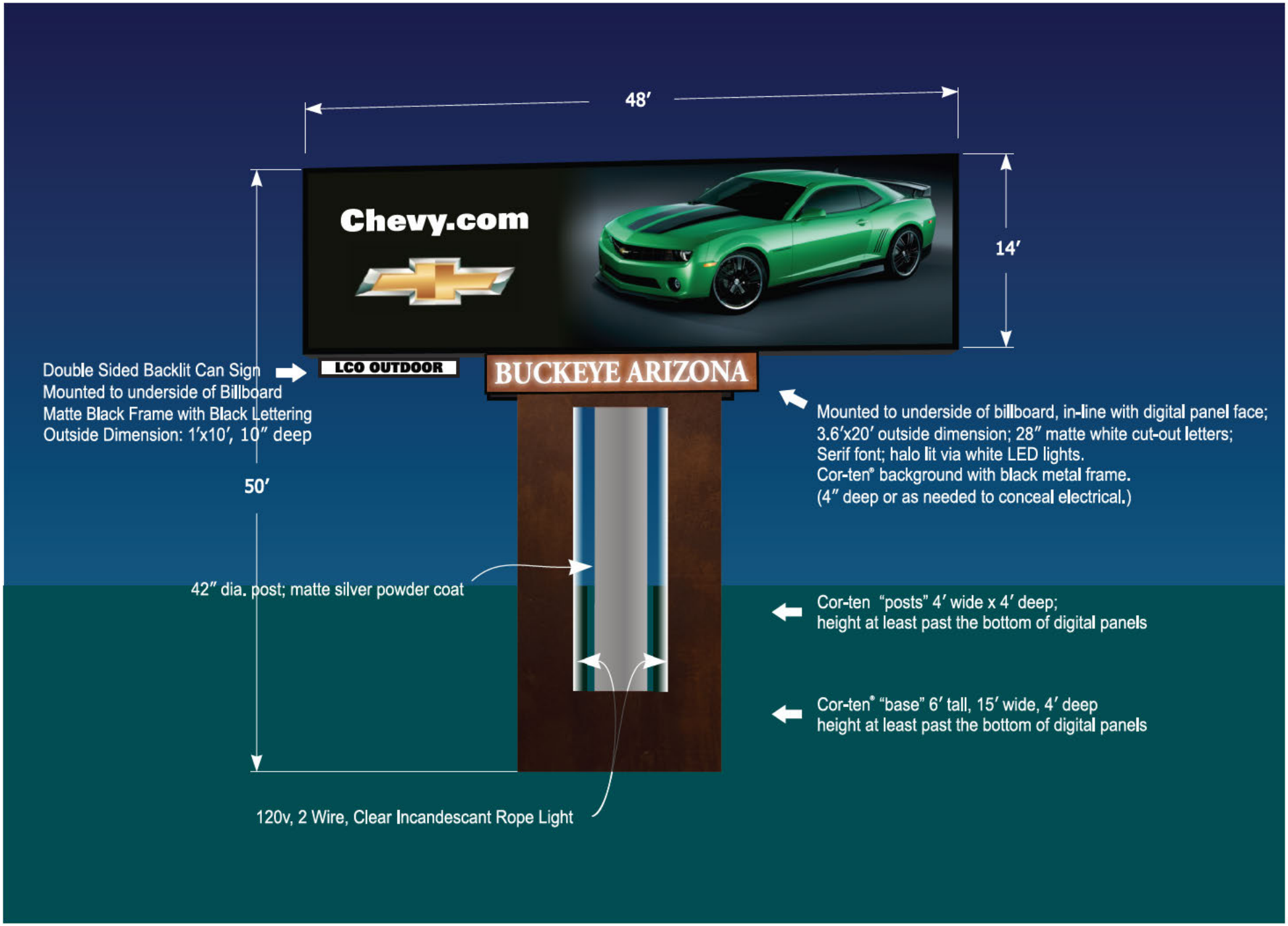
IT WAS THE ROAR
OF YOUR ENGINE,
NOT THE RING
OF YOUR CELL PHONE.
PEORIA
PEORIA
PEORIA EIGHTY THREE

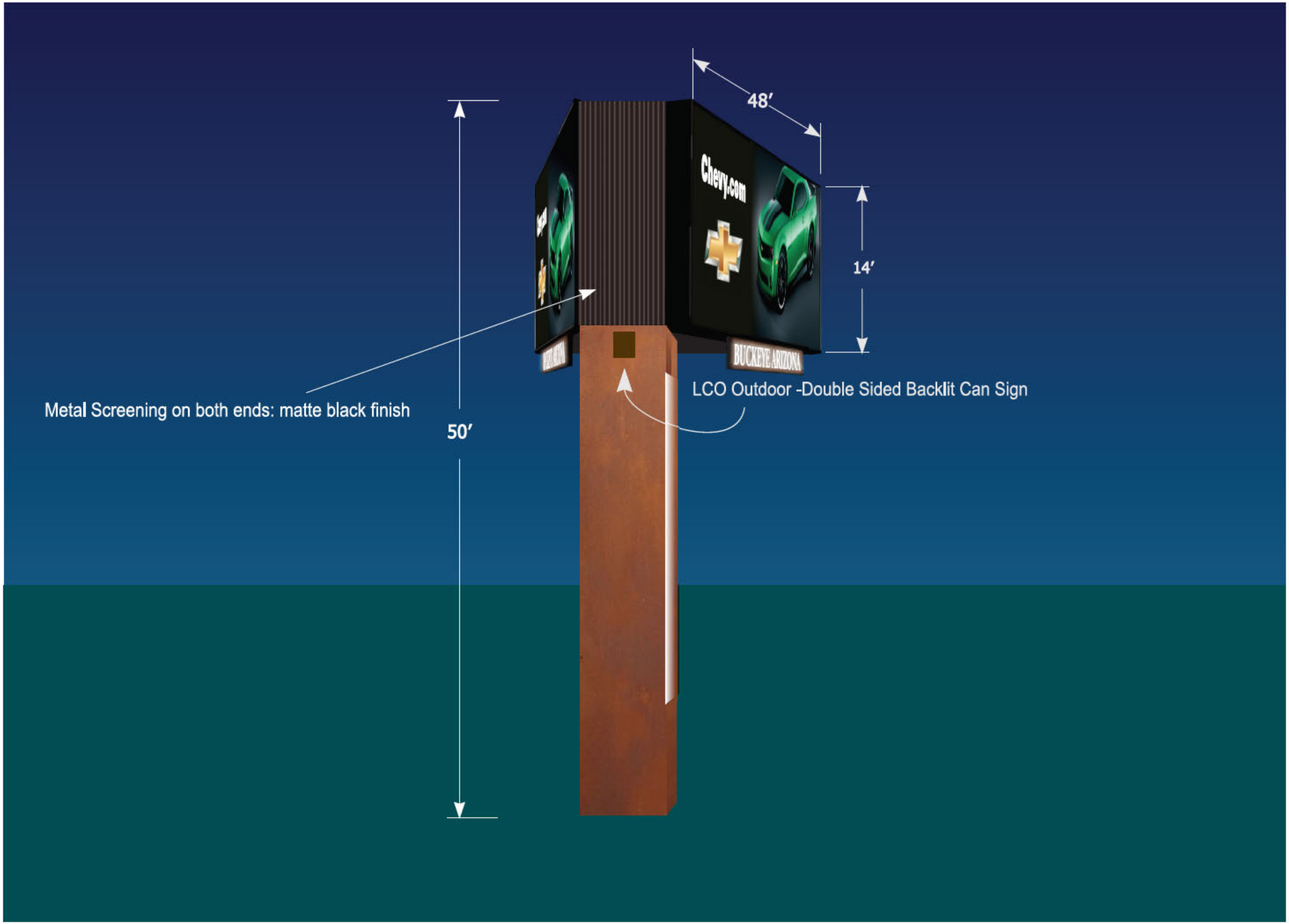

CYBERKNIFE®
only at St. Joseph's Hospital
HealthEast
Care System

50'


48′
14′
Chevy.com
LCO OUTDOOR
BUCKEYE ARIZONA
Double Sided Backlit Can Sign
Mounted to underside of Billboard
Matte Black Frame with Black Lettering
Outside Dimension: 1′x10′, 10″ deep
50′
Mounted to underside of billboard, in-line with digital panel face;
3.6′x20′ outside dimension; 28″ matte white cut-out letters;
Serif font; halo lit via white LED lights.
Cor-ten® background with black metal frame.
(4″ deep or as needed to conceal electrical.)
42″ dia. post; matte silver powder coat
Cor-ten "posts" 4′ wide x 4′ deep;
height at least past the bottom of digital panels
Cor-ten® "base" 6′ tall, 15′ wide, 4′ deep
height at least past the bottom of digital panels
120v, 2 Wire, Clear Incandescant Rope Light

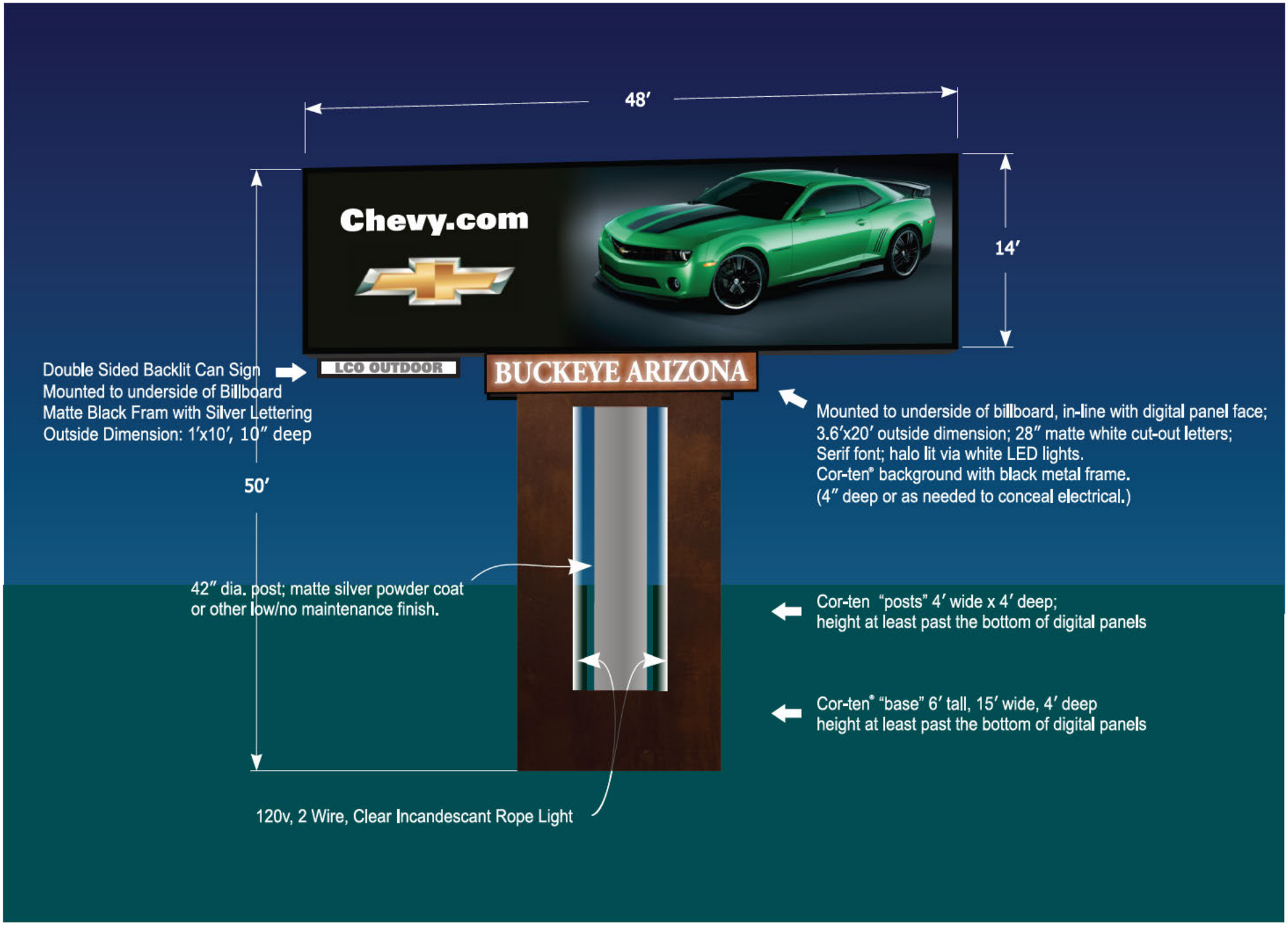

48′
14′
50′
Chevy.com
Metal Screening on both ends: matte black finish
LCO Outdoor -Double Sided Backlit Can Sign

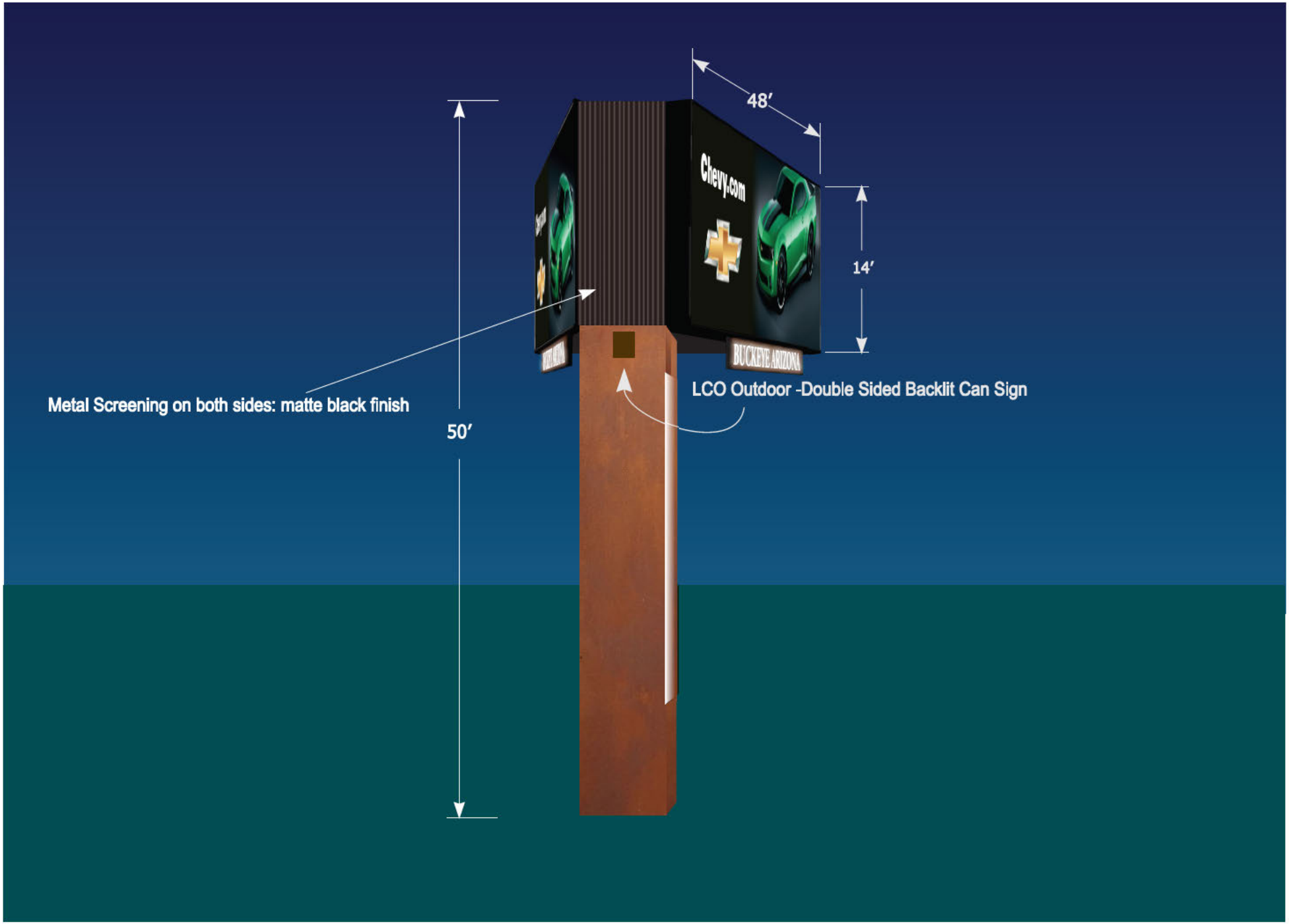

48′
14′
Chevy.com
LCO OUTDOOR
BUCKEYE ARIZONA
50′
Double Sided Backlit Can Sign
Mounted to underside of Billboard
Matte Black Frame with Black Lettering
Outside Dimension: 1′x10′, 10″ deep
Mounted to underside of billboard, in-line with digital panel face;
3.6′x20′ outside dimension; 28″ matte white cut-out letters;
Serif font; halo lit via white LED lights.
Cor-ten® background with black metal frame.
(4″ deep or as needed to conceal electrical.)
42″ dia. post; matte silver powder coat
Cor-ten "posts" 4′ wide x 4′ deep;
height at least past the bottom of digital panels
Cor-ten® "base" 6′ tall, 15′ wide, 4′ deep
height at least past the bottom of digital panels
120v, 2 Wire, Clear Incandescant Rope Light


