

NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION
PINAL COUNTY PLANNING AND ZONING COMMISSION
SUMMARY FOR AGENDA FOR MEETING
Thursday, June 6, 2024

9:00 AM - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX
EMERGENCY OPERATIONS CENTER
301 E. 11TH STREET
FLORENCE, AZ 85132

Action means discussion/recommendation for approval or denial to the Board of Supervisors on the following Planning Cases. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda.)

A work session is not a public hearing. For matters that are not listed as "public hearings" the public may attend and listen to the proceedings, but may only address the Commission with its permission.

(1) REGULAR ITEMS

A. **CALL TO ORDER AND ROLL CALL OF COMMISSION MEMBERS:**

- () **RIGGINS, Chairman**
- () **MENNENGA, Vice-Chairman**
- () **DEL COTTO, Member**
- () **HARTMAN, Member**
- () **KELLER, Member**
- () **KLOB, Member**
- () **LIZARRAGA, Member**
- () **SCHNEPF, Member**
- () **DAVILA, Member**
- () **MOONEY, Member**

B. **DISCUSSION ITEMS**

- 1. DIRECTOR REPORT
- 2. UPDATES
- 3. PARKING LOT ITEM FOLLOW UP

(2) WORK SESSION: ZONING CODE UPDATE

- A. **2.145. - SIGNS**
- B. **2.150.010. - UTILITIES**
- C. **2.150.290. - WATER CONSERVATION**
- D. **2.150.260. - HOME OCCUPATION**

- E. 2.140. - OFF-STREET PARKING AND EV CHARGING
- F. 2.185. - OUTSIDE STORAGE AND PARKING
- G. ADMINISTRATIVE SETBACK REDUCTION
- H. ADMINISTRATIVE VARIANCES

ADJOURNMENT

Support documents for the above-listed matters are available at the Pinal County Community Development Office for the public inspection at least 48 hours prior to the meeting at the Pinal County Community Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:00 a.m. and 5:30 p.m.

NOTE: One or more members of the Board may participate in this meeting by telephonic conference call.

The Board may go into Executive Session for the purpose of obtaining legal advice from the County's Attorney(s) on any of the above agenda items pursuant to A.R.S. 38-431.03(A)(3).

In accordance with the requirement of Title II of the Americans with Disabilities Act (ADA), the Pinal County Board of Adjustment and Appeals does not discriminate against qualified individuals with disabilities admission to public meetings. If you need accommodation for a meeting, please contact the Community Development Department at (520) 866-6442, at least (5) five business days prior to the meeting (not including weekends or holidays) so that your request may be accommodated.

Posted this 29th day of May 2024 around 10am /s/ Todd Williams.



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

June 6, 2024 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

DISCUSSION ITEMS

1. DIRECTOR REPORT
2. UPDATES
3. PARKING LOT ITEM FOLLOW UP

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History	Who	Approval
Time		

ATTACHMENTS:
Click to download
No Attachments Available



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

June 6, 2024 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

2.145. - SIGNS

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History	Who	Approval
Time		

ATTACHMENTS:
Click to download
<input type="checkbox"/> Signs

Pinal County Development Services Code:

Signs

~~CHAPTER 2.145. SIGNS, BILLBOARDS, NAME PLATES AND OTHER OUTDOOR ADVERTISING~~

2.145.010. Purpose and Guiding Principles.

~~The uses, locations, types, heights, sizes and illumination of signs are herein regulated in order to protect the attractiveness of the county, to enhance tourism, to promote commerce, to preserve property values, to insulate residential areas from the undue impact of signs, to foster the effectiveness of business signage, to promote traffic and pedestrian safety, and to protect the general welfare.~~

~~(Ord. No. 61862, § 2201)~~

~~A. In no event shall consideration for approval be based upon the message content of a sign. It is the purpose of this chapter to promote the public health, safety and general welfare through reasonable, consistent and non-discriminatory sign standards. The sign regulations in this chapter are not intended to censor speech or to regulate viewpoints, but instead are intended to regulate the adverse secondary effects of signs. The sign regulations are especially intended to address the secondary effects that may adversely impact aesthetics and traffic and pedestrian safety. In no event shall consideration for approval be based upon the viewpoint of the message contained on a sign.~~

~~B. These sign regulations are designed to serve substantial governmental interests and, in some cases, compelling governmental interests such as traffic safety and warning signs of threats to bodily injury or death. This chapter is not intended to extend its regulatory regime to objects that are not traditionally considered signs for purpose of government regulation.~~

~~C. The regulation of signs within the County is necessary and in the public interest, and these regulations have been prepared with the intent of enhancing the visual environment of the County and promoting its continued well-being, and are intended more specifically to:~~

~~1. To maintain and enhance the beauty, unique character, aesthetic environment, and quality of the County, that will attract commerce, businesses, economic development, residents and visitors.~~

~~2. To preserve, conserve, protect, and enhance the aesthetic quality and scenic beauty of all zoning districts of the County.~~

~~3. To ensure that the benefits derived from the expenditure of public funds for the improvement and beautification of streets, sidewalks, public parks, public rights-of-way, and other public places and spaces, are protected by exercising reasonable controls over the physical characteristics and structural design of signs.~~

~~5. To maintain and improve traffic and pedestrian safety through properly located signs; to regulate signs in a manner so as to not interfere with, obstruct the vision of, or distract motorists, bicyclists or pedestrians.~~

~~6. To allow for traffic control devices consistent with national standards that promote roadway safety and efficiency by providing for the orderly movement of road users on streets and roadways, and that notify~~

users of regulations and provide warning and guidance necessary for the safe, uniform and efficient operation of all elements of the traffic stream.

8. To encourage signs that are clear and legible to be safely read by passing motorists.

9. To encourage the effective use of signs as a means of communication.

10. To aid the public and private sectors in identifying the location of goods and services.

11. To allow signs that are compatible with their surroundings and aid orientation, while precluding the placement of signs that contribute to sign clutter or that conceal or obstruct adjacent land uses or signs.

13. To preclude signs from conflicting with the primary permitted use of the site and adjoining sites.

14. To minimize the possible adverse effects of signs on nearby public and private property.

15. To reduce visual clutter that may otherwise be caused by the proliferation, improper placement, illumination, animation, excessive height, and excessive size or area of signs which compete for the attention of pedestrian and vehicular traffic.

16. To encourage and allow signs that are appropriate to the zoning district in which they are located.

17. To establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains.

18. To foster the integration of signage with architectural and landscape designs.

19. To provide flexibility and to encourage variety in signage.

20. To relate signage to the basic principles of good design.

21. To promote the use of signs that positively contribute to the aesthetics of the community, are appropriate in scale to the surrounding buildings and landscape and advance the County's goals of quality development except to the extent expressly preempted by State or Federal law.

22. To ensure that signs are constructed, installed and maintained in a safe and satisfactory manner, and to protect the public from unsafe signs. To protect property values by precluding, to the maximum extent possible, sign types that create a nuisance to the occupancy or use of other properties as a result of their physical characteristics such as their size, area, height, number, illumination and movement.

23. To protect property values by ensuring that the number of signs are in harmony with buildings, neighborhoods, and conforming signs in the area.

24. To enable the fair and consistent enforcement of these sign regulations.

25. To provide standards that are consistent with County, State and Federal law regarding the non-communicative aspects of signs.