48′
14′
50′
Chevy.com
BUCKEYE ARIZONA
Metal Screening on both ends: matte black finish
LCO Outdoor -Double Sided Backlit Can Sign

Unplug.
Discover The Forest.org
Ad Council
FOREST SERVICE
U S
DEPARTMENT OF AGRICULTURE
LCO

48’


48′
14′
Chevy.com
LCO OUTDOOR
BUCKEYE ARIZONA
50′
Double Sided Backlit Can Sign
Mounted to underside of Billboard
Matte Black Fram with Silver Lettering
Outside Dimension: 1′x10′, 10″ deep
Mounted to underside of billboard, in-line with digital panel face;
3.6′x20′ outside dimension; 28″ matte white cut-out letters;
Serif font; halo lit via white LED lights.
Cor-ten® background with black metal frame.
(4″ deep or as needed to conceal electrical.)
42″ dia. post; matte silver powder coat
or other low/no maintenance finish.
Cor-ten "posts" 4′ wide x 4′ deep;
height at least past the bottom of digital panels
Cor-ten® "base" 6′ tall, 15′ wide, 4′ deep
height at least past the bottom of digital panels
120v, 2 Wire, Clear Incandescant Rope Light


48′
14′
50′
Chevy.com
BUCKEYE ARIZONA
Metal Screening on both sides: matte black finish
LCO Outdoor -Double Sided Backlit Can Sign

From: Robert Kuhfuss
To: [redacted]
Subject: RE: sign amendment
Date: Thursday, February 23, 2017 1:30:00 PM

[redacted],

We ran a Text Amendment last year striking all reference to political signs from our code. That issue is covered under state statute.

Assuming you are referring to "snipe" signs, the currently proposed language would prohibit that type of sign in the median.

Hope that answers your questions.

Thanks

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: [redacted]
Sent: Thursday, February 23, 2017 10:52 AM
To: Robert Kuhfuss
Subject: RE: sign amendment

How would these changes affect political signs? Signs in the medians?

TIA

[redacted]

At 11:48 AM 2/21/2017, Robert Kuhfuss wrote:

[redacted],

Sorry about that. We had not quite posted the document. You can find it now at https://www.surpriseaz.gov/Calendar.aspx?EID=6986&day=8&month=3&year=2017&calType=0

Thank you.

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470

O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: [redacted]
Sent: Friday, February 17, 2017 5:50 PM
To: Robert Kuhfuss
Subject: RE: sign amendment

Yep, I saw that -- I was/am asking for a copy of the proposed test as stated in the public notice.

[redacted]

At 04:06 PM 2/17/2017, Robert Kuhfuss wrote:

We?ve scheduled a series of stakeholder meetings starting March 8th at 6:00 PM. Notice will go out next week.

We are also taking this to City Council as a work session item on March 7th.

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: [redacted]
Sent: Friday, February 17, 2017 10:50 AM
To: Robert Kuhfuss
Subject: sign amendment

Please send info on this issue. Address below or email is fine.

[redacted]

Protons have mass? I didn't even know they were Catholic.

"Do What's Right. Do it right. Do it right Now!!"

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

17 Feb 2017 23:06:34 -0000

From: Robert Kuhfuss
To: [redacted]
Subject: RE: City of Surprise Sign Code Update Outreach Meetings
Date: Friday, February 24, 2017 8:20:00 AM
Attachments: image002.jpg

[redacted]

Thank you for your question. The intent was to accommodate gas stations, drug stores, schools, churches, etc. that commonly use this type of signage in lieu of the old fashioned reader boards with the plastic inserts. It is unlikely that someone is going to sit with their finger on the button manually scrolling through a series of messages, but the price of gas could change during the course of the day.

We were restrictive in our language since there seems to be some reticence regarding EMCs. I would certainly welcome any input you might have.

I'm also wondering if there might even be an opportunity for a nighttime EMC demonstration before our Planning Commission and City Council. The demonstration would highlight lighting levels, measurements, etc. The days are starting to get longer so if that is a possibility, we'd need to put something together fairly quickly.

Thank you again and please let me know your thoughts.

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: [redacted]
Sent: Friday, February 24, 2017 7:20 AM
To: Robert Kuhfuss
Subject: RE: City of Surprise Sign Code Update Outreach Meetings

Robert,
I have a question regarding the definition of Level 1 EMC. The definition refers to message changing "manually" and does not mention how often the messages could change (as compared to Level 2 which mentions the signs may be changed automatically every 8 sec). Do you have any insight as to why the definition is written this way?

Electronic Messaging Centers, Level 1: An EMC that contains monochromatic static messages which may only be changed manually and which do not employ "scroll", "fade" or "dissolve" transitions, animation or video, or similar subtle transitions or frame effects which create the appearance of moving text or images.

Thank you,

[redacted]

From: Robert Kuhfuss [mailto:Robert.Kuhfuss@surpriseaz.gov]
Sent: Tuesday, February 21, 2017 1:13 PM
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Subject: City of Surprise Sign Code Update Outreach Meetings

Hello all,

As you are likely aware, the City of Surprise is re-writing its Sign Code in its entirety. We are scheduling a series of stakeholder meetings throughout the month of March, 2017. Each of these meetings will be held at **6:00 PM** at the date and location outlined below:

Day	Date	Location	Address
Wednesday	March 8, 2017	Surprise Regional Library	16089 North Bullard Avenue, Surprise, AZ 85074
Wednesday	March 15, 2017	Surprise Community Room	16000 North Civic Center Plaza, Surprise, AZ 85074
Wednesday	March 22, 2017	Surprise Community Room	16000 North Civic Center Plaza, Surprise, AZ 85074
Wednesday	March 29, 2017	Surprise Regional Library	16089 North Bullard Avenue, Surprise, AZ 85074

The proposed text may be found at https://www.surpriseaz.gov/Calendar.aspx?EID=6986&day=8&month=3&year=2017&calType=0.

You are welcome to attend any or all of these meetings, and you may submit written comments to me at the address noted below. For more information, please contact me at the location listed below. We look forward to hearing from you.

Please also be advised that we will be presenting this matter to the City Council during their work session of Tuesday, March 7, 2017, at 4:00 PM, if you are interested in attending.

Thank you.

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

21 Feb 2017 19:13:11 -0000

From: [redacted]
To: Robert Kuhfuss
Cc: Lloyd Abrams; Joshua Mike
Subject: Signage meeting
Date: Monday, March 13, 2017 8:37:37 PM

Dear Rob,

It was nice to meet you last Wednesday at the library, and I thought that it was a good meeting, with great participation.

I know this is an extreme point of view, but I need to say it anyway. I don't like signs, period. They're usually tacky, and take away from the timeless design of a city or town, unless you are in Times Square in New York, or on the Vegas Strip, and of course, those are two places of extreme signage.

With that said, I would like to see Surprise be a real 21st Century city. If you see a classic European country village, there are few signs. If you see an artist's rendering of a futuristic city, there are NO signs, because of course all people in the future are telepathic and they know where all the burger joints are. Is that "food for thought"? But seriously, many important parts of our City are still a blank canvas, and we need someone like a city architect to supervise and advise on the design and placement. I don't have anything against logos on buildings, provided they meet a creative design code. My reasoning is as follows: How many of us really dislike commercials on TV? We will get up and do something else, fast-forward the recording, change channels, or mute it when playing, but try to ignore it in the end. I fear this is the end result of having a code that allows a lot of signs, provided they all minimally meet that code. People will drive through Surprise without looking.

My father worked in New York as a film editor, and did a lot of work in commercials, and he's the first one to say that the majority of commercials have few redeeming qualities, and are annoying to most viewers. I am not a snob, but I think there's got to be a better way, and I would know it if I heard it. What was presented at the meeting was a lot of the same-old, same-old. I would hope that we would do something better.

On another note, the Country Inn & Suites, although I feel bad for them, have a horrible location for a hotel, and again reflects poor planning. I realize the owners make these decisions without regard to the bigger picture. That's their own fault. I don't think theirs is a City signage issue as much as an ADOT issue, as they are located on a state highway, not a City street.

Again, I appreciate your efforts and those of your staff, and I hope to attend some additional meetings in the coming months.

Very truly yours
[redacted]

Timeless Design

Renderings show an urban downtown that Surprise General Plan 2035 envisions for the future with improved transportation and connections between neighborhoods. Rendering Credit: City of Surprise (Arizona Builders Exchange - 2013 Re Surprise General Plan)
http://azbex.com/new-general-plan-approved-by-surprise-voters/

From:	Webmaster
To:	Robert Kuhfuss
Subject:	New Sign Code Public Comment
Date:	Monday, March 20, 2017 3:57:02 PM

A New Sign Code Public Comment as Been Received!

The comment:
Good Afternoon,

I'm sorry that I am not able to attend any of the future meetings concerning the new sign code in the city of Surprise. I am concerned with one aspect of the new sign code, that I think warrants a comment here however. The right to use an A frame sign should continue in my business/professional opinion. I see A frame signs everywhere across Arizona as well as places that would be considered much more intrusive to business rights and liberties like California and many places on the east coast. Beach towns, ritzy towns, upscale, downscale, everywhere I go, A frames are used to solicit business for business owners. They are not downscale. When presented properly they can be portrayed as being rather glamorous! I was putting balloons on mine which I think cheered people up. Why would balloons be illegal? I remember an event where the city released thousands of balloons into the sky. I'm not releasing them after. Why? No one I asked so far, thinks that balloons and a frame signage should be illegal. Please rethink these revisions. Please don't hesitate to have me answer any questions you might have.

Thank you in Advance,

[redacted]

was received on 03/20/2017 at 06:56 pm

Thank you,
Webmaster

From: [redacted]
To: Robert Kuhfuss
Cc: [redacted]
Subject: Comments on the Draft Surprise Code
Date: Friday, March 31, 2017 9:22:36 AM
Attachments: image001.gif
image002.jpg
image003.jpg
image004.jpg
image005.jpg
ASA ISA comments draft Surprise Sign Code 3-29-17.docx

Hello Bob,

Here are the ASA/ISA comments on the proposed code. We look forward to discussing the proposed code later today.

Best regards,

[redacted]

[redacted]

[redacted] NEW

Daylight hours: That portion of the day beginning when the sun breaks the morning horizon and ending when the sun falls below the evening horizon.

Drive-in business: A retail business establishment where on-site transactions may be conducted from the confines of a parked vehicle. See also *drive-through business*.

Drive-through business: A retail business establishment where on-site transactions may be conducted from the confines of a vehicle which is staged in a drive-through lane. See also *drive-in business*.

Electronic Messaging Center (EMC): A *sign* that utilizes computer-generated messages or some other electronic means of *changeable copy*. These *signs* include displays using incandescent lamps, LEDs, LCDs or a flipper matrix.

~~**Electronic Messaging Centers, Level 1:** An *EMC* that contains monochromatic static messages which may only be changed manually and which do not employ "scroll", "fade" or "dissolve" transitions, animation or video, or similar subtle transitions or frame effects which create the appearance of moving text or images.~~

~~**Electronic Messaging Centers, Level 2:** An *EMC* that contains monochromatic or full-color static messages which may be changed automatically at a rate not exceeding once every eight (8) seconds, and which do not employ "scroll", "fade" or "dissolve" transitions, animation, or similar subtle transitions or frame effects which create the appearance of moving text or images.~~

Flag: Any fabric or flexible material attached to or designed to be flown from a flagpole or similar device, but not including *banners*.

Illuminance: The amount of light falling upon a real or imaginary surface, measured in either foot-candles or lux. See also "*luminance*".

Illumination, bare-bulb: A type of *external illumination* consisting of light bulbs or a string of light bulbs, or takes on the appearance of such including LEDs.

Illumination, bent-tube: A source of light for *externally illuminated* graphics supplied by a glass tube that is bent to form letters, symbols, or other shapes and filled with a gas that when electrically charged emits light, or any other method or technology, such as but not limited to LED rope lighting, utilized to achieve the same effect.

Illumination, external: A light source that is separate and apart from the *sign*.

Illumination, internal: A light source that is concealed or contained within the *sign* and becomes visible in darkness through a translucent surface.

Public Review Version 1

C. Sign Maintenance:

1. All *signs* shall be maintained in a stated of good repair, operational, and free of *blight* and/or hazards. Weathered, sun damaged, tattered or faded *signs* or related components shall be repaired or replaced.

2. Whenever any *sign*, either legally conforming or legally nonconforming, is required to be removed for the purpose of repair, lettering or repainting, the same may be done provided;

   a) There is no alteration or remodeling to the *structure* or to the mounting of the *sign* itself;

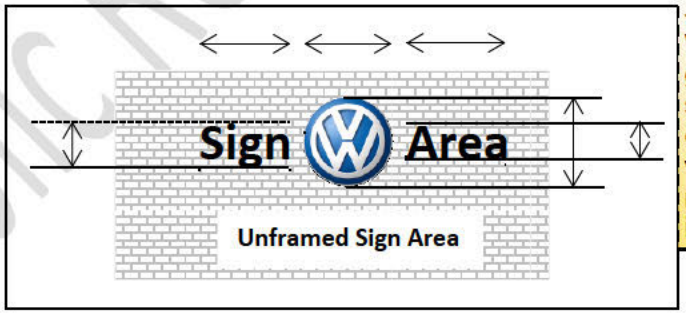
   b) There is no enlargement or increase in any of the dimensions of the *sign*, *sign copy*, or *sign structure*;

   c) The *sign* is an accessory to a legally conforming use, conditional use, or legally nonconforming use.