2.145.020. 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:

A- ~~Frame frame~~ means a Portable Sign with ~~anany portable~~ upright, rigid, self-supporting frame sign in the form of a triangle or the letter "A." (See Figure 1.)



Figure 1

Advertising means to call public attention to things, usually to promote sale.

Aggregate Sign Area means the total Sign Area in square feet of all signage Signs permitted for a given business.

Awning means a shelter or cover projecting from and supported by an exterior wall of a building.

Arm's Length means a transactions between two unrelated and unaffiliated parties.

Banner means a sign painted or printed on a strip of durable fabric, cloth or plastic. (See Figure 2.)



Figure 2

Banner, Feather, means a vertical ~~P~~portable ~~S~~sign that contains a harpoon-style pole or staff driven into the ground for support or supported by means of an individual stand. (See Figure ~~23~~.)



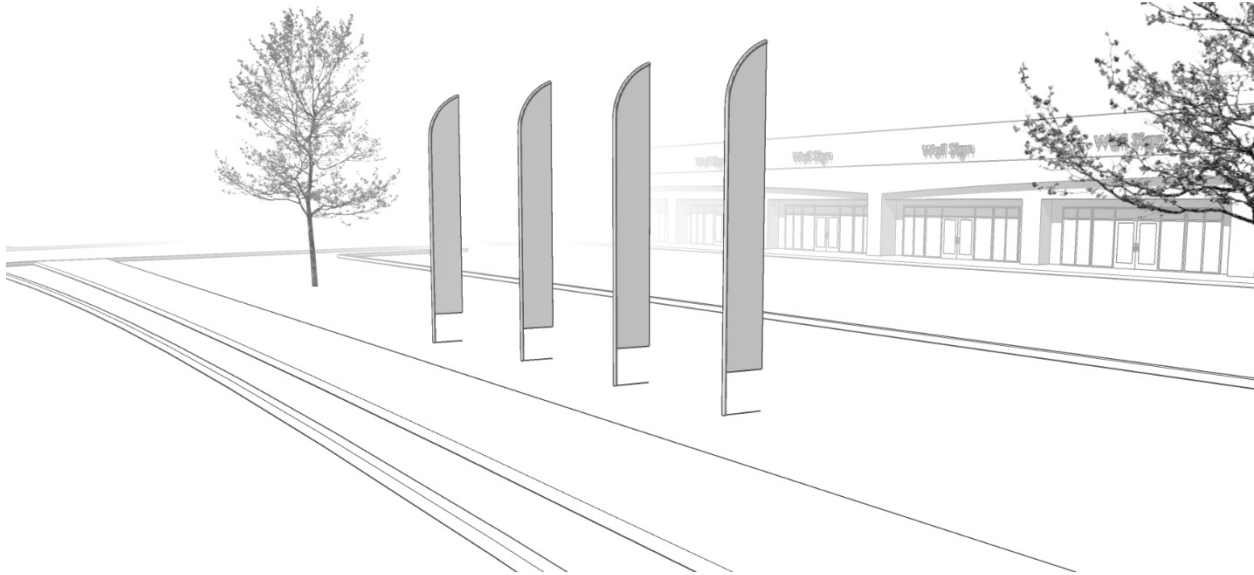


Figure 32

Canopy ~~Same as Awning~~ means an awning or other shelter or cover projecting from and supported by an exterior wall of a building.

Complex, ~~commercial, industrial or office~~ means a group of two or more office, commercial, or industrial businesses associated by a common agreement or common ownership with common parking facilities.

Comprehensive Sign Package means a collection of Signs approved pursuant to PCDSC 2.145.140.

Construction ~~(beginning)~~ means the placement or attachment of Sign-related materials (e.g., posts, poles, brackets, standards, bolts, screws, lumber, concrete, block, footings, paint) on the ground or on an existing building or other structure.

Director means the Director of the Pinal County Community Development Department or their authorized designee.

Electronic Message Display means a Sign that uses electronic means such as LEDs, fiber optics, light bulbs, or other illumination devices within a display area to cause one message to be replaced by another.

Frontage means the length of property line of any one Property premises along a public right-of-way on which it borders. For a multi-tenant development on a single property, frontage shall be the length of a business store front, which may or may not front directly onto a public right-of-way.

Grade means average elevation of the ground within a radius of 20 feet from the center point of the Sign.

Interstate Freeway Interchange means where ingress or egress is obtained to a federal interstate highway; specifically delineated as lying within 300 feet of the right-of-way and between the two points of widening of the interstate highway right-of-way approaching the interchange.

Lighting, ~~internal-Reverse Print~~, means an internally lit Sign in which the visible lighted area constitutes less than 50 percent of the total Sign Area, with lighted or visible letters against a dark background.

Mansard Roof means a roof with two angles of slope, the lower portion of which is steeper and is architecturally comparable to a building wall. ~~(See Figure 3.) Also or a facade~~ façade with a slope approaching the vertical which imitates a roof. (See Figure 4.)



Figure 43

Marquee means a permanent roof-like structure or Ceanopy of rigid materials supported by and extending from the facade of a building, ~~which is to be~~ considered a Ceanopy for ~~sign allowances~~ calculating maximum Sign Area.

Neon means a glass tube filled with gas or gas mixture that emits light by the passage of an electric current.

Neon Signs means a sign that is made of neon and is bent to form letters, shapes, and other decorative forms.

Parapet means the extension of a false front or wall above a Roof Line.

Pennant means a geometric shaped flag made of flexible materials, suspended from one or two corners fastened to a string, which is secured or tethered so as to allow movement and used as an attention-getting form of media.

Property means a lot or lots or a parcel or parcels of land considered as a unit for a single use or development, whether owned or leased.

*Reconstruction, S*ubstantial, means improvement or repair valued in excess of 50 percent of the current value of a Sign. The term ~~""reconstruction~~ Reconstruction does not include merely repainting or changing the copy on the Sign if the Sign Area, Sign Height, structure use and size remain the same.

*Roof L*ine means the highest point of a structure including Parapets, but not to include spires, chimneys or heating or cooling mechanical devices. (See Figures 54 and 65.)

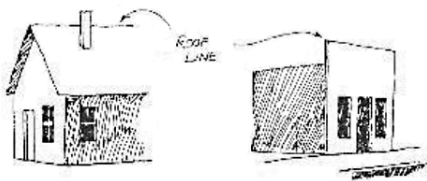


Figure 54 and Figure 65

Sign means any identification, description, illustration, symbol, or device which is affixed directly or indirectly upon a building, vehicle, structure, or land and which conveys visual information identifying or directing attention to or advertising a product, place, activity, person, institution, or business designed to identify, announce, direct or inform.

Sign Area means the overall area of the Sign; for double-faced Signs, the calculation of the Sign Area shall include only one of the faces.

Sign, ~~Abandoned~~, means that (i) use of a Sign has ceased or the Property on which the Sign is located has become vacant or has been unoccupied for a period of 180 consecutive days or more; (ii) a Sign has been damaged so as to be largely illegible; (iii) a Sign is without copy or without "space available" Advertising; or (iv) a Sign has no legal owner that a sign which no longer identifies or advertises a bona fide business, lessor, service, owner, product, or activity, and/or for which no legal owner can be found.

Sign, ~~Ceanopy~~, means any ~~S~~sign erected directly upon or suspended from a ~~Ce~~anopy (~~awning~~). (See Figure 76.)

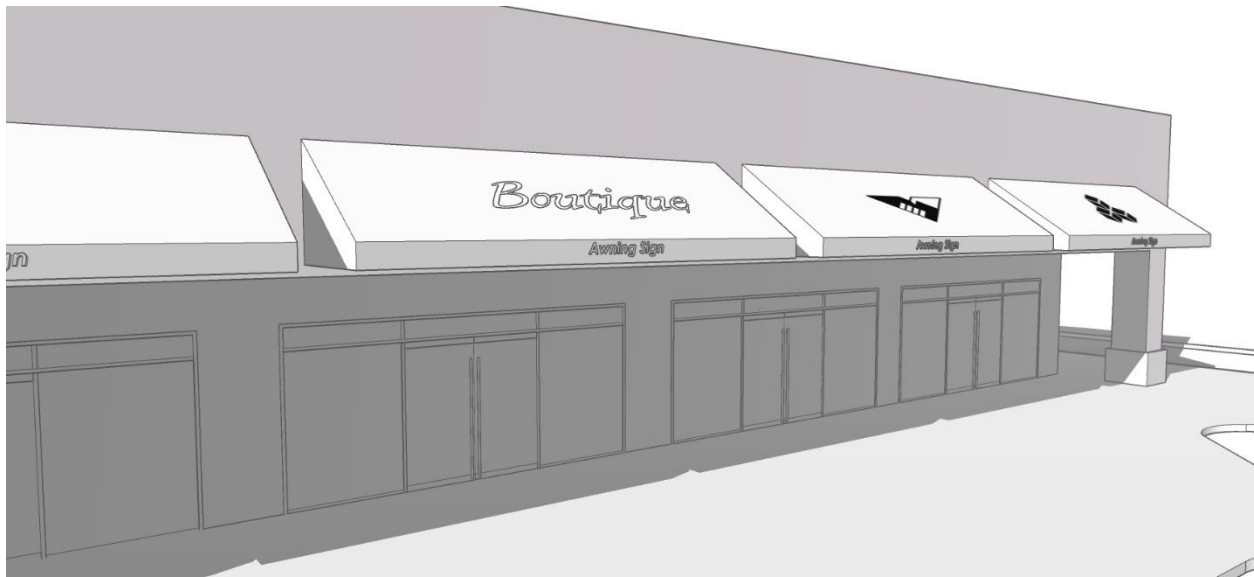
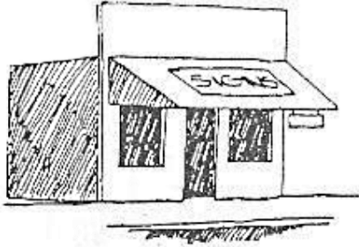


Figure 76

Sign, ~~Directional~~, means any ~~S~~sign which is designed solely for the purpose of assisting in the safe movement of pedestrian and vehicular traffic or pedestrian direction, which is and placed on the ~~P~~roperty to which or on which the public is directed, and which contains no ~~A~~advertising copy. (See Figure 87.)



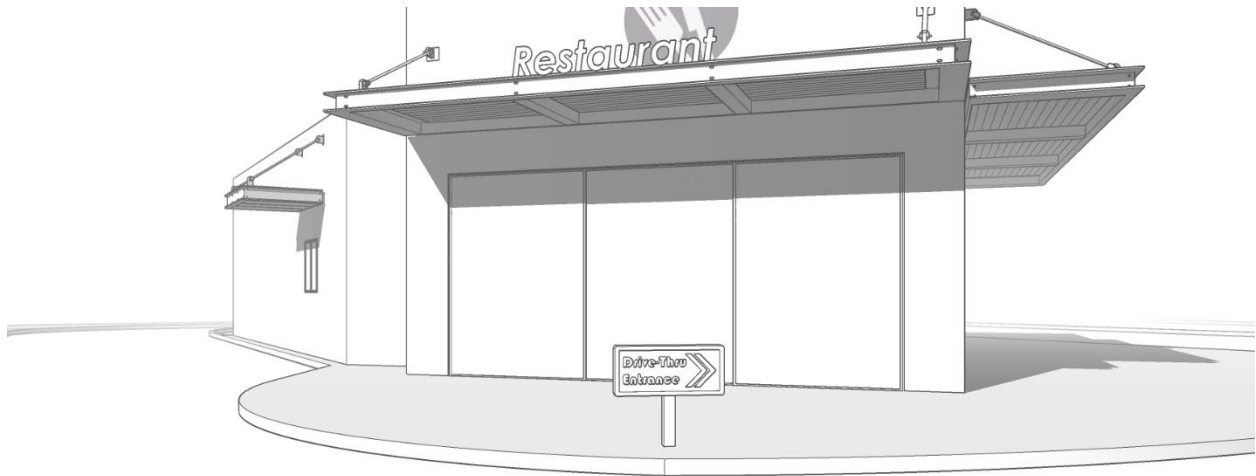


Figure 87

Sign, *Directory*, means any sign listing the names, use, or location of the businesses or activities conducted within a building or group of buildings. (See Figure 98.)