D. Methods of Measurements:

1. Sign Area:

a) **Unframed Signs:** Where the individual letters, logos and graphics of a *sign* are mounted directly to a wall or *sign structure*, the *sign area* is determined by calculating the smallest rectangle or rectangles containing *sign copy*



[redacted]
2017-03-02 18:06:43

We recommend that multiple geometric be utilized versus the smallest rectangle. this will encourage creative designs since irregular shapes will not be penalized. See attached model code page 28 for additional images and details.

Public Review Version 1

C. Freestanding Signs

1. *Class I Monument Signs* (Menu Signs) and *Class II Monument Signs (*Preview Signs) for *Drive-through Businesses*:

Drive-through businesses may utilize one (1) *Class I Monument Sign* and one (1) *Class II Freestanding Sign* per drive-through lane subject to the following:

a) The bottom of the *sign copy* of a *Class I Monument Sign* or *Class II Monument Sign* shall not be less than two (2) feet above the adjacent drive-through lane's paved surface.

b) The overall height of the *sign structure* of a *Class I Monument Sign* or *Class II Monument Sign* shall not be more than six (6) feet above the adjacent drive-through lane's paved surface.

c) The *sign area* for an individual *Class I Monument Sign* or *Class II Monument Sign* shall not exceed twenty-four (24) [redacted]

d) A *Class I Monument Sign* shall not be audible [redacted] zoning district or residential use, hotel or mo[redacted] room of an overnight medical facility.

e) No *Class I Monument Sign* or *Class II Freestanding Sign* may be located within 100 feet of a residential zoning district or use.

f) *Class I Monument Signs* and *Class II Monument Signs* may be *internally illuminated* in accordance with the requirements set forth in Section 113.09.

g) *Level 2 Electronic Messaging* is permitted, subject to the provisions outlined in Section 113-10.

2. *Class III Monument Signs* (Directional Signs):

Class III Monument Signs are permitted along the [redacted] conjunction with a driveway serving any mult[redacted] commercial or industrial development, subject to the following:

a) The *Class III Monument Sign* shall not exceed thirty (30) inches in height as measured from the adjacent pavement surface of the roadway served by the *sign*;

jcarpentier
2017-03-02 21:22:39

We recommend that freeway signs [redacted] to be allowed with similar standards that are in the existing code.

[redacted]
2017-03-02 18:29:06

We recommend that 40 sq. ft. be [redacted] for this sign type

[redacted]
2017-03-30 18:49:10

We recommend that the sign type not [redacted] identified by content. The city will need to review the content to determine compliance with this sign type.

Public Review Version 1

b) The *sign area* of a *Class III Monument Sign* shall not exceed six (6) square feet;

c) The *Class III Monument Sign* may be *internally illuminated*, *back-lit*, or *externally illuminated* provided the source of *external illumination* is not visible.

3. *Class IV Monument Signs* (Directory Signs):

Class IV Monument Signs are permitted within the i family residential, commercial or industrial developm following:

a) The *Class IV Monument Sign* shall not exceed six (6) feet in height as measured from the adjacent pavement surface of the roadway or sidewalk served by the *sign*;

b) The *sign area* of a *Class IV Monument Sign* shall not exceed twelve (12) square feet;

c) The *Class IV Monument Sign* may be *internally illuminated*, *back-lit*, or *externally illuminated* in accordance with the requirements set forth in Section 113-09 provided the source of *external illumination* is not visible.

4. Class V Monument Signs (Minor Monument Signs)

a) *Class V Monument Signs* are permitted in conjunction with non-residential uses in a residential zone, not including *cottage industries* or home occupations; or in multi-family uses in multi-family zoning; or in non-residential uses in a non-residential zone.

b) When allowed, one (1) *Class V Monument Sign* meeting the requirements outlined below is permitted for every driveway entrance providing access from the street to the business or complex served by the *sign*

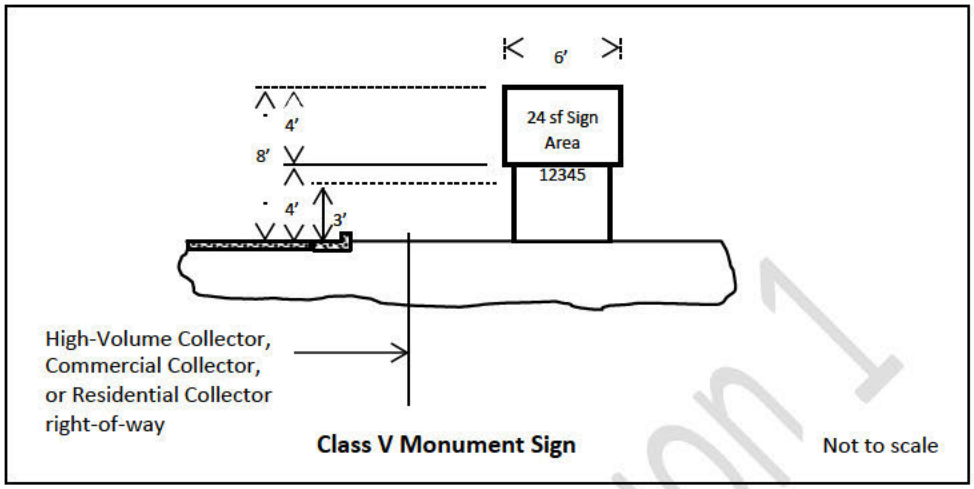
c) *Class V Monument Signs* shall only be locate Volume Collector street, Residential Collector s Collector street. The height of the *Class V M* not exceed eight (8) feet as measured from th of the street being served by the *sign*, nor sh *Class V Monument Sign* exceed six (6) feet, no *sign area* exceed 24 square feet. The bottom e shall be no lower than four (4) feet above th pavement of the street being served by the *sign*

jcarpentier
2017-03-02 18:32:18
We recommend that the sign type not be identified by content. The city will need to review the content to determine compliance with this sign type.

[redacted]
2017-03-30 18:47:58
also a ratio allowance?

jcarpentier
2017-03-30 18:48:17
Additional width will be needed to add the additional sign area. Also suggest that additional ratio be allowed to foster creativity.

Public Review Version



d) The base of a *Class V Monument Sign* shall be fitted with the address of the property or properties in a manner that is consistent with Section 113-12.

e) A *Class V Monument Sign* shall be located within a landscape area not less than 80 square feet.

[redacted]
2017-03-02 19:25:44
---
the landscape material shall be of the p
not to exceed 3' in height so as to maintain visibility of the sign copy and address.

f) *Class V Monument Signs* shall be setback not l
from the right-of-way line except that in the e
Easement is present, in which case the *sign* s
less than two (2) feet from the easement.

g) *Class V Monument Signs* may be *internally illuminated*, *back-lit* or *externally illuminated* in accordance with the requirements set forth in Section 113.09.

h) *Level 1 Electronic Messaging* and *Level 2 Electronic Messaging* are permitted on a *Monument Sign*, subject to the provisions outlined in Section 113-10.

5. Class VI Monument Signs (Major Monument Signs)

a) *Class VI Monument Signs* are permitted in conjunction with non-residential uses in a residential zone, not including cottage industries or home occupations; or in multi-family uses in multi-family zoning; or in non-residential uses in a non-residential zone.

b) When allowed, one (1) *Class VI Monument Sign* meeting the requirements outlined below is permitted f
entrance providing access from the street
complex served by the *sign*.

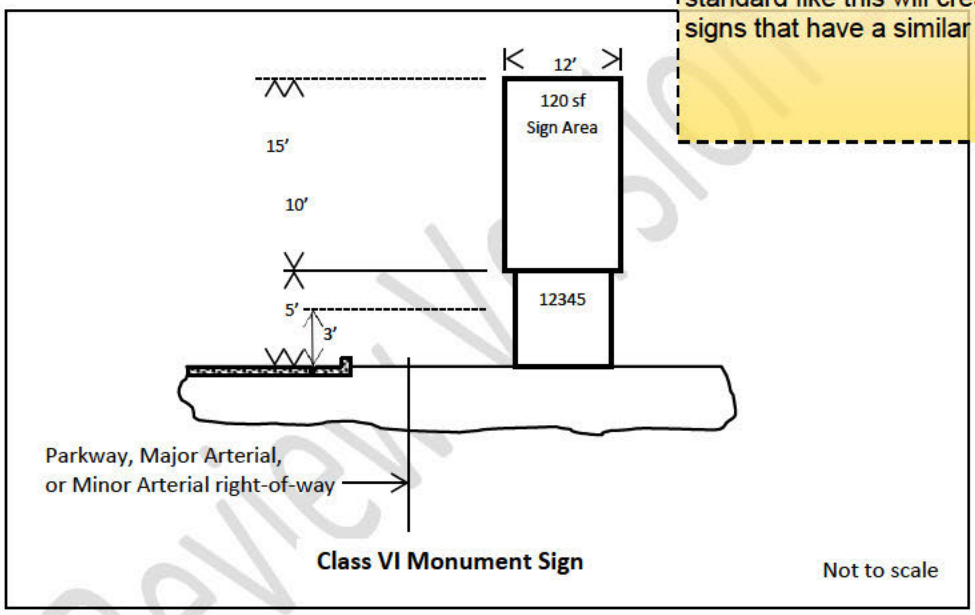
[redacted]
2017-03-02 19:24:35
---
and/or every 300'

Public Review Version 1

c) *Class VI Monument Signs* shall only be located adjacent to a Parkway, Major Arterial street, Minor Arterial street, or along Grand Avenue. *Class VI Monument Signs* shall not exceed fifteen (15) feet in height as measured from the edge of pavement of the street served by the *sign*, nor shall the width of the *Major Monument Sign* exceed twelve (12) feet, nor shall the maximu 120 square feet. The bottom edge of the *sig* lower than five (5) feet above the adjacent edg street being served by the *sign*.

jcarpentier
2017-03-02 18:50:15

We suggest that additional width be ad to give designers additional options. A standard like this will create monument signs that have a similar overall shape.



d) The base of a *Class VI Monument Sign* shall be fitted with the address of the property or properties in a manner that is consistent with Section 113-12.

e) A *Class VI Monument Sign* shall be located within a landscape area not less than 120 square feet.

[redacted]
2017-03-02 19:12:17
---
the landscape material shall be of the ty not to exceed 3' in height so as to maintain visibility of the sign copy and address.

f) *Class VI Monument Signs* shall be setback n feet from the right-of-way line except that in Utility Easement is present, in which case the s not less than two (2) feet from the easement.

g) *Class VI Monument Signs* may be *internally illuminated*, *back-lit* or *externally illuminated* in accordance with the requirements set forth in Section 113.09.

Public Review Version

h) *Level 1 Electronic Messaging* and *Level 2 Electronic Messaging* are permitted on a *Class VI Monument Sign*, subject to the provisions outlined in Section 113-10.

6. *Roadway Arch Signs*:

Roadway Arch Signs may be erected within any comm[illegible] development subject to the following:

jcarpentier
2017-03-02 19:26:41

We believe that this is a great addition b[illegible] the code.

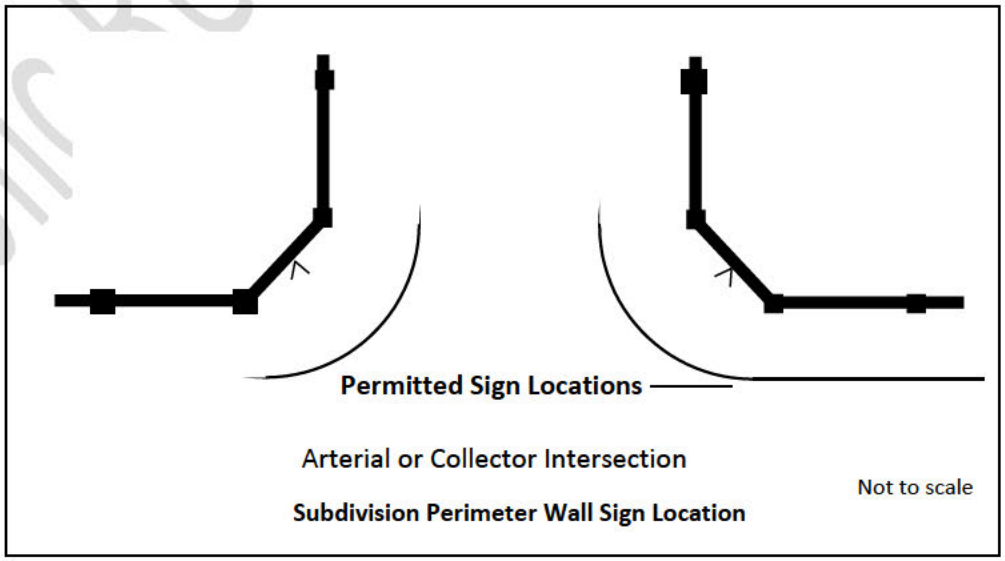
a) *Roadway Arch Signs* shall maintain a vehicular clearance of not less than fifteen (15) feet;

b) *Roadway Arch Signs* shall not interfere with pedestrian or vehicular movement.

c) *Roadway Arch Signs* may be *internally illuminated*, or *back-lit* in accordance with the requirements set forth in Section 113-09 except that if the *Roadway Arch Sign* is located adjacent to any residential zoning district or use, the *Roadway Arch Sign* shall not be illuminated.

7. *Subdivision Perimeter Wall Signs:*

a) Where a *subdivision perimeter wall* is located adjacent to a street corner that intersects a collector or arterial street, one (1) *Subdivision Perimeter Wall Sign* may be affixed to the wall panel of the *subdivision perimeter wall* most closely oriented to the intersection, subject to the specific requirements outlined below.



b) The maximum *sign area* shall not exceed thirty-two (32) square feet.

Public Review Version 1

Section 113-09 – Sign Illumination

A. Unless otherwise specified in this Chapter, *signs* may be *externally illuminated, internally illuminated* or *black-lit* provided;

1. The brightness and intensity is no greater than necessary to meet reasonable needs of the business or use being served;

2. The light sources are shielded from all adjacent *buildings*;

3. Lighting does not create excessive glare to pedestrians and/or motorists;

4. Lighting does not obstruct traffic control or any other *public sign*; and,

5. No "flashing", "blinking" or "chasing" lights are utilized.

[redacted]
2017-03-31 16:14:44
We suggest a specific guideline for [redacted] USSC has illumination guideline that are around 750 nits for illuminated signs. That can be measured and enforced but the proposed language is too discretionary.

B. In those areas of the city that are considered environmentally sensitive, the city may require the use of muted colors unless specific colors are a federally registered trademark. The city may also require lower intensities for those *signs* located within environmentally sensitive areas.

[redacted]
2017-03-02 19:28:10
this will be a challenge to fairly [redacted] since muted leaves for much discretion

C. Unless otherwise stated in this Chapter, any *sign* that is within 100 feet of and visible from any single-family residential zoning district shall not be illuminated between the hours of 10:00 PM and 6:00 AM other than by ambient lighting present on the property.