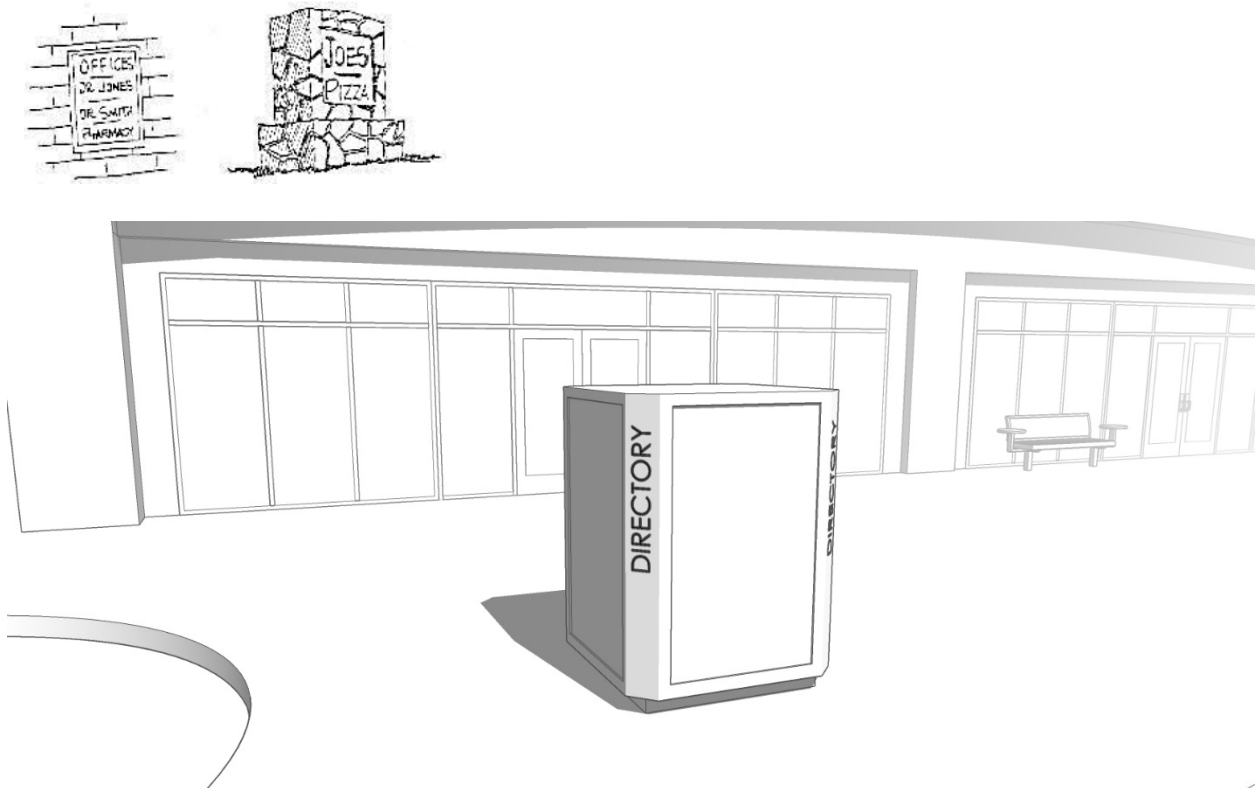


Figure 98

Sign, *Freestanding*, means a Sign which is erected on its own self-supporting permanent structure, detached from any significant (i.e., weight-bearing) supporting elements of a building (lateral stabilizing support is not considered attachment to the building). (See Figure 109.)

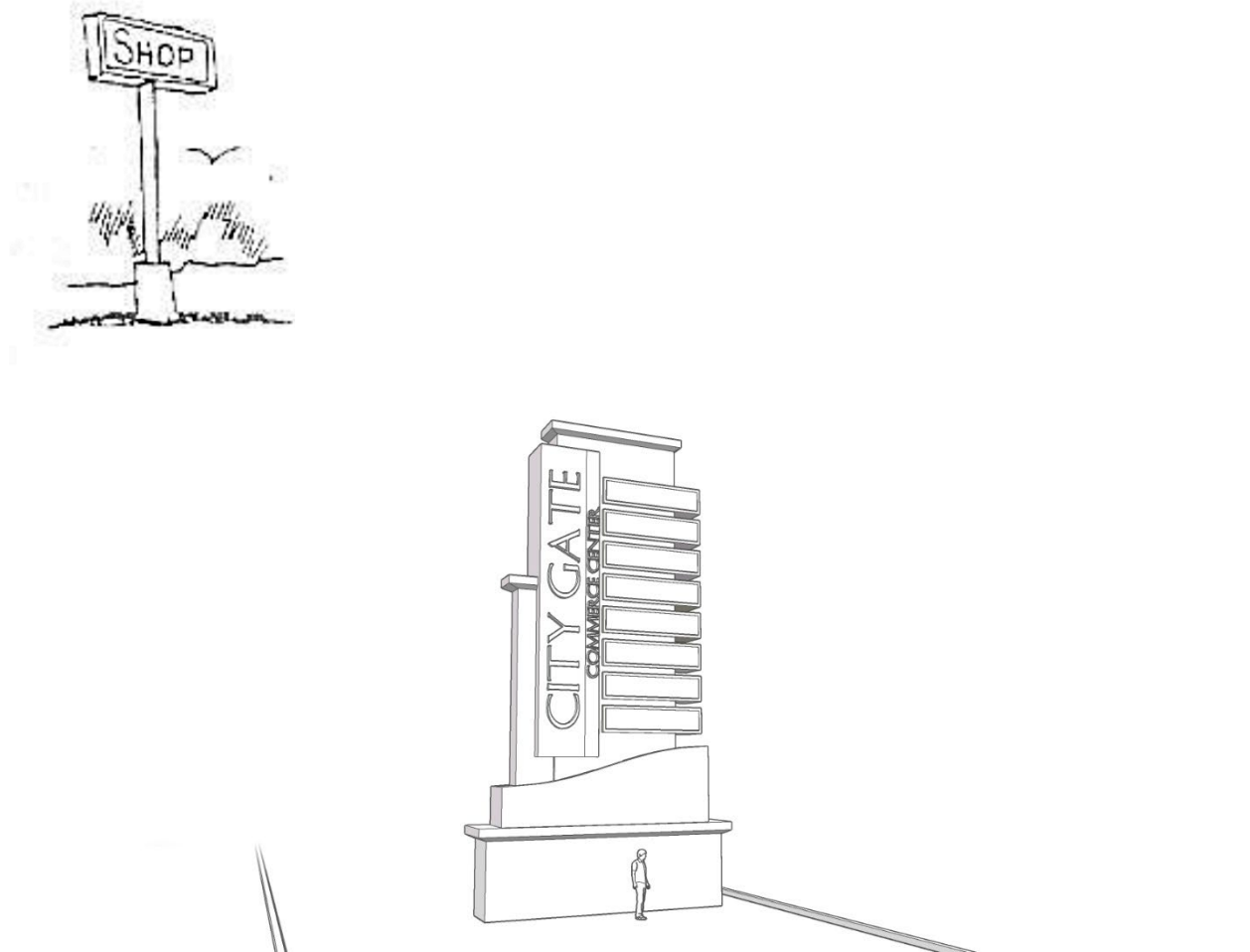


Figure 109

Sign *Height* means the distance measured from the Ggrade of at the base of a Sign to the topmost portion of a Sign, including decorative embellishments.

Sign, *Identification*, means any Sign identifying by name, message, ~~or~~ symbol, a business, ~~dwelling residence~~, occupant ~~activity~~, institution, establishment, operation, ~~merchandise, product~~, or service available at the Property on which the Sign is displayed for first responders, mail delivery, official governmental notification, and other purposes.

~~Sign, illuminated, means a sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.~~

~~Sign, inflated, means a sign held up by helium or blowing air.~~

Sign, Monument, means a Freestanding Sign for a Complex commercial, industrial or office site that displays the names of tenants at on the Property site as well as the Complex name. These Monument Signs are typically integrated into the landscaping for the Complex. (See Figure 11.)

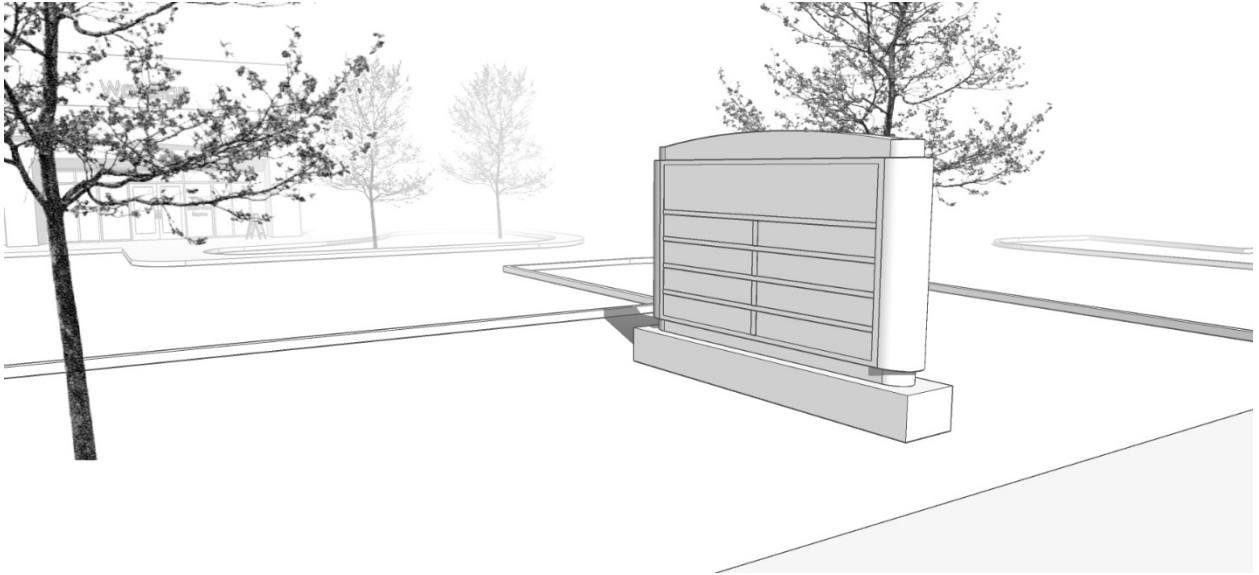


Figure 11

Sign, Name Plate means a Sign used to identify the name or profession of the occupant of a dwelling or the address of the Property.

Sign, Nonconforming, means any Sign that which is not allowed under this Code, but was allowed which, when it was first constructed, was lawful.

Sign, Off-Premises, (billboard or other outdoor Advertising) means a Sign Advertising a business, place, activity, goods, services, or products on a different Property from the Property where said sign is located.

Sign, On-Premises, means a Sign Advertising a business, place, activity, goods or services or products on the same Property on which the Sign is located.

Sign, Political, means a temporary Sign that supports or opposes a candidate for public office or supports or opposes a ballot measure and is subject to A.R.S. §16-1019 used in connection with a local, state, or national election or referendum.

Sign, Portable, means any Sign not permanently affixed to the ground or a structure on the Property site it occupies.

Sign, projection, means any sign attached to a building or other structure and extending in whole or in part more than 12 inches beyond the building shall be considered a freestanding sign with reference to square footage allowances. (See Figure 10.)

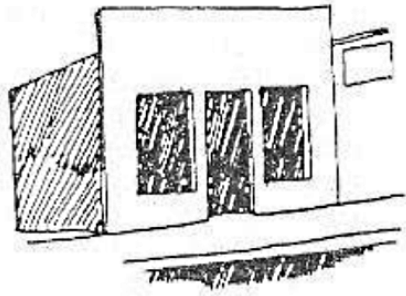


Figure 10

Sign, ~~R~~roof, means any ~~S~~sign erected upon the roof of any building and that which is partially or totally supported by the roof or reroof structure of the building. (See Figure ~~12~~.)



Figure ~~12~~

Sign, ~~T~~emporary ~~K~~kiosk, means a ~~F~~reestanding Sign that is not, non-illuminated and consists structure consisting of a maximum seven directional panels per side, for a total of 14 directional panels per kiosk.

Sign, ~~T~~emporary ~~P~~romotional, means ~~B~~anners, streamers, flags, ~~P~~pennants, inflatable structures and other attention-getting media or devices designed to promote a sale or event or for some other short-term promotional purpose. (See Figure 13.)



Figure 13

Sign, Temporary Real Estate means a Sign identifying Property offered for sale or lease.

Sign, *Under-Ce canopy*, means a Ssign suspended beneath a Ccanopy, ceiling, roof, or Mmarquee, which is shall be considered a Ffreestanding Ssign for purposes of calculating maximum Sign Area with reference to square footage allowances.

Sign, *Wwall-Mmounted*, means a Ssign mounted or painted flat against, projecting less than 12 inches or painted on the wall of a building with the exposed face of the Ssign in a plane parallel to the face of said wall. (See Figure 14.)





Figure 142

Sign, Yard means a temporary small placard-type sign that is typically associated with, but not limited to, the advertisement of real estate, political, political campaigns, and meeting or event announcements.

Sign Permit means any of the permits described in PCDSC 2.145.130.

Temporary Sign Permit means the permit described in PCDSC 2.145.130(F).

(Ord. No. PZ-C-002-12 , §§ 1—5; Ord. No. 2010-PZ-C-006-09 , § 1; Ord. No. 61862, § 2202)

2.145.030. General provisions.

Except as may be further restricted in designated zoning districts, all permitted signs shall be subject to the following:

-
- A. A ~~S~~sign may be illuminated during the hours of operation ~~at~~of the ~~Property~~facility being identified or advertised or until 11:00 p.m., whichever is later, but the source of illumination shall not be visible beyond the property lines. No flashing or intermittent illumination shall be used (except for Electronic Message Displays). ~~Internally lighted signs may be "reverse print" or otherwise.~~Signs may use Internal-Reverse Print Lighting or other lighting otherwise allowed. No portion of any ~~S~~sign shall consist of mirrors or highly polished reflective surfaces.
 - B. No ~~S~~sign (nor any portion of a ~~S~~sign) shall rotate, move, or simulate movement by means of fluttering, spinning, or reflection devices. (except for Temporary Promotional Signs). ~~No Sign Not including temporary promotional signs.) Nor shall it contain an electronic message device except for "time and temperature" signs, nor shall it flash, blink, be audible, or be animated by any means (except for Electronic Message Displays).~~
 - C. Lighted beacons, searchlights, or other lights or lighted devices which move to attract attention to a Property or are visible beyond the property line are prohibited.
 - D. No ~~sign~~Sign may encroach upon or overhang adjacent ~~property~~Property or public right-of-way. No ~~sign~~Sign shall be attached to any utility pole, light standard, bridge, or any other public facility located within the public right-of-way. Except when prohibited, Signs may be located in or project into required ~~yards~~Setbacks but no ~~sign~~Sign nor any support for a ~~sign~~Sign shall be located in, or project into any private street, alley, easement, driveway, parking area or pedestrian way in such a manner ~~at as~~ to obstruct the intended use or to constitute a safety hazard.
 - E. Canopy ~~(awning)-signs~~Signs shall not project above the ~~canopy~~Canopy. Signs may be attached flat against ~~canopies~~Canopies made of rigid materials; ~~canopies~~Canopies of nonrigid materials, e.g., canvas, shall only have ~~signs~~Signs painted on them.
Signs attached to a building shall not project above the eave line or parapet. Signs mounted on the lower portion of a mansard roof~~Mansard Roof~~with a slope exceeding 74 degrees from the horizontal are permitted, provided they do not project above the top of the lower roof~~portion of the Mansard Roof.~~
 - F. ~~In no case~~No Sign Height shall ~~any sign~~ exceed 30 feet ~~in height~~.
 - G. The ~~square footage~~Sign Area of a ~~sign made up of letters, words, or symbols within~~Sign with a frame or border shall be determined from the outside edge of the frame or border ~~itself~~. The ~~square footage~~Sign Area of a ~~sign composed of only letters, words,~~Sign without a frame or ~~symbols~~border shall be determined from imaginary straight lines drawn around the entire copy ~~or grouping of such letters, words, or symbols~~. Only those portions of the construction elements that are an integral part of the ~~sign itself~~Sign shall be considered in the ~~allocation of square footage allowed~~Aggregate Sign Area.
 - H. No ~~sign~~Sign shall be painted on or affixed to any natural object in its natural location such as a boulder, tree or cliff face.
 - I. Signs may be painted directly onto structural surfaces (walls or buildings) but not onto any roof other than a Mansard Roof.
 - J. No sign shall be installed attached or painted on any fence.
 - J. No ~~sign~~Sign shall be located in such a manner as to obstruct or otherwise interfere with an official traffic sign, signal or device or obstruct or interfere with a driver's view of approaching, merging or intersection traffic.
 - K. No ~~sign~~Sign shall simulate the appearance of an official traffic sign, signal or device, nor the warning or signal device of any emergency vehicle.