D. Any *Building Wall Sign* associated with a multi-story office building greater than five (5) stories or a multi-story mixed use building greater than five (5) stories as outlined in Section 113-08.B.1.c that is located within 1,320 feet of and visible from any residential zoning district may not be illuminated in any manner between the hours of 10:00 PM and 6:00 AM except for ambient lighting present on the property.

[redacted]
2017-03-02 19:30:56

Section 113-10 – Electronic Messaging Centers (EMCs)

[redacted]
2017-03-31 16:16:14
this section needs hold times and [redacted]% of allowable area for less intense districts around 50% and 75% for more intense districts.

A. ~~**Levels of Electronic Messaging:** For purposes of this~~ ~~*Messaging Centers* (EMCs) are divided into two (2)~~ ~~*Electronic Messaging* and *Level 2 Electronic Messaging*, a~~ ~~113-05.~~

B. **EMC Illumination:** The nighttime illumination of an *Electronic Messaging Center* shall conform to the criteria set forth in this Section.

1. **Illumination Measurement Criteria:** The *illuminance* of an *Electronic Messaging Center* shall be measured with an illuminance meter set to measure foot-candles accurate to at least two (2) decimals. *Illuminance*

Public Review Version

shall be measured with the EMC turned off, and again with the EMC displaying a white image for a full color-capable *Electronic Messaging Center*, or a solid message for a single-color *Electronic Messaging Center*. All measurements shall be taken perpendicular to the face of the *Electronic Messaging Center* at the distance determined by the total square footage of the *Electronic Messaging Center* as set forth in Table 113-10.B below.

TABLE 113-10.B MEASUREMENT DISTANCE AS A FUNCTION OF SIGN AREA			
Area of Sign (sq. ft.)	**Measurement Distance (ft.)**	**Area of Sign (sq. ft.)**	**Measurement Distance (ft.)**
5	22	55	74
10	32	60	77
15	39	65	81
20	45	70	84
25	50	75	87
30	55	80	89
35	59	85	92
40	63	90	95
45	67	95	97
50	71	100	100
For EMCs with an area in square feet other than those specifically listed in this table, the measurement distance may be calculated using the following formula: Measurement Distance = √Area of sign sq. ft. x 100			

2. **EMC Illumination Limits:** The difference between the "off" and "solid-message" measurements using the Illumination Measurement Criteria outlined in Section 113-10.B.1 above shall not exceed 0.3 foot-candles at night.

3. **Dimming Capabilities:** All permitted *Electronic Messaging Centers* shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurement criteria.

4. **EMCs as a Portion of Sign Area:** When allowed, *Electronic Messaging Centers* may comprise all or part of the allowable *sign area* of a particular *sign*, but shall in no case exceed the maximum allowable *sign area* for a particular *sign*.

5. ~~**Certification:** Prior to the issuance of a permit relating to an *Electronic Messaging Center*, the applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory pre-set not~~

6. Affidavit: A signed affidavit (form provided by the city) shall be required by the owner prior to issuance of a sign permit. (This affidavit indicates that the owner has received the operating requirements for electronic message signs and agrees to adhere to these standards or may be to enforcement action by the City.

Public Review Version 1

~~to exceed the levels specified within this ordinance, and the intensity level is protected from end user manipulation by passwor[redacted] or other method as deemed appropriate by the Depart~~

2017-03-14 21:07:18

---

since each location is slightly different b on ambient light a factory present limit is not possible. As an alternative we suggest that an affidavit be signed by the owner indicating they have received and will comply with the city standards for operational and

Section 113-11 – Reader Panels

Wherever ~~*Level 1*~~ *Electronic Messaging Centers* (EMCs) are allowed, *Reader Panels* may be substituted, provided:

A. The *Reader Panel* otherwise meets the provisions of Section 113-10;

B. The *Reader Panel* does not exceed the allowed *sign area* of the *sign* being replaced; and,

C. The *Reader Panel* is fitted with a clear acrylic cover or other suitable material to prevent the individual characters from being dislodged.

Section 113-12 – Address Identification

A. *Building* addresses shall be in accordance with Article 505.1 of the International Fire Code as amended by the Surprise City Council under Ordinance #2014-04, or as subsequently amended.

B. Where *Class V Monument Signs* or *Class VI Monument Signs* are located next to a street, said *signs* shall be affixed with the address number of the property or properties served by the *sign*. Said address number shall be nine (9) inches tall with a three (3) inch stroke. The bottom edge of the address numbers shall not be less than three (3) feet above the curb of the street from which the address is intended to be read.

C. Address numbers meeting the provisions of this Section shall not contribute to the aggregate *sign area*.

Public Review Version

Section 113-15 – Nonconforming Signs

A. General Provisions:

1. *Nonconforming signs* shall be maintained in good condition pursuant to Section 113-07.C.

2. A *nonconforming sign* shall not be altered, modified or reconstructed except:

   a) When such alteration, modification or reconstruction would bring such *sign* into conformity with these regulations;

   b) When the existing use has a new ownership which results in a change to the name or *logo* of the use or business on the property, and such language complies with Section 113-15.A.2.d below;

   c) When the space is re-occupied by a similar use and the new occupant requires no external *building* or site renovation, and such change complies with Section 113-15.A.2.d below;

   d) Any alteration, modification, or reconstruction permitted in this section shall be limited to the replacement of a *sign panel*, replacing individual letters and logos within the same area or repainting the *sign* face, and does not permit changes to the structure, framing, erection, or relocation of the *sign* unless such changes otherwise conform to this Chapter.

B. Limitations for *Nonconforming Signs*:

1. A *nonconforming sign* shall be removed upon verification that any of the following conditions have been met:

   a) The use of the property or building on which the *nonconforming sign* is located has been abandoned for more than 90 consecutive days; or

   b) The regulation or amendment to these regulatio
   sign non-conforming has been in effect for ten (

2. Extension of time to apply: The dates established in th
   to be brought into compliance with the requirements
   may be expanded at the request of the sign ow
   evaluating the extension of time for a *non-conforming*
   consider the following factors to determine whether th
   has had a reasonable amount of time to recuperate the

[redacted]
2017-03-02 19:47:15

[redacted]
2017-03-02 20:13:08

We recommend that a time-line for de not be utilized as they are a challenge to fairly administer. We recommend that the language be utilized that is in the existing code for non-conforming signs in Sections 113-70 to 72.

Public Review Version 1

WeMAR
West Maricopa Association of REALTORS®

Dear Robert,

Thank you for the opportunity to participate in the March 22, 2017 public meeting and review of the proposed Surprise Sign Ordinance.

WeMAR appreciates the work that has gone into amending the sign ordinance and continues. It is our hope the remarks below will be of help and value as you and your staff go forward.

We were struck with surprise when we read pages 5&6. These two pages seem overly aggressive in their position that signs are undesirable and have only negative impacts. We believe signs are more properly treated as free speech, rather than land use, since they are a form of communication.

We are concerned that while sign walkers and political signs are not addressed by the proposed ordinance because of state laws, there may overlap in court interpretation, particularly the ability for the city to differentiate between commercial speech and political speech without discriminating based on content and/or speaker, and the posting of signs in the public right of way.

In general, we are concerned that permits are required for all signs. Since signs are a form of speech, this amounts to permitted speech which has been struck down by the courts.

Signs are still the most cost effective and least expensive method for businesses to advertise the goods and services they provide, as well as their location. Property owners wishing to sell personal or real property depend on signs to advertise the sale, and guide those interested to the property.

Individuals who start a business place their finances, savings, homes, assets and their family's future at stake. These individuals believe they can provide a product or service the market is interested in and willing to pay for, these businesses will fail if no one knows what they do, where they are or who they are. As an economic development issue and a free speech issue, this is of concern.

Property owners attempting to sell or lease their property will experience difficulty and time delays if they are limited to inadequate signage. Some properties will require very few signs to guide potential customers, other properties will require several signs. Inadequate signage frustrates real estate agents, property owners, neighbors and potential buyers. We suggest adequate signage for the task be the guide. For residents attempting garage sales, open houses or estate sales, inadequate signage will mean they are unable to conduct a successful sale.

9001 West Union Hills Drive, #8 | Peoria, Arizona 85382

Phone 623.931.9294 | Fax 623.931.1008 | www.wemar.org

REALTOR®

As to the question of temporary sign glut along main streets, Justice Alito suggested limiting the number of signs displayed by defining a particular number of signs allowed within a particular number of miles or feet. These limitations would need to be appropriate to the location of the property and street access. For example, a two-lane rural street may find adequate signage at a particular number of signs per ¼ or ½ mile. A busy suburban street may find adequate signage at a particular number of signs per feet of roadway or front footage.

Several small business owners and [redacted] spoke to A-frame signs outside their business on Bell Rd bringing in customers. One small business owner said he experienced 4-6 customers/day coming in from his A-frame sign at the driveway entrance to the shopping center he is located in. The small business owner of a [redacted] shop stated her concerns that not having her one A-frame sign would have an adverse effect on her business. Both small business owners voiced concern that inadequate signage and an inability to post an A-Frame sign will mean they will be forced to close their businesses before the end of the year.

[redacted] stated her office recorded 57 walk-ins' in 2016. People who found [redacted] from driving by and seeing the A-frame sign at their entrance. That doesn't count members of the public who came by to get more information about Surprise, but did not purchase. Several real estate agents saw the A-frame sign, chose to drop in and eventually work, at [redacted] in Surprise as well. [redacted] estimates each house they sell contributes $46,000 to Surprise in ancillary business (escrow, inspectors, appraisers, other services). That amounts to $2,622,000.00 in ancillary business and does not include the economic impact after escrow closes to area businesses and property taxes.

While [redacted] is a large brokerage, each real estate agent is an independent contractor. They are the smallest of small business. Inadequate signage does not allow agents to advertise properties for lease or sale, and limits their ability to direct potential buyers or tenants to the property. This will restrict the ability of licensed real estate agents to conduct their business and serve their clients.

Studies from USD (University of San Diego) and the University of Cincinnati have shown adequate signage is a significant component of business success, no matter how big the business. They found a strong correlation between number of signs and sales increases, as well as transaction amount increases.

A small A-frame directional sign contributes 10% to weekly sales. The addition of one building sign contributed an increase of 4.75% to sales. For $500,000 of income, that translates to about a $23,750 increased. Increased income adds to the amount of sales tax the city receives. The USD study found 68% of customers used signs to find the business and were frustrated when they could not find a business because of inadequate signage. Surprise has several businesses located in retail, medical or industrial complexes with limited signage to the street and passersby.

We question the compelling government interest of limiting building signage, particularly on buildings facing more than one street or buildings that are part of an office/industrial complex. Building signage and directional signage should be adequate so as to allow patrons to easily identify the building and direction of travel they must follow to arrive safely and in a timely manner to their destination. We question the compelling government interest in limiting directional signage inside commercial and residential development.

In the public meeting, we asked why the difference between flagpole sizes for residential private parties versus residential model homes. On the surface this appears to discriminate based on the speaker. We were told it is a safety issue based on size of the lot and the fall arc of the flagpole. We suggest this restriction be articulated based on the safety issue, not the person.

We discussed the legibility and visibility of signs and the need for public safety reasons, as well as business reasons, to establish **minimum** sign sizes based on science of the visual arc, legibility and visibility. Busy streets with several lanes will need larger signs than small streets with little traffic.

In the proposal, temporary signs must all have the name and contact information of the person placing the sign. We suggested this statement be amended to read "person or entity" since the Designated Broker (DB) or Managing Broker is the responsible party in supervision of all real estate agents, and the broker is in the best position to make sure the offending sign is taken care of quickly.

Arizona State law already requires real estate brokerage signs on property listed for sale or lease, display the brokerage name and contact information. Requiring the agent name and contact number may not be possible with the limited sign space allocated by the proposed sign ordinance. An additional concern is that sign riders will not be possible under this code. Sign riders alert potential buyers not only of amenities, but legally required notifications such as agent owned property.

In the proposed ordinance, banner signs are limited to commercial districts only. We asked that this be amended to allow banner signs in residential areas as well. Frequently property owners will post a "New Baby", "Welcome Home" to the Military (or other family member), "Just Married", or some other personal message for a short period of time. We question the compelling government interest in limiting this speech. Personal property rights and free speech rights may be abridged with the proposed limitation.

In the meeting, we expressed concern and asked for clarification on Building Mounted Signs, item #1. We are concerned that businesses with more than one business under one roof will not have adequate signage. Example: Grocery store with a bank and a Starbucks, or a real estate brokerage with a title company or lender.

We are likewise concerned for the limit of window (40%) allowed for window signs. The window is part of the building the business either leases or owns. Many businesses express specials or product to the public with window signs. We question the compelling government interest in regulating this. Because sunscreens are allowed 100% of window space, the 40% limit appears to be arbitrary.

In Section 113-09 (Sign Illumination) we are concerned that limited visibility of the sign at night will create a public safety hazard and injure businesses who are unable to have visible and legible signage at night. The term "environmentally sensitive areas" is a legally specific term. It is our understanding from City comments at the meeting, that the City of Surprise has no legally recognized "environmentally sensitive areas" and therefore this term may be used in an arbitrary fashion.

We expressed our concerns on the Comprehensive Sign Program (CSP). The criteria specify the sign must be "appropriate to the character of the community". We are concerned this is an arbitrary measure. We are further concerned by item D and ask: How will the CSP measure and demonstrate a sign represents a "measurable improvement" to the community, is "appropriate to the character of the development", and that it is "appropriate to the neighborhood"? This appears to be an arbitrary measure and most likely will be determined by content or identity of the speaker.

The limitations for Non-Conforming signs is of concern to us as well. The methodology suggested is amortization. Signs are an expression of the business' identity and branding. Frequently customers will recognize a shape and color before reading the sign. Some signs have no words at all (example: McDonald's).

Signs are a business owner's expression of their business character and identity. The business "good will" that is part of the sign value, is in addition to the amortization and depreciation of the physical sign structure and frequently adds to the value of the business. We are concerned this proposal will essentially be a government taking without compensation and therefore unconstitutional. We further question the narrow government interest and constitutionality in mandating a business change their branding identity.

We are concerned the term "abandonment" of a sign is not defined and therefore subject to arbitrary determination. We are concerned the 90-day limit is unreasonable under special circumstances such as estate sale, bankruptcy, owner health issues, complicated and prolongated business sale or other circumstances in which a sign and business are not abandoned, but rather caught up in a process of property transfer outside their control.

Causing a well-recognized sign to be taken down would immediately devalue the business and the property it is located on, causing harm to the ownership interest. This could be argued as an unconstitutional government taking.

We are concerned about the enforcement provision. Charging a business owner who violates the sign ordinance with a criminal violation, punishable by jail, seems overly zealous and increases the risk of opening a business in Surprise. We ask the enforcement provision be much less injurious to the business owner and more appropriate to the nature of the violation.

We are further concerned with the apparent lack of due process afforded accused sign ordinance offenders. Nowhere in section 113-16 is a mechanism provided in which the accused sign owner may protest the notice of violation or protest the fine involved. The only method open to the sign owner is suing the City in court.

The automatic discarding of the City removed sign within 5 business days does not appear to give the sign owner adequate time to receive due process. The short time period does not allow adequate time for court proceedings, and therefore appears to be a government taking of property without compensation.