- L. Signs painted on or attached to vehicles ~~which~~that are parked on the public right-of-way or on private ~~premises~~property for a continuous period in excess of 72 hours or repeatedly for three consecutive days for the purpose of intentionally circumventing the intention of this title shall be considered ~~portable signs~~Portable Signs within the meaning of this title.
- M. In no case shall any ~~sign~~Sign project above the ~~roof line~~Roof Line or Parapet of the building upon which it is mounted. Roof-mounted ~~signs~~Signs are permitted (if otherwise in compliance) and shall be considered to be a variety of ~~wall-mounted sign~~Wall-Mounted Sign. Signs mounted on the lower portion of a Mansard Roof with a slope exceeding 74 degrees from the horizontal are permitted, provided they do not project above the top of the lower portion of the Mansard Roof.
- N. Repealed by Ord. No. 012010-AEO .
- O. New ~~signs~~Signs with a Sign Area exceeding six square feet ~~in area~~or with a Sign Height exceeding eight feet ~~in height~~ shall follow the permitting requirements specified in PCDCS 2.145.140. Relocation or substantial reconstruction (i.e., costing more than 50 percent of the present value) are allowed if approved in accordance with PCDCS 2.145.140. The relocation or Substantial Reconstruction of a signSign shall be considered a new ~~sign~~Sign for building permit purposes.
- P. Unless allowed by PCDCS 2.145.040(B) or PCDCS 2.145.050(A)(1)(d), permanent Off-site commercial signsPremises Signs shall be allowed only as part of a Comprehensive Sign PackageSpecial Use Permit ~~only~~ in commercial and industrial zoning districts. (See PCDCS 2.145.060, ~~Off premises signs~~.)
- Q. Signs which are not permitted in a residential zoning district, but are permitted in the zoning district of the adjacent ~~property~~Property, shall be set back a minimum of 20 feet from the residential zone.
- R. Signs located within the triangular area on a corner lot formed by measuring 30 feet along both street lines from ~~their~~the intersection ~~of a public street and a private street or driveway~~, shall either maintain a maximum Sign Height of three foot top height or minimum eight foot bottom height and feet or the bottom of the Sign shall be at least eight feet above the grade at the base of the Sign; such Signs shall contain a maximum of two supports with a maximum 12-inch diameter each. (See Figure ~~13~~15.)

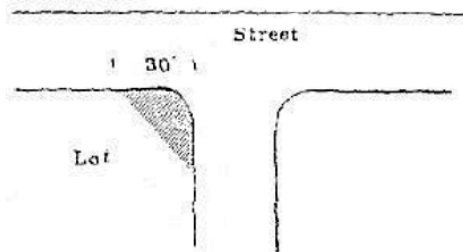


Figure ~~13~~15

- S. Portable ~~signs~~Signs are permitted where indicated for zoning districts provided they are planted securely into the ground, weighted, or otherwise anchored to resist rolling, blowing, tipping over or otherwise moving from a safe location and further provided they are not attached to or sitting upon wheels or trailers.
- T. ~~A-frame signs~~Frame Signs shall have a Sign Height of not ~~exceed more than~~ four feet ~~in height~~ and a Sign Area of not more than six square feet ~~per face~~. ~~A-frame signs~~Frame Signs must be located within 15 feet of the building entrance ~~on~~ the ~~business being advertised~~Property. One ~~A-frame sign~~Frame Sign is allowed per ~~business~~Property and shall not be included in the aggregate sign area allowances for purposes of calculating Aggregate Sign Area.

U. Electronic ~~message signs~~ Message Displays located in Lighting Zone 0, 1, or 2 must be de-activated from 11 p.m. to 6 a.m. M.S.T.

V. In all districts, any permitted Sign may, at the option of the owner, contain a noncommercial message instead of a commercial message. Sign copy may be changed from a commercial message to a noncommercial message or from one noncommercial message to another noncommercial message as long as there is no other change to the Sign.

W. All Signs shall be continually maintained in good condition by the property owner of the Property on which the Sign is located, "Maintain" shall mean to repair or replace a part of a Sign that is damaged or deteriorated with like material, color, and design, preserve and care for a structure, improvement, conditions, or area so that it remains attractive, safe, presentable, and functional and carries out the purposes for which it was installed, constructed, or required.

X. Flags, emblems, insignias and posters; unlighted nonverbal religious symbols attached to a place of religious worship; and temporary displays (maximum of 45 consecutive days) of a noncommercial character shall meet the sign requirements of the zone in which they are located.

2.145.040. Exempt ~~signs~~ Signs.

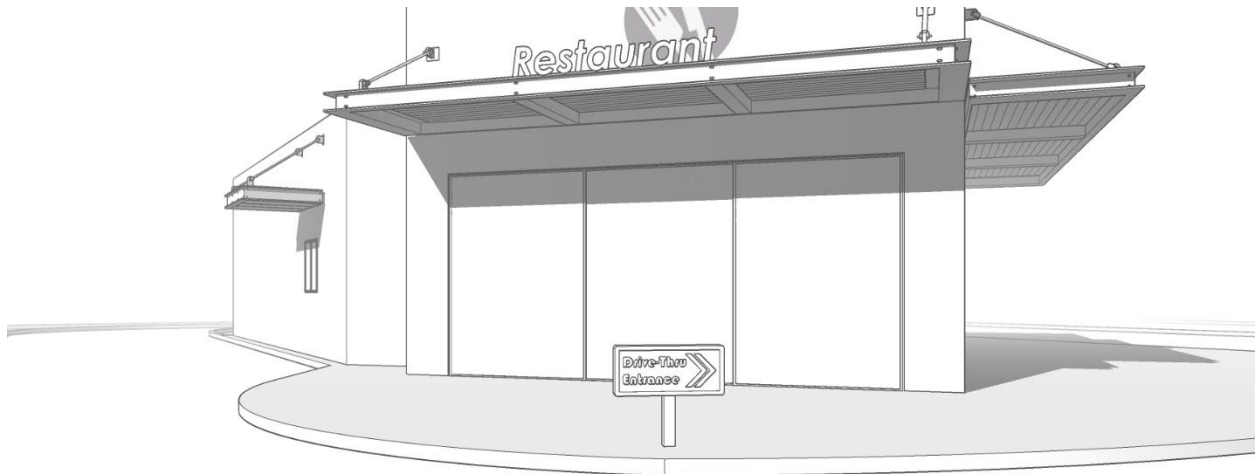
The following ~~signs~~ Signs shall be exempt from obtaining permits and other provisions of this title provided they satisfy all requirements or specifications contained within this section:

- A. Official notices authorized by a court, public body, or public safety official.
- B. Directional, warning or information ~~signs~~ Signs authorized by or consistent with federal, state, county, or municipal authority.
- C. ~~Memorial plaques~~ Plaques and building cornerstones when cut or carved into masonry surface or when made of incombustible material and made an integral part of the building or structure.
- D. ~~Commemorative~~ Historical symbols, plaques and ~~historical~~ tablets.
- E. Political ~~signs~~ Signs that meet the requirements in PCDCS 2.145.050(E).
- F. ~~Flags, emblems, insignias and posters of any nation, state, international organization, political subdivision or other governmental agency; unlighted nonverbal religious symbols attached to a place of religious worship; and temporary displays (maximum of 30-45 consecutive days) of a noncommercial character of a patriotic, religious, charitable, or civic character shall meet the sign requirements of the zone in which they are located.~~ be exempt from the provisions of this section.
- G. Signs located within structures, including inside ~~window signs~~ windows, such as but not limited to neon signs, intended to be seen from outside of the building.