We hope you find these comments helpful. Thank you for the opportunity to provide input on the proposed sign ordinance.

Sincerely,

[redacted]

April 6, 2017

From: [redacted]
To: Robert Kuhfuss
Subject: Change in Sign Code
Date: Tuesday, April 18, 2017 10:43:52 AM

Good Morning Sir
As a resident of Surprise (Rancho Gabriella) and a [redacted] located on West Bell RD just west of the 303 loop
I want to voice my opinion on the new code that becomes effective on April 23 2017.
I have a building sign that was approved by the city of Surprise AZ and farmers Insurance group
which allows my office to have visibility from our north facing building but due to the number of cars
or what you call traffic patterns we have no street exposure. I have a new A frame sign that was professionally made due to Farmers Insurance strict codes as well. Currently I place this A-sign on the rock located right in front of my window with no sidewalk or public area risk. I then take this sign inside each evening at 5 PM with never a overnight or weekend/holiday exposure..
This sign is vital to my office visibility as many of my clients are seniors and the name and Logo assist them.
I would request to have this new code reviewed and if possible make exceptions for the business that respect the public view and also are not chained to a pole or tree. Our business elected to stay in Surprise during the economic 2009 downturn and feel that we would be granted a provision for regulated hours etc.
Thank you for this consideration and I trust this will cause you and your committee to reconsider this 100% removal.
Respectfully submitted
[redacted]

This e-mail message and any documents accompanying this transmission may contain confidential information and are intended solely for the addressee (s) named above If you are not the intended addressee/recipient, any use of, disclosure, copying, distribution, or reliance on the contents of this e-mail information is strictly prohibited Please reply to the sender advising of the error in transmission and immediately delete/destroy the message and any accompanying documents

Farmers Group, Inc and its subsidiaries and affiliates, including Farmers Financial Solutions, LLC, reserve the right to monitor and review the content of all e-mail communications and attachments sent or received by or from this address and to retain them in accordance with the applicable regulatory requirements Securities are offered through Farmers Financial Solutions, LLC, 30801 Agoura Road, Building 1, Agoura Hills, California 91301 Member FINRA & SIPC

From: [redacted]
To: Robert Kuhfuss
Subject: RE: Surprise Sign Code Update
Date: Tuesday, April 25, 2017 9:49:38 AM
Attachments: HBACA_SURPRISE Sign Code Comments_04.24.2017.pdf

---

Good morning Robert,

Sorry for the delay in getting this to you. Attached, please find a comment letter with some of the suggested language options from the other municipalities. I have also included the home builder sign pictures. If you need those in a word document as opposed to a .pdf, let me know and I will send that over separately.

Thanks again for taking the time to meet with me. If you have any questions or if there is anything else I can provide, please let me know.

[redacted]

[redacted]
Licensed to Practice Law in Arizona

This email communication may contain CONFIDENTIAL OR PROPRIETARY INFORMATION WHICH ALSO MAY BE LEGALLY PRIVILEGED and is for the designated recipient only. If you have received this email in error, please notify the sender immediately and delete the original and any copy or printout. Unintended recipients are prohibited from making any other use of this email. Although we have taken reasonable precautions to ensure no viruses are present in this email, we accept no liability for any loss or damage arising from the use of this e-mail or attachments, or for any delay or omissions in the contents which result from e-mail transmission.

From: Robert Kuhfuss [mailto:Robert.Kuhfuss@surpriseaz.gov]
Sent: Friday, April 07, 2017 4:23 PM
To: [redacted]
Subject: RE: Surprise Sign Code Update

Let's plan on 1:00 here. Thanks

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

[redacted]

Sent: Friday, April 07, 2017 4:12 PM
To: Robert Kuhfuss
Subject: Re: Surprise Sign Code Update

Thank you very much for the prompt response. The afternoon of April 17 will be fine. I'm open any time after 12:00 so whatever time works best for you will be fine.

Get Outlook for iOS

From: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Sent: Friday, April 7, 2017 4:10:23 PM
To: [redacted]
Subject: RE: Surprise Sign Code Update

[redacted], I'd be happy to meet with you. Next week is filling up but the following week is fairly open. How does Monday, April 17th in the afternoon work for you?

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

From: [redacted]
Sent: Friday, April 07, 2017 3:45 PM
To: Robert Kuhfuss
Subject: RE: Surprise Sign Code Update

Robert,

Thank you very much for the reminder email. I have to apologize, I have not been as quick to respond to your request for comment as I would have hoped. I was wondering if I could schedule a time to come out and visit with you prior to the 20th. My standard practice with the various cities/towns has been to review pictures of the various types of signs being used by home builders all over the Valley to figure out how those signs are treated in Surprise under the current code and how they would be treated under the proposed code. Based on our discussion, I may be able to offer some suggested revisions based on the draft codes from other municipalities. Please let me know if this is a request that you can accommodate and when you are able to meet.

Thank you very much.

[redacted]

[redacted]

p 602.274.6545
Licensed to Practice Law in Arizona

This email communication may contain CONFIDENTIAL OR PROPRIETARY INFORMATION WHICH ALSO MAY BE LEGALLY PRIVILEGED and is for the designated recipient only. If you have received this email in error, please notify the sender immediately and delete the original and any copy or printout. Unintended recipients are prohibited from making any other use of this email. Although we have taken reasonable precautions to ensure no viruses are present in this email, we accept no liability for any loss or damage arising from the use of this e-mail or attachments, or for any delay or omissions in the contents which result from e-mail transmission.

From: Robert Kuhfuss [mailto:Robert.Kuhfuss@surpriseaz.gov]
Sent: Friday, April 07, 2017 3:41 PM
To: Robert Kuhfuss
Subject: Surprise Sign Code Update

Hello all,

Just a quick reminder that we will be taking the draft sign code to our Planning and Zoning Commission as a discussion item on both April 20th and May 4th. You are welcome to attend.

Hope to see you.

Thank you

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

HBACA
Home Builders Association of Central Arizona

April 24, 2017

SENT VIA EMAIL

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise AZ 85374-7470

RE: Surprise Sign Code Update

Dear Mr. Kuhfuss:

Thank you very much for taking the time to meet with me to discuss the proposed changes to the Surprise Sign Code. As I mentioned in our meeting, I have included some suggested language from other municipalities that we think are a good way of providing signage options to home builders.

While all businesses are concerned about signage as a way to attract customers, home builders face unique challenges as compared to other businesses. Typically, customers to a model home sales office are either new to the area or are not from the area at all. Moreover, a new subdivision will be built where nothing existed before. Similarly, new subdivisions are not typically built in a heavily trafficked area which would be common for a retail business. By necessity, signage is needed to assist these customers as they navigate through unfamiliar towns and neighborhoods, often on roads not available on GPS. Thus, it is imperative to home builders to have many options to provide the needed direction.

After reviewing a number of proposed sign codes from various municipalities in Maricopa County we recommend the following additions:

- (1) 32 square foot sign per street frontage[1]. For example, Peoria allows:
    - 1 sign per street frontage
    - Max sign area 32 square feet
    - Maximum height of 16 feet
    - Up to 3 years in duration
    - Must be removed once all lots in subdivision are sold
    - Does require a permit.

[1] See Home Builder Signs page 18.

7310 N. 16th St., Suite 305 Phoenix, AZ 85020 602.274.6545 fax 602.325.0353 www.hbaca.org

- (1) 96 square foot sign[2]. For example, Goodyear allows:
    - During the construction phase, each recorded subdivision may have one sign with a maximum area of 96 square feet and the maximum height shall be 13 feet.
    - The sign shall not be located within 100 feet of any property line of an existing residence.
    - Such sign shall not be illuminated.
    - The sign must be removed when 95% of the lots within the subdivision are sold and/or the on-site sales office closes, whichever occurs first.

- (1) 3 square foot sign on undeveloped property less than 1 acre[3]. For example, Peoria allows:
    - 1 sign per parcel less than 1 acre
    - Max sign area 3 square feet.
    - May be displayed up to one year
    - Does not require a permit.

- (1) Sign + 1 additional sign for every 600 feet of street frontage on undeveloped property greater than 1 acre and on agricultural, vacant property, or property under construction[4]. For example, Chandler and Peoria allow:
    - Chandler - "Signs located on property currently used for agriculture, vacant property or property that is currently under construction shall not exceed thirty two (32) square feet for the first acre or portion thereof."
    - Peoria - 1 sign + 1 additional sign for every 600 feet of street frontage.
        - Max sign area of 32 square feet.
        - 8 feet maximum height.
        - May be displayed up to 1 year, may be renewed twice for 3 years total.
        - Does require a permit.
        - Peoria will likely include a separation distance component as well.

- Model home flags[5]. For example, Goodyear allows:
    - Up to four flags per model home may be placed at any one subdivision, but the total number shall not exceed eight.
    - Flags shall have a maximum area of 12 square feet and may not be maintained higher than 25 feet above the adjoining ground.
    - Flags shall be removed when 95% of the lots in the subdivision are sold and/or the on-site sales office closes, whichever occurs first.

For ease of reference, I have provided the relevant portions of the various sign code drafts that have been distributed by the various municipalities in Maricopa County. In addition, I have

---

[2] See Home Builder Signs pages 13, 14, 15, 20, and 21.

[3] See Home Builder Signs pages 16 and 17. (These signs are representative of the types of signs that could be placed on vacant lots within the subdivision. It would also include the lot identification signs.)

[4] See Home Builder Signs pages 1, 2, 10, 11, and 12.

[5] See Home Builder Signs pages 18 and 19. (Although not located at a model home, these flags are representative of those that would be place at that location.)

included sample home builder signs that illustrate the types of signs we believe will be covered using the suggested language. If you have any questions or if there is anything else I can provide, please let me know. Once again, we really appreciate the opportunity to provide comment and for your consideration of our request.

Very truly

[redacted]

CHANDLER

being exhausted from the total allotment for each day that one or any combination of the aforementioned signs is displayed.

5. Approval process: A temporary sign permit shall be required to display feather signs as provided herein.

6. Other requirements:

   a) Feather signs shall be securely attached to mounting poles which are secured to the ground.

E. Temporary freestanding signs.

1. Area, height and location:

   a) Signs located on property currently used for agriculture, vacant property or property that is currently under construction shall not exceed thirty two (32) square feet for the first acre or portion thereof. For each additional acre in size, the combined area of the sign may be increased four (4) square feet up to a maximum of one hundred sixty (160) square feet. Said signs shall not exceed fifteen (15) feet in height. Said signs shall not be placed closer than fifteen (15) feet to a public right-of-way.

   b) Signs located on residential properties shall not exceed sixteen (16) square feet in area or six (6) feet in height. No minimum setback shall be required from the public right-of-way for said signs.

   c) Signs located on commercial, office, industrial, quasi-public, or institutional properties shall comply with the following standards:

      I. Parcels containing two (2) acres or less are allowed a sign not to exceed sixteen (16) square feet in area.

      II. Parcels containing less than ten (10) acres but more than two (2) acres are allowed a sign not to exceed thirty-two (32) square feet.

      III. Parcels containing ten acres or more are allowed a sign not to exceed fifty (50) square feet and may be illuminated. Such illumination shall be indirect lighting only.

      IV. Maximum height of all such signs shall not exceed twelve (12) feet.

      V. Signs which exceed thirty two (32) square feet in area or eight (8) feet in height shall bet setback a minimum of fifteen (15) feet from the public right-of-way.

2. Number of signs: One (1) single- or double-faced temporary freestanding sign is permitted per parcel unless it is a corner parcel, in which case two (2) such signs may be erected, one (1) sign for each street front. Notwithstanding the foregoing, an unlimited number of the following signs may be displayed and shall not be counted towards the number of signs permitted herein:

   a. Signs or notices required by a government agency; and

   b. Signs located in a single family residential district which do not exceed six (6) square feet in area and four (4) feet in height.

3. Duration: Signs requiring permits shall be valid for two (2) years and shall be renewable on an annual basis thereafter. A sign not requiring a permit shall be removed within thirty (30) days after the sign is considered to be abandoned as defined by this chapter.

4. Approval process: In order to ensure that signs are safe and structurally sound, a sign permit shall be required for temporary freestanding signs that exceed thirty two (32) square feet in area or eight (8) feet in height.

5. Other requirements:

   a) Temporary freestanding signs shall be made of a rigid durable material that will withstand the elements.

All temporary signs require a permit unless specifically exempted herein. The following temporary signs are prohibited unless expressly authorized within any of the subsections set out below and for the limited purposes stated within any such subsection:

- Non-public signs in public rights-of-way or on public property;

- Signs mounted on a building roof;

- Signs having intermittent or flashing illumination, animated or moving parts, or that emit sound;

- Banners, pennants, wind-driven spinners, streamers, balloons, flags, search lights, strobe lights, holographic projections, laser light displays, beacons, bandit, and inflatable signs;

- Signs imitating official traffic control signs, or any sign or device obscuring actual municipal or other public traffic control signs or devices;

- Signs mounted on, or applied to trees, utility poles, rocks, or City owned property;

- Signs placed upon private property without the property owner's approval;

- Off-premises, portable signs or "A-frame" signs;

- Business identification/advertising signs in single-family zoning districts.

39-10.1. Contractor signs. Contractor signs designating the contractor or subcontractor engaged in the construction or repair of a building or buildings on each parcel of land shall be allowed one (1) nonilluminated sign without a permit if in compliance with the following requirements.

A. The area of any single sign shall not exceed thirty-two (32) square feet in area nor exceed eight (8) feet in height.

B. The sign shall be removed within ten (10) days of completion of the work by the contractor or subcontractor on the property.

C. All contractors or subcontractors signs may be consolidated on one (1) sign. The area of a consolidated sign is calculated at six (6) square feet per contractor or subcontractor listed with a maximum sign area of one hundred (100) square feet for six (6) or more contractors. Said sign shall not exceed eight (8) feet in height or be located closer than ten (10) feet to a public right-of-way.

39-10.2. Development signs.

A. A sign permit shall be required for the erection of a development sign and is valid for a period of one (1) year.

B. One (1) single- or double-faced freestanding sign is allowed upon the parcel of property to be developed unless it is a corner lot, in which case one (1) such sign per street front.