(Ord. No. PZ-C-002-12 , § 7; Ord. No. 61862, § 2204)

2.145.050. Special purpose ~~signs~~ Signs.

- A. *Directional ~~signs~~ Signs.*



1. Permanent ~~on-premises directional signs~~ Premises Signs that are Directional Signs are permitted in all zoning districts (and are in addition to the ~~aggregate area~~ Aggregate Sign Area limits specified in each zoning district) subject to the following:
 - a. This sign Directional Sign shall not exceed four square feet in area Sign Area per face.
 - b. This sign Directional Sign may be double-faced.
 - c. This sign Directional Sign may be ~~placed flat against a wall of a building or such sign may be freestanding~~ a Wall-Mounted Sign or a Freestanding Sign, but the Sign Height shall ~~be no higher than~~ not exceed eight feet ~~above grade~~.
 - d. ~~Off-premises permanent directional or information signs~~ Premises Signs that are Directional Signs for public service or safety facilities shall be permitted, but limited to up to 24 square feet in area Sign Area per sign Sign.
 - e. The total number of ~~directional signs~~ Directional Signs on a Property is not limited provided ~~such signs~~ the Directional Signs are not located within required ~~setback yards~~ Setbacks.
 - f. Directional ~~subdivision signs~~ Signs for subdivisions are permitted in any zoning district, and are subject to that zoning district's square footage Sign Area limitations. Unlighted ~~subdivision signs~~ Directional Signs for subdivisions shall be permitted, provided:
 - i. There shall be no more than one such sign unlighted Directional Sign for each subdivision vehicular entrance, not to exceed a total of three; and
 - ii. Unlighted Directional ~~subdivision signs~~ Signs for subdivisions may only be displayed during the two years following the date of recordation of the Final Plat map.
2. ~~Permanent off-premises directional signs must be located away from arterial highways. Examples of such signs might include destination campgrounds and resorts. Such signs shall be:~~
 - a. ~~Limited to six square feet of panel area, not to exceed eight feet in height above grade, unlighted, and no closer than 20 feet to any property line.~~
 - b. ~~Mounted on the same standard where more than one such sign is erected at any one intersection and elsewhere whenever possible.~~

- c. ~~Required to obtain an off-premises sign permit (even though under the minimum size otherwise requiring a permit).~~
- d. ~~Limited to three such signs providing direction to any one parcel.~~
- e. ~~Shall be required to obtain a Special Use Permit (PCDSC 2.151.010) for each sign.~~

B. *Temporary real-estate signs.* The following are allowed with a Temporary Sign Permit:

1. Yard signs are permitted in any zoning district. Two on-site unlighted signs not exceeding a total Sign Area of six square feet ~~in area~~ on each street frontage adjoining a site ~~Frontage~~ shall be permitted. Yard Signs shall not be located in landscaped parkways, street medians, or bike trails. When affixed to a parcel ~~Property~~ of two acres or larger which that lies contiguous to a major arterial highway with a right-of-way width of at least 150 feet at the location of the sign ~~Sign~~, a yard sign shall be permitted with a Sign Area not to exceed 12 square feet ~~in area~~. The Sign Height of a yard sign shall not exceed six feet ~~in height~~. All temporary signs ~~yard signs~~ shall be posted for not more than 120 days per year and no more than ~~4560~~ consecutive days.
2. New construction signs ~~Signs~~ are permitted on Property undergoing construction, subject to the square footage limitation of the respective zoning district and in no case to exceed a total an Aggregate Sign Area of 40 square feet ~~in area~~ for the project. On the site of a project ~~Property~~ actively under construction, unlighted signs ~~Signs~~ are permitted. The Sign Height of Freestanding signs ~~Signs on Property under construction~~ shall not exceed eight feet ~~in height~~. Such signs. Signs for Property under construction shall be removed within 30 days after the earlier of project completion of the project or any the cessation of construction activity for a continuous period of six months.
3. New Signs are permitted on Property with new residential subdivisions undergoing development ~~signs~~ (including multifamily housing projects of 30 or more units and condominium projects) ~~shall be permitted~~ provided there shall be no more than that the Sign Area does not exceed 100 square feet ~~of total sign area~~ for each Final Plat and a total of subdivision or project and there are no more than five signs. ~~They~~ Signs. Such Signs shall not extend into any required yard nor Setback and Sign Height shall any sign not exceed 12 feet ~~in height~~. Such on-site signs ~~Signs~~ shall be permitted for a maximum of two years or final occupancy approval, whichever occurs first; ~~and provided, that such signs are maintained in good condition. Extensions beyond the two-year limitation may be granted in the form of a Special Use Permit (PCDSC 2.151.010) for one year increments.~~
4. For the purpose of administering this section, Signs are permitted on Property with new multifamily housing complexes ~~projects~~ of less than 30 units ~~or more shall be considered within the definition and regulations of a "subdivision" in subsection (B)(3) of this section. Multifamily complexes may display directional signs for a period of one year following undergoing construction completion~~, subject to the additional regulations of subsection (AB)(1) of this section, and Directional Signs shall be permitted for a maximum of one year following construction completion.
5. Office Complexes, multiuse buildings or complexes, shopping centers and, industrial parks, and commercial subdivisions undergoing development may display temporary real-estate signs ~~Temporary Real Estate Signs~~ for a period of one year following construction completion. These signs ~~Such Temporary Real Estate Signs~~ shall be limited to one freestanding sign ~~Freestanding Sign~~ and two building-mounted signs ~~Wall-Mounted Signs~~ not to exceed a combined total Sign Area of 100 square feet ~~in area~~, with the Sign Height of Freestanding signs shall ~~Signs~~ not exceed ~~exceeding~~ eight feet ~~in height~~. After this one-year period, the regulations of subsection (B)(1) of this section shall apply.

C. *Temporary promotional signs* Promotional Signs.



1. *Promotional event types.*
 - a. ~~Grand opening signs~~ [Temporary Promotional Signs \(i.e. grand opening, going out of business, special event or sales\)](#) are allowed for a permitted business at the business location during one of the following:
 - i. An "arm's length" change of ownership.
 - ii. Opening a new location.
 - iii. An expansion of floor area of at least 25 percent.