C. The face area of said sign shall not exceed thirty-two (32) square feet for the first acre or portion thereof. When the proposed parcel for development exceeds one (1) acre in size, the sign area may

PEORIA

Table 4: Temporary Sign Type Specifications

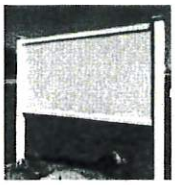
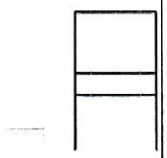
A. UNDEVELOPED PROPERTIES						
Property Type	**Quantity**	**Max Sign Area**	**Maximum Height**	**Duration**	**Other Limitations**	**Permit**
Parcels ≤1 ac	1	3 SF	3 FT	Up to 1 Year		No
Parcels >1 acre 	1 sign + 1 additional sign for every 600 LF street frontage	32 SF	8 FT	Up to 1 Year, may be renewed twice for 3 years total		Yes
B. RESIDENTIAL PROPERTIES						
Sign Type	**Quantity**	**Max Sign Area**	**Maximum Height**	**Duration**	**Other Limitations**	**Permit**
Yard Sign 	1	3 SF	3FT	Up to 3 Months	Located on a developed residential lot	No
Neighborhood Sign	1 sign per neighborhood entrance	3 SF	3 FT	Up to 1 Week	Located within neighborhood common area	No
New Subdivision Sign	1 sign per street frontage	32 SF/sign	16 FT	Up to 3 years	Must be removed once all lots in subdivision are sold	Yes

Table 4: Temporary Sign Type Specifications *(cont'd)*

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Sign Type	**Quantity**	**Max Sign Area**	**Maximum Height**	**Duration**	**Other Limitations**	**Permit?**
Special Promotion	2 Wall-Mounted Banners	32 SF Total	N/A	Max 30 days per installation Max 4x per year	N/A	Yes, For Each Install
	2 Pole Mounted Banners "Swooper Signs"	32 SF per sign	15 FT		Max Width: 3 FT	
	1 A-frame or T-frame sign portable sign	6 SF	3 FT		N/A	
D. SPECIAL CONDITIONS – *In addition to temporary signs permitted by the development code, the following [illegible]*						
Properties Under Construction	1	32 SF	8 FT	Building Permit: From Issuance until closed	Active building permit required	No
Properties listed for sale, lease, or rent						
≤ 1 acre	1	6 SF	Free-Standing Sign: 5 FT Other Signs: N/A	While property is listed	N/A	No
> 1 acre	1 sign + 1 sign for every additional 600 LF street frontage	32 SF	8 FT	While property is listed	N/A	Yes

Table 4: Temporary Sign Type Specifications *(cont'd)*

Election Season, Non-Commercial Messages	Not limited	Residential Zoning, adj. to Rural or Local Road: 16 SF Other: 32 SF	<7 FT	90 days prior to General Election and up to 15 days after Primary Election	See below	No
	Per ARS § 16-1019, such signs may be located within the City right-of-way provided they are not: 1. hazardous to public safety; 2. within a roadway median or traffic circle; 3. affixed to any City-owned utility pole, traffic control device or safety barrier; 4. located in a manner that interferes with the requirements of the Americans with Disabilities Act; 5. located in a designated commercial tourism, commercial resort, and hotel sign-free zone designated by the City Council pursuant to ARS §16-1019; and 6. otherwise in violation of a requirement found in this Section. Except as provided herein, such signs shall not be located on City-owned property, buildings, or structures.					
Grand Opening/New Business	Not limited. Includes banners, balloons, streamers, flags, pennants, and merchandise.	N/A	N/A	60 days within first 6 months of receiving a valid business license	See Grand Opening/New Business definition. Not permitted for Home Occupations.	No
Old Town A-frame	1 A-frame	6 SF	3 FT	Up to 1 year	Permitted for non-residential uses within the Old Town and Central Districts in the Old Town Specific Area Plan boundaries.	Yes
Resident Right of Way Sign	4	6 SF	3 FT	4 days max, 4 x per year	For residents of Peoria with utility bill or other proof of address. Signs in ROW subject to same limitations as Election Season Signs	Yes

Sign Walker	N/A	12 SF	6 FT	Daylight hours	Max Width: 6 FT See below	No
	• Shall not be located adjacent to local or collector roads in Residential Zoning Districts. • Shall be at least thirty (30) feet away from any street intersection or driveway entrance. • Shall not be located in any drive aisle, parking stall, driveway, or on sidewalks in a manner that provides less than a four (4) foot free and clear pathway for pedestrians. • Shall not be located within a median or on a street. • Shall not be located on walls, boulders, planters, other signs, vehicles, utility facilities, or any structure.					
Temporary Use	1 Banner + 3 A-frame or T-frame Portable Signs	Banner: 24 SF A-frame: 6 SF	Banner: N/A A-Frame: 3 FT	For the duration of approved Temporary Use Permit	N/A	Temp. Use Permit

34.11 Administration

A. Permit Application. For signs requiring permits as described in this Section, a Sign Permit application shall be submitted to the Department, together with the required materials, and applicable fee, on an official form provided by the Department. The application shall satisfy the submittal requirements of the associated Process Guide for the appropriate sign type.

B. Permit Expiration. Permits issued by the City under the provisions of this Article shall expired and become void if the work authorized by such permit is not completed within 180 days from the date of issuance of said permit.

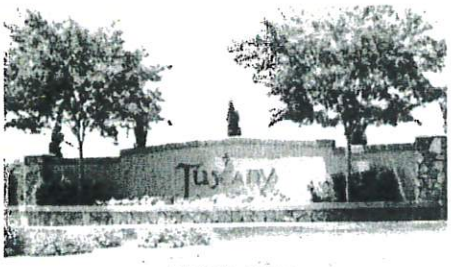
C. Permit Revocation. The Planning Manager or designee shall have continuing jurisdiction over all permits issued under the provisions of this Article and may revoke a permit if it was obtained by fraud or misrepresentation.

   1. Notice of the City's decision to revoke a sign permit shall be provided to the property owner by first class mail, or delivered in person to any person responsible for the premises on which the sign is located, or if no responsible party can be identified, by affixing a copy of the notice in a conspicuous location at the entrance to the premises.

D. Nuisance. No permit issued under the provisions of this Article shall be deemed to constitute permission or authorization to maintain a public or private nuisance, nor shall such permit constitute a defense in an action to abate a nuisance.

GOODYEAR

landscaping. A maximum area of 32 square feet per wall sign is permitted.



WALL SIGN

(3) The maximum height of any permanent subdivision sign shall be eight feet. The sign is encouraged to include the name of the development for efficient wayfinding.

b. Temporary Subdivision Signs:

(1) During the construction phase, each recorded subdivision may have one sign with a maximum area of 96 square feet and the maximum height shall be 13 feet.

Commented [SC24]: No changes.

(2) The sign shall not be located within 100 feet of any property line of an existing residence.

(3) Such sign shall not be illuminated.

(4) The sign must be removed when 95% percent of the lots within the subdivision are sold and/or the on-site sales office closes, whichever occurs first.

c. Model Homes:

Commented [SC25]: No changes for this quasi-residential use.

(1) Up to four flags per model home may be placed at any one subdivision, but the total number shall not exceed eight.

(2) Flags shall have a maximum area of 12 square feet and may not be maintained higher than 25 feet above the adjoining ground.

(3) Flags shall be removed when 95% of the lots in the subdivision are sold and/or the on-site sales office closes, whichever occurs first.

GILBERT

H. Temporary Residential Subdivision Signs. Temporary Residential Subdivision Signs are permitted in single-family residential zoning districts for each builder in a recorded subdivision plat only in conjunction with a valid building permit for a model home complex. Temporary Residential Subdivision Signs are unlawful if they do not meet the criteria and limitations set forth below in Table 4.408.H, Temporary Residential Subdivision Signs: Criteria and Limitations.

TABLE 4.408.H. Temporary Residential Subdivision Signs: Criteria and Limitations

	Principal Entry(ies)	Model Home Complex	Perimeter Subdivision Open Space
Maximum Number of Signs	1 per entry	1 or more	1 per street frontage
Maximum Sign Area	32 sq. ft.	96 sq. ft.	32 sq. ft.
Maximum Height	8 ft.	8 ft.	8 ft.
Minimum Setback/ Distance from Right of Way[1]	10 ft. (5 ft. if less than 32 sq. ft.)	10 ft. (5 ft. if less than 32 sq. ft.)	10 ft. (5 ft. if less than 32 sq. ft.)
Aggregate Maximum Sign Area	256 sq. ft.		
Duration	3 years or until the model home complex is permanently closed, whichever occurs first.		
Allowed on Public Sidewalk / Right-of-Way	No		
Allowed within a Sight Visibility Triangle	No		
Lighting or Illumination Allowed	No		
Permission of Owner Required	Yes		
Permit Required	Yes		
Movement Allowed	No		
Incorporation of Florescent Color or Exhibition of Florescence Allowed	No		

[1] Minimum sign setbacks are measured from the edge of the property line. Setbacks do not apply to wall signs.

HOME BUILDER SIGNS

Offsite Directional Sign located at an intersection.

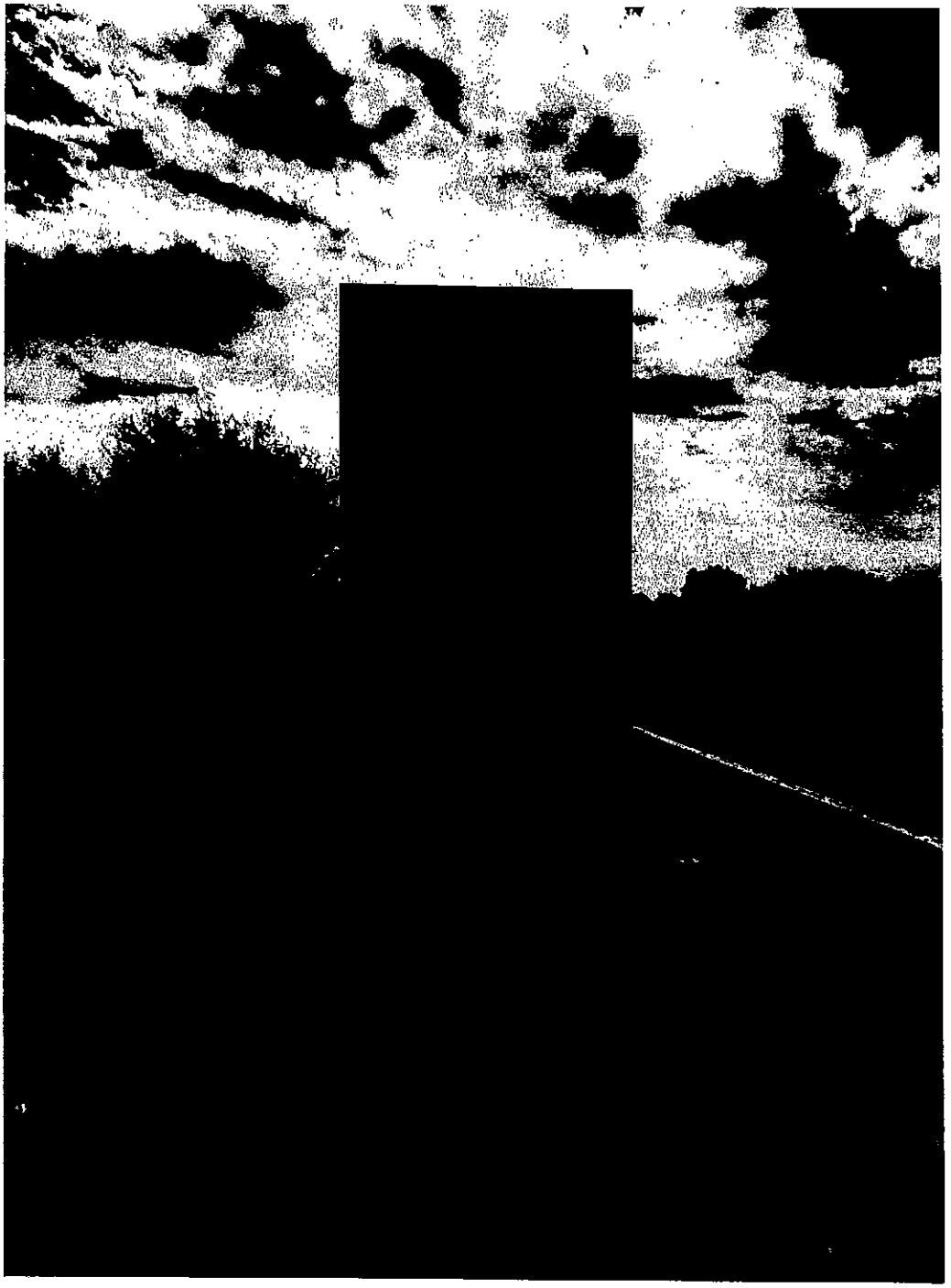
Same picture as before.

Model home sign located at the driveway to the model home complex.

Two offsite directional signs located on what appears to be vacant land approaching an intersection.

Signs are 4' x 8' (32 square feet)

Same picture.



Another offsite directional sign located along the side of a road approaching an intersection. This sign is obviously oriented differently than the other signs.

This looks like one of those larger signs that came up at the last meeting that is located along the subdivision. This one is located next to the sidewalk along the adjacent collector street (Dixileta).

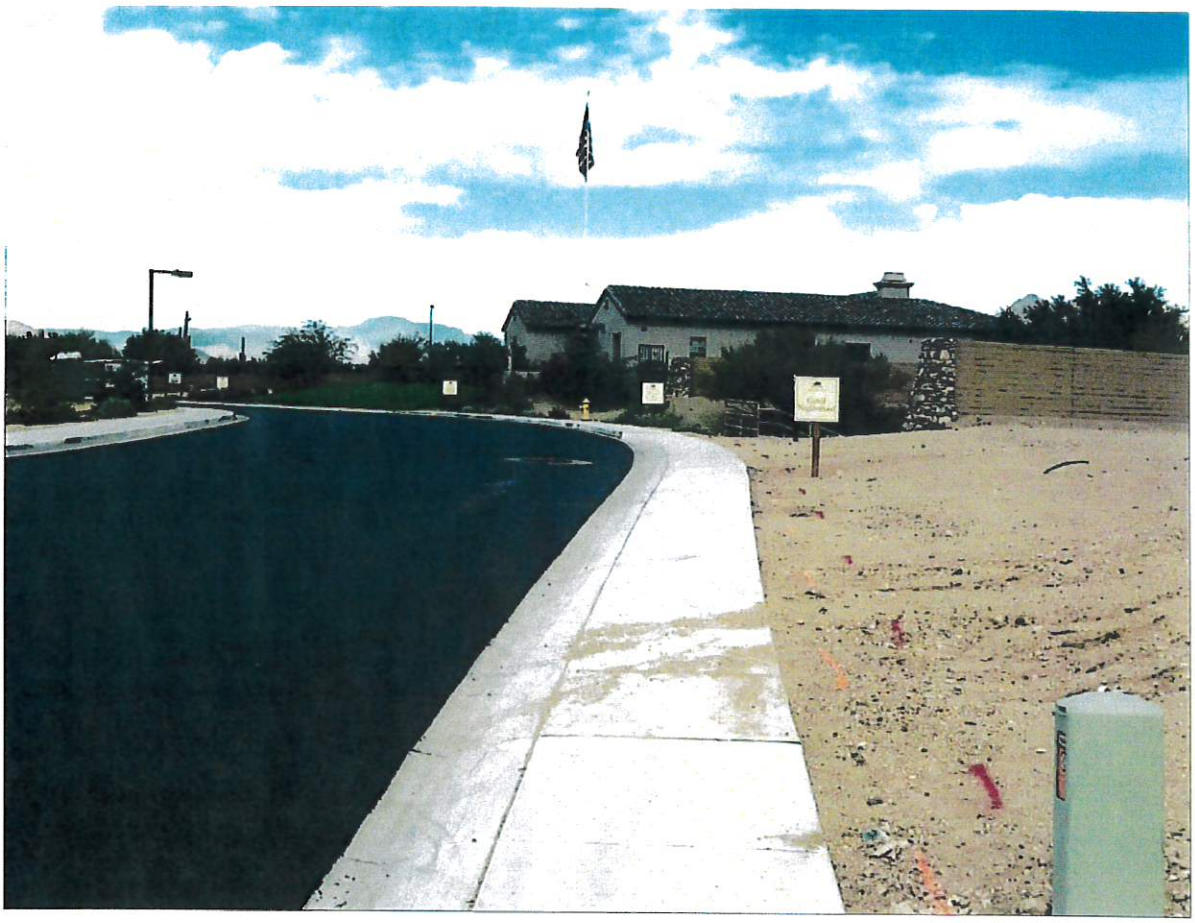
This is roughly the same size as the sign above, but it is located on a vacant lot within the subdivision. It is clearly larger than 4′ x 8′.

Sign is 8′ x 12′ (96 sq. ft.) For reference the sign permit number is 189009.

Same picture.

Cave Creek
Unified School
District

These are what I am going to call lead in signs. They are located on vacant lots once you enter the subdivision leading to the model home. **Signs are 2' x 2'.**



Different view showing the signs leading in to the model home.

These are flags located on the non-street side of the sidewalk on an adjacent street to the subdivision entrance. The sign in the background does appear to be 4′ x 8′.

Another picture of the flags along the perimeter of the subdivision.

This is a sign that is along Cave Creek Rd. where you turn onto a local street to the entrance of the subdivision. I included this picture because of its size (larger than 4′ x 8′) and because of the rider.

A better picture of the placement of this sign.

From:	Eric Fitzer
To:	Robert Kuhfuss
Subject:	FW: Surprise Sign Code Update - Minor Change
Date:	Thursday, May 04, 2017 5:21:21 PM
Attachments:	image001.jpg Surprise Sign Code Minor Modification.docx

---

FYI

From: [redacted]
Sent: Thursday, May 04, 2017 11:38 AM
To: Eric Fitzer
Cc: Lloyd Abrams; [redacted]
Subject: Surprise Sign Code Update - Minor Change

Eric, you and Lloyd met with [redacted] a few weeks back regarding the City's sign code update. I believe when the meeting was over, Bill and Rhett stated that they would review the City's proposed update and provide for the possibility of allowing billboards as an option within the sign code. After thorough analysis and crafting some draft language that included utilizing a conditional use permit process for billboards, we decided to keep our requested change simple.

Since the comprehensive sign program allows for someone to introduce a unique or creative sign type that is not listed as a permitted sign type in Section 113-06.A, we are requesting removing the words 'billboard signs' from the prohibitive use section of the sign code update. We apologize for the time it took for us to get back to you on this, but we think this proposal makes the most sense. (the only edit in the attached document is the crossing out of the words billboard signs from section 113-06 F.1.) We are not sure if subsection F of the same overall section applies, but will leave that up to staff to decide.

Please call me to discuss. We did not intend on attending this evenings study session. Let us know how you would like us to proceed with this issue and how staff intends to handle this request. Thanks and look forward to discussing with you. Kurt

[redacted]

-
Offices: Arizona | California | Nevada

B. **Signs in the Public Street Right-of-Way:** *Signs* are permitted within the public street right-of-way regardless of the zoning of said right-of-way, only when erected by, or on behalf of, the City of Surprise, or as permitted under Section 113-08.A.2.b and 113-08.A.3.b below.

C. **Signs in the Private Street Right-of-way:** *Signs* are permitted within private street rights-of-way only when associated with an approved Planned Area Development (PAD) or Comprehensive Sign Program (CSP), or as required by the City of Surprise.

D. **Encroachments:** No portion of any *sign* erected on any property may encroach into the public right-of-way unless expressed written permission is granted by the City of Surprise to allow said encroachment.

E. **Signs as an Accessory Use:** All *signs* must be an accessory use to a primary use. In no case shall a *sign* be established as a primary use of the property; except that *temporary signs* as otherwise allowed within a given zoning district are exempt from this provision.

F. **Prohibited *Signs*** – the following *sign* types are specifically prohibited:

1. *Abandoned signs,* ~~*Billboard Signs,*~~ *Pole Signs* of a permanent nature*, Roof Signs and Snipe Signs;*

2. *Animated Signs*, flashing, blinking, or rotating *signs,* festoons*, Inflatable Signs* including latex or Mylar balloons*,* permanent *Banner Signs, Pennants,* searchlights, streamers*, signs* other than *Class 1 Monument Signs* that emit audible sound, and any clearly similar features*;*

3. *Vehicle Signs* when the *vehicle* is placed in a location not approved for vehicular parking or storage*;*

4. *Signs* containing any words or symbols that would cause confusion because of their resemblance to highway traffic control or direction signals;

5. Merchandise, equipment, products or other items which are not available for purchase, but are intended to attract attention, or for identification or advertising purposes;

6. *Signs* located on trees, utility poles, public benches, or any other form of public property, or within any public right-of-way, unless explicitly permitted by these regulations;

7. *Signs* containing vulgar or profane messages, hate speech, or language intended to incite violence.

Public Review Version 1

From: [redacted]
To: Robert Kuhfuss
Subject: Sign Code input as it relates to case # CE-17-1444 and Code 113-4 (B)
Date: Wednesday, May 10, 2017 10:55:28 AM

Dear Robert,

It was suggested to me by Chr[redacted] that I may send you our feedback / input, as it pertains to Code 113-4 (B). We are a small business that opened on June 28th of 2016 (we are still in infant stages). Our store is [redacted] in Surprise. Our store is part of a plaza with other businesses as well. At the time we opened, we knew we were allowed to use A-Frame signs. We put them out everyday, and put them away at the end of the business day. These signs generated a large amount of traffic flow into the store. As a result of them, the store took right off in a positive direction and we've been very pleased with business. Sales exceeded my expectations early on. This store is our lifelong dream to open, and we work extremely hard to make it go.

Since we were forced to remove our signs, we are now only getting 1 - 3 people per day in the store now. When we had our A-frame signs set out, we'd get 50-75 people per day easily, and lots of purchases. In the past week, we've made 3 sales. There's a chance our business is going to fail now because we cannot adequately display signage. We are far enough back from the road that people just drive right by, blindly. Although we advertise both online and through periodical publications, it is not what really draws in the people. It's the A-frame signs that do it. We rely on that person that is just driving by and saw the A-frame sign.

It seems to me that the City would want us to bring in as much revenue as possible since we send in all of the Sales Tax we collect. These signs are not hurting anyone or causing any problems. We are hard working people just trying to earn a living.

I ask that the City of Surprise again, reinstate the use of A-Frame signs and help all of us little guys out. We are such a young business and we rely on the cars driving by to see our signs and stop.

Thank you for your consideration.

Sincerely,

[redacted]

[redacted]

From: [redacted]
To: Robert Kuhfuss
Subject: RE: Surprise Sign Code Update
Date: Monday, June 12, 2017 2:55:37 PM

That"s great but what are we suppose to do till then. I have went from making $1500 to $2000 a day to making $300.00 to $500.00 City of surprise could of not picked the worst time of year to do this to small businesses...

[redacted]

-------- Original Message --------
Subject: Surprise Sign Code Update
From: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>
Date: Thu, June 08, 2017 4:50 pm
To: Robert Kuhfuss <Robert.Kuhfuss@surpriseaz.gov>

Greetings everyone,

I wanted to give everyone an update. We are planning a series of discussions with the Planning and Zoning Commission. Each session will cover a specific topic as outlined below. You are encouraged to attend, even if you think that subject matter might not pertain to your specific situation.

<!--[if !supportLists]-->1. <!--[endif]-->**July 6, 2017 –** Wall Signs and Freestanding Signs
<!--[if !supportLists]-->2. <!--[endif]-->**July 20, 2017 –** Billboards, Freeway Signs, and Electronic Messaging Centers (EMCs)
<!--[if !supportLists]-->3. <!--[endif]-->**August 3, 2017 –** Temporary Signs
<!--[if !supportLists]-->4. <!--[endif]-->**September 7, 2017 –** Open Discussion and Summary of Revisions

The above meetings will take place at 6:00 PM at the City Council Chambers located at 16000 Civic Center Plaza in Surprise.

As always, please feel free to contact me if you have any questions, comments, or concerns.

Thank you

Robert H. Kuhfuss, AICP, MPA
City of Surprise Community Development Department
16000 North Civic Center Plaza
Surprise, AZ 85374-7470
O: 623-222-3137 | F: 623-222-3001
robert.kuhfuss@surpriseaz.gov

City Hall offices open at 8 a.m. and close at 5 p.m. Monday through Friday. More info at www.surpriseaz.gov.

This e-mail and any accompanying files transmitted are intended solely for the use of the individual or entity to whom they are addressed; if you have received
this e-mail in error please delete it and notify the sender. In addition, under Arizona law, e-mail communications and e-mail addresses may be public records.
0.1

08 Jun 2017 23:50:13 -0000

SURPRISE
ARIZONA

FS15-311 Sign Code Update

Planning and Zoning Commission

August 3, 2017

Progress to-date

- P&Z Commission discussion item April 16, 2015
- City Council work session April 21, 2015
- Research, imagery collection
- U.S. Supreme Court decision on Reed v. Town of Gilbert
- Workshops regarding Reed v. Town of Gilbert
- City Council discussion September 1, 2015
- Preparation of draft language
- City Council Discussion – March 7, 2017
- Four outreach meetings March 8 through 29, 2017
- EMC Demonstration – March 14, 2017
- P&Z Discussion – April 20, 2017
- P&Z Discussion – July 6, 2017
- P&Z Discussion – July 20, 2017
- **P&Z Discussion – August 03, 2017**

Next Steps (tentative)

- **P&Z Work Session September 7, 2017**
  - Open Discussion
  - Summary of Revisions
- **P&Z Hearing October 5, 2017**
- **City Council Work Session November 7, 2017**
- **City Council Hearing December 5, 2017**

Topics of Discussion

- **Temporary Signs**

Reed v. Town of Gilbert

- Case brought by a church over weekend placement of directional signs.
- U.S. Supreme Court clarified that if the enforcement officer needs to read the words on the sign to enforce the ordinance, the ordinance is presumptively unconstitutional. (Content-Neutrality)
- Focus on *Content Neutral* topics such as size of signs, sign materials, lighting, moving parts, portability of the sign or the location (public or private property) of the sign.
- Establish regulations for important signs such as government directional signs and traffic control signs along roads.

http://www.supremecourt.gov/opinions/14pdf/13-502_9olb.pdf

Temporary Signs

Section 113-08 – Sign Classifications and Types

A – Temporary Signs

1 – General Requirements
2 – Class I Temporary Signs (Small A-Frame Signs)
3 – Class II Temporary Signs (Large A-Frame and Pedestal Signs)
4 – Class III Temporary Signs (Small Post-Signs)
5 – Class IV Temporary Signs (Large Post-Signs)
6 – Banner Signs
7 – Light Pole Banner Signs
8 – Teardrop Banner Signs
9 – Sign Walkers

Temporary Signs

Section 113-08 – Sign Classifications and Types

A – Temporary Signs

1 – General Requirements

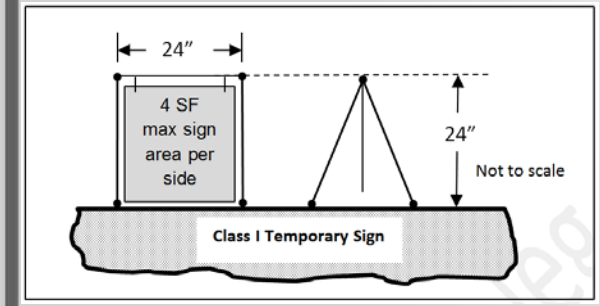
- Illumination by ambient lighting only
- Must include the name and phone number of the person responsible for placing the sign
- Cannot obstruct pedestrian or vehicular traffic
- May be buried or inserted (except for teardrop banners) but not cemented

Temporary Signs

Section 113-08 – Sign Classifications and Types

A – Temporary Signs

- Four “Classes” of Temporary Signs as defined in Section 113-05



Class I Temporary Signs (Small A-Frame Signs)

- 3 Class I Temporary Signs per “lawful temporary event”
- May not be located on vacant property
- Not allowed in public right-of-way except in conjunction with lawful temporary event
- No limit to number of sign panels provided sign copy does not exceed 8 square feet total
- May be weighed or ballasted but not affixed to ground or permanent structure
- May only be displayed during business hours

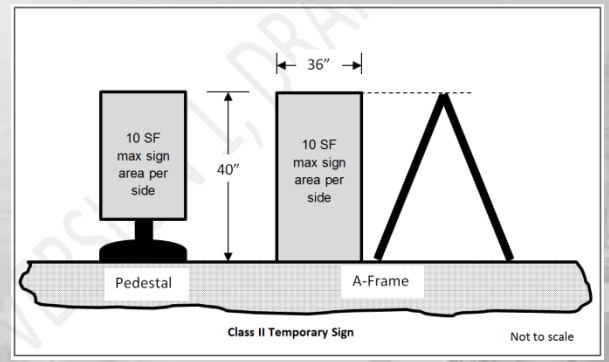
Temporary Signs

Section 113-08 – Sign Classifications and Types

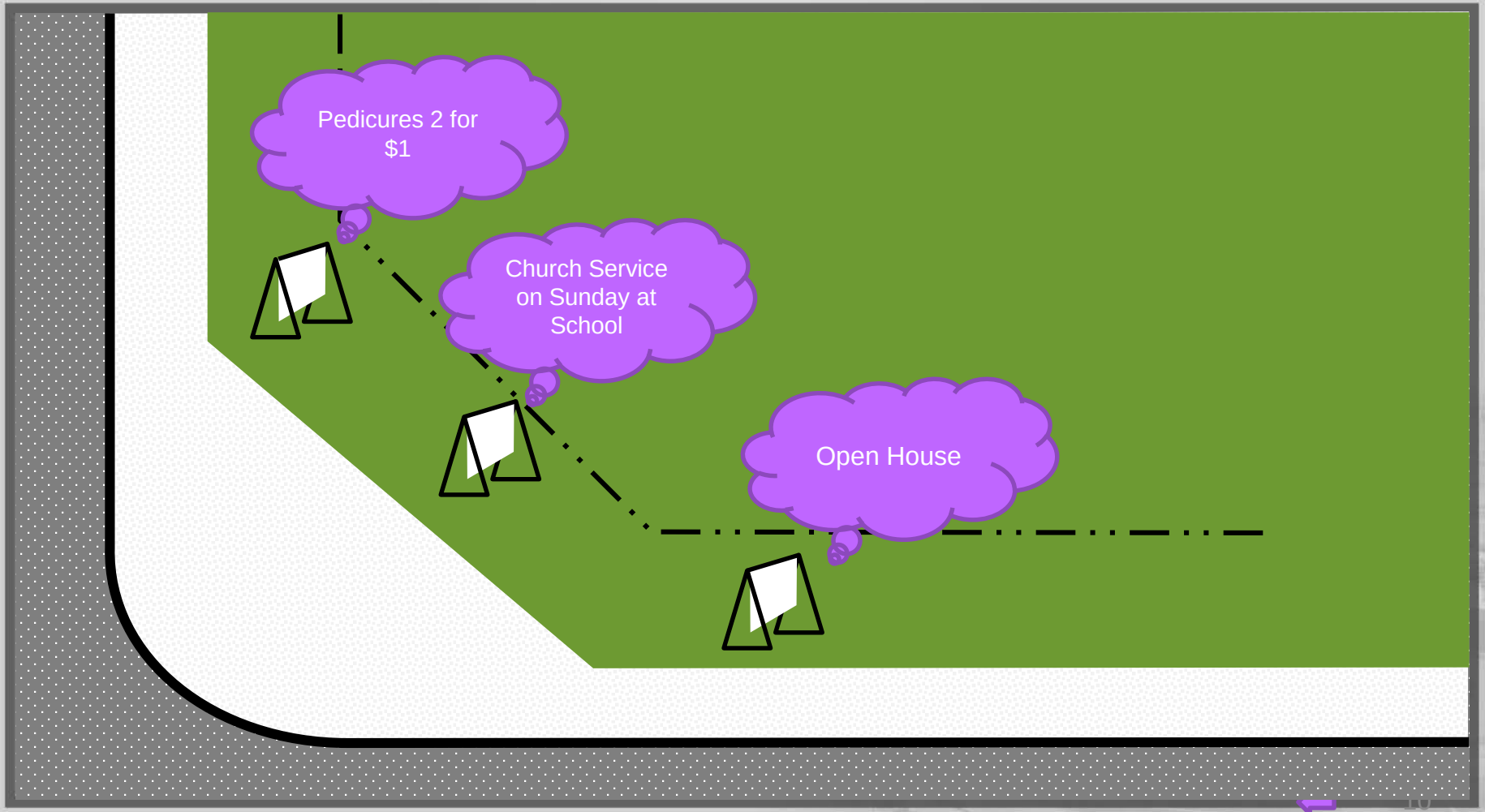
A – Temporary Signs

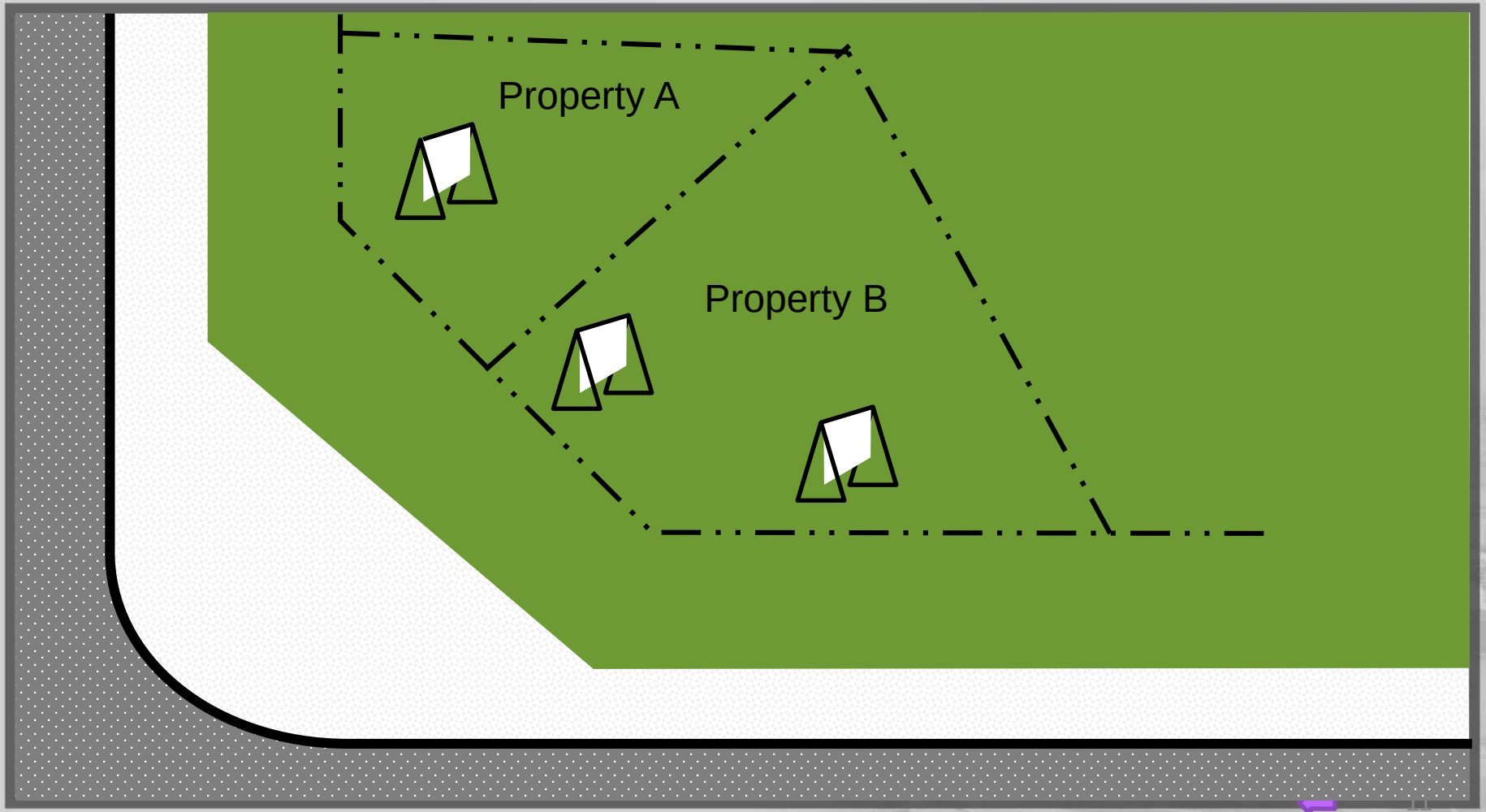
- Four “Classes” of Temporary Signs as defined in Section 113-05

- 1 Class II Temporary Sign per commercial use or “lawful temporary event”
- May not be located on vacant property
- Must be located within 15’ of customer entrance
- May not be located within public right-of-way unless customer entrance is opens directly into right-of-way
- No limit to number of sign panels provided sign copy does not exceed 20 square feet
- May be weighed or ballasted but not affixed to ground or permanent structure
- May only be displayed during business hours



Class II Temporary Signs (Large A-Frame and Pedestal Signs)


Pedicures 2 for $1
Church Service on Sunday at School
Open House

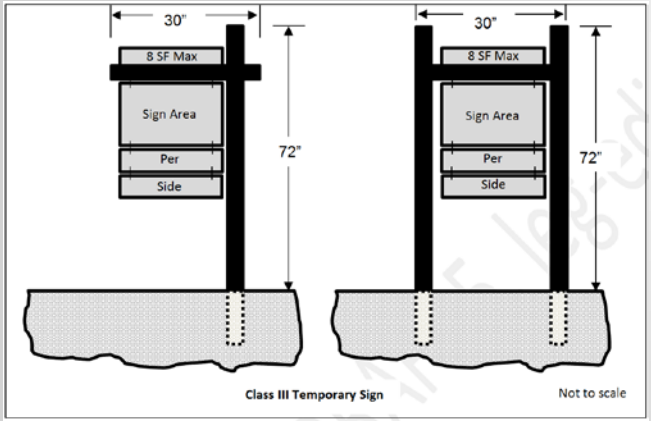

Property A
Property B

Temporary Signs

Section 113-08 – Sign Classifications and Types

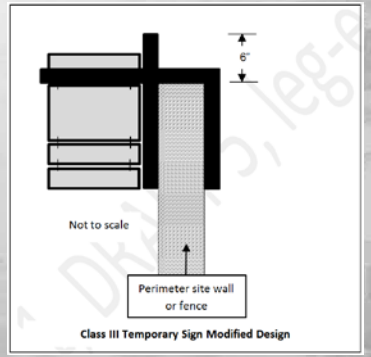
A – Temporary Signs

- Four “Classes” of Temporary Signs as defined in Section 113-05



Class III Temporary Signs (Small Post-Signs)

- 1 Class III Temporary Sign per street frontage
- If located on vacant property, must be 600’ apart
- No limit to number of sign panels provided sign copy does not exceed 16 square feet total
- Includes provision for properties that back up to street



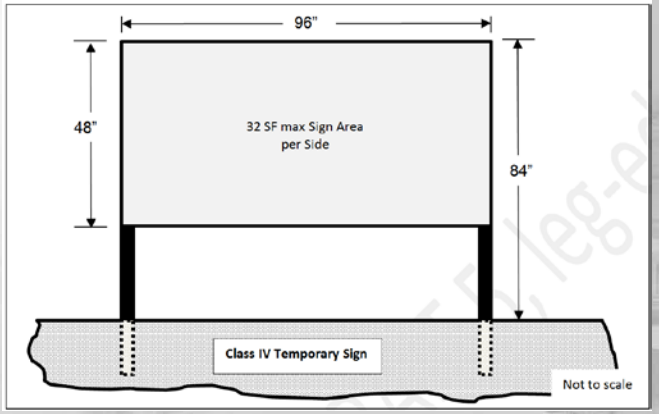
Temporary Signs

Section 113-08 – Sign Classifications and Types

A – Temporary Signs

- Four “Classes” of Temporary Signs as defined in Section 113-05

- 1 Class IV Temporary Sign per street frontage
- 1 additional Class IV Temporary sign per 660’ of street frontage if associated with a public hearing
- Limited to 2 sign panels per sign at 32 square feet each



Class IV Temporary Signs (Large Post-Signs)

Temporary Signs

Section 113-08 – Sign Classifications and Types

A – Temporary Signs

- Four additional categories of temporary signs as defined in Section 113-08

Light Pole Banners

Banners

Teardrop Banners

Sign Walkers

Temporary Signs

Section 113-08 – Sign Classifications and Types

A – Temporary Signs

- Four additional categories of temporary signs as defined in Section 113-08
  - **Banners**

- 1 Banner Sign per building plus 1 additional Banner Sign on construction fence if associated with a construction project
- All four corners must be attached
- 1 square foot of sign area per lineal foot of elevation length not to exceed 500 square feet (30 square feet of associated with construction fence)
- Length limited to 80% of building elevation or leased tenant frontage
- Must have vent flaps

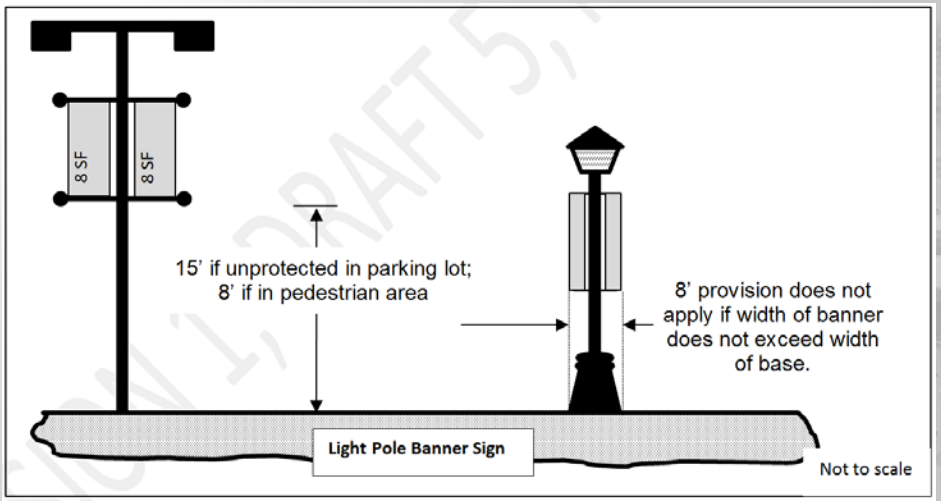
Temporary Signs

Section 113-08 – Sign Classifications and Types

A – Temporary Signs

- Four additional categories of temporary signs as defined in Section 113-08
  - **Light Pole Banners**

- Light Pole Banner Signs allowed if pole is properly equipped
- 8 square feet of sign area per sign per side
- Paired signs must be uniformly sized
- 15' overhead clearance if unprotected in parking lot
- 8' overhead clearance if in pedestrian area (unless base of pole is wider than the signs)
- Horizontal supporting members must be removed or folded up when not in use
- Must have vent flaps



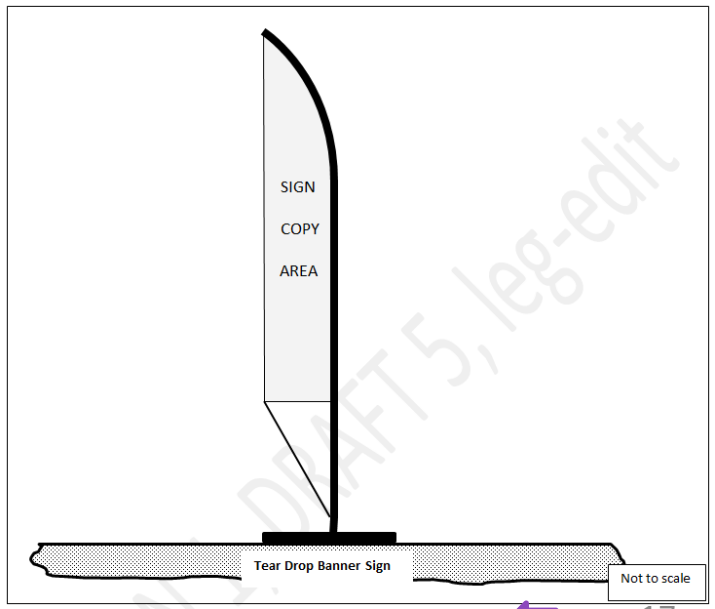
Temporary Signs

Section 113-08 – Sign Classifications and Types

A – Temporary Signs

- Four additional categories of temporary signs as defined in Section 113-08
  - **Teardrop Banners**

- Two per lawful temporary event
- Must be located on the property of where the temporary event is occurring
- May not be located in a public right-of-way
- Must be 15’ away from pedestrian path, sidewalk, trail, vehicular parking surface or driveway
- Must be located 50’ from any public or private right-of-way
- Maximum height of 12’
- Maximum sign area of 26 square feet
- May be weighted or ballasted but not inserted into the soil



DRAFT 5, leg-edit

Temporary Signs

Section 113-08 – Sign Classifications and Types

A – Temporary Signs

- Four additional categories of temporary signs as defined in Section 113-08
  - **Sign Walkers**

- May only operate during daylight hours
- May only operate on sidewalks
- May not obstruct pedestrian or vehicular traffic
- May carry 2 single-sided signs not exceeding 3 square feet each or 1 double-sided sign not exceeding 12 square feet
- Must wear or hold the sign

Next Steps (tentative)

- P&Z work session May 4, 2017
- P&Z public hearing June 1, 2017
- City Council work session June 20, 2017
- City Council public hearing August 1, 2017

SURPRISE
ARIZONA

QUESTIONS OR COMMENTS?

Thank You

CITY OF SURPRISE
Planning and Zoning Commission

August 3, 2017 @ 6:00:00 PM

Back Print

Board Meeting Date:	August 3, 2017	Contact Person:	Eric Fitzer - Community Development
Submitting Department:	CD Boards and Commissions	District:	Internal
Staff Recommendations:	No Action		

Consent	Regular	Public Hearing	Report/Discussion

Agenda Wording:

Discussion and direction pertaining to future agenda items.

Motion:

Background:

Financial Impact Statement:

No Financial Impact

ATTACHMENTS:

Click to download

No Attachments Available

External Attachment Links:

Meeting Requirements:

Powerpoint x Video x White Board x Other x

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