2. *Allowed ~~signs~~ [Types of Temporary Promotional Signs](#).*
 - a. Banners, ~~feather banners, pennants~~ [Feather Banners, Pennants](#), and inflatable ~~signs~~ [Signs](#), balloons and/or structures.
 - b. ~~A-frame signs~~ [Frame Signs are permitted](#), subject to [the requirements set forth in](#) PCDSC 2.145.030 ~~(T)~~.

3. *Approvals required.* A ~~temporary sign permit~~ [Temporary Sign Permit](#) will be required.

4. *Time limitations.*
 - a. Permits shall be for a maximum of 45 days.
 - i. ~~Grand opening signs~~ [Temporary Promotional Signs for grand openings](#) shall be permitted no more than once in any 12-month period.
 - ii. ~~Sale~~ [Temporary Promotional Signs for sales](#) or ~~event signs~~ [events](#) shall be permitted no more than twice in any 12-month period.

5. *Requirements for all ~~temporary promotional signs~~ [Temporary Promotional Signs](#).*
 - a. Located on the ~~property~~ [Property](#) for which the ~~temporary sign permit~~ [Temporary Sign Permit](#) has been issued.
 - b. Cannot be affixed to any utility pole, tree or similar object.

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- c. Not permitted in parking aisles.
 - d. ~~All sign owners must maintain their signs in a professional manner as to appearance and structure.~~
6. ~~Additional banner~~Banner requirements.
- a. Maximum size: 20 feet by five feet.
 - b. One-sided.
 - c. Securely attached to the building for which the ~~temporary sign permit~~Temporary Sign Permit has been issued.
7. ~~Additional feather banner~~Feather Banner requirements.
- a. Maximum size: Ten feet in height measured from the base and a maximum of 30 square feet in area.
 - b. Separated from any other ~~sign~~Sign, driveway or intersection by at least 50 feet, excluding ~~wall-mounted~~Wall-Mounted Signs and gasoline pricing ~~signs~~Signs.
 - c. Two ~~feather banners~~Feather Banners are permitted per tenant up to 20,000 square feet of building area.
 - d. Four ~~feather banners~~Feather Banners are permitted per tenant over 20,000 square feet of building area.
- D. ~~Temporary kiosk sign~~Kiosk Sign.
1. Temporary ~~kiosk signs~~Kiosk Signs are approved for the following entities only: ~~Communities~~communities, Planned Area Developments, named subdivisions, builders, and governmental entities.
 2. ~~All temporary kiosk sign~~A Temporary Sign Permit is required for all Temporary Kiosk Sign structures ~~will be required to get a temporary sign permit~~ and all Temporary Kiosk Sign structures will comply with the size, construction type, and color scheme as set forth by the Community Development Department.
 3. All applications shall require a minimum of one written agreement to install and maintain the sign contract from an existing community and/or builder within the service area, ~~to the satisfaction of the Director.~~
 4. All applications shall require a written authorization contract from the ~~property~~Property's owner for which the proposed ~~sign~~Temporary Kiosk Sign is to be located. If on ~~state~~State land, a permit must be obtained first from the ~~state~~State. The ~~Planning Division~~Department will not hold locations pending approval from any entity, whether private or public. Under no circumstances will ~~signs~~Temporary Kiosk Signs be permitted in a right-of-way.
 5. A ~~temporary kiosk sign~~Temporary Kiosk Sign located in the vicinity of state highways must obtain a state permit prior to submitting an application to the ~~Community Development~~Department.
 6. All locations must be approved by the ~~Community Development~~Department prior to the installation of ~~the sign~~a Temporary Kiosk Sign. These locations will be approved only if the site location is beneficial ~~to~~compatible with the surrounding area.
 7. Only one ~~temporary kiosk sign~~Temporary Kiosk Sign shall be allowed per applicant per corner/location until that ~~customer applicant's~~original kiosk has no more additional space for advertisements ~~copy is sold out and displayed~~. For the purpose of simplicity, a four-way intersection is considered to have four corners; a three-way intersection is considered to have three corners.

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8. ~~Off-premises temporary kiosk signs located outside of an intersection must maintain a minimum of 500 feet from closest intersection.~~
 9. ~~Off-premises temporary kiosks may be located within a five-mile radius of the subject community.~~
 10. ~~All sign owners must maintain their signs in a professional manner as to appearance and structure.~~

E. Political Signs.

1. Political Signs can be located on private property or in public rights-of-way that are owned or controlled by the County, if the following conditions are met:
 - a. The Political Sign is erected no more than ~~90~~71 days prior to a primary election and removed 15 days after the general election, except that for a Political Sign for a candidate in a primary election who does not advance to the general election, the period ends 15 days after the primary election.
 - b. The Political Sign has a maximum Sign Area of 16 square feet if the Political Sign is located in an area zoned for residential use, or a maximum Sign Area of 32 square feet if the Political Sign is located in any other area.
 - c. The Political Sign is not placed in a location that is hazardous to public safety, obstructs clear vision in the area or interferes with the requirements of the Americans with Disabilities Act.
 - d. The Political Sign must contain the name and telephone number or website address of the candidate or campaign committee contact person.
2. If the County deems the placement of a ~~political sign~~Political Sign constitutes an emergency, the County may immediately relocate the Political Sign and notify the candidate or campaign committee that placed the Political Sign within 24 hours after the relocation.
3. If a Political Sign is placed in violation of subsection (E)(1) of this section, and the placement is not deemed to constitute an emergency, the County may notify the candidate or campaign committee that placed the Political Sign of the violation and provide 24 hours for its removal. If it is not removed 24 hours after the notification, the County may remove the Political Sign and retain it for ten business days to allow the candidate or campaign committee to retrieve the Political Sign without penalty.

(Ord. No. PZ-C-002-12 , §§ 8—11; Ord. No. 2010-PZ-C-006-09 , § 2; Ord. No. 61862, § 2205)

4. Nothing contained within this section is intended to conflict with ARSA, R.S. §16-1019 regarding ~~political signs~~Political Signs. Should such a conflict arise or should this code be deemed silent or otherwise inadequate for a specific issue, A.R.S. §16-1019 shall be the guiding regulation for the subject issue.

2.145.060. Off-premises signs

~~Off-premises signs~~Premises Signs may be permitted subject to the following conditions and restrictions:

- A. Permanent ~~Off-premises signs~~Premises Signs other than directional signsDirectional Signs described in PCDCS 2.145.040(B) and PCDCS 2.145.050(A)(1)(d) shall be ~~by~~allowed with a Comprehensive Sign Package Special Use Permit only in commercial and industrial zoning districts or as allowed with an approved PAD overlay, or an approved master plan in a LMPC or MP-CMP zoning district.
- B. No new, relocated, or reconstructed permanent off-premises signOff-Premises Sign shall be permitted within 200 feet of a residential zoning district.

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- C. No new, relocated, or reconstructed ~~permanent off-premises sign~~ Off-Premises Sign shall be permitted within 1,500 feet of an existing ~~off-premises sign~~ Off-Premises Sign.
 - D. Permanent Off-Premises Signs shall be constructed on no more than three supports.
 - E. In addition to the general provisions of PCDCS 2.145.030, all ~~permanent off-premises signs~~ Off-Premises Signs shall conform to the following development standards:
 1. Maximum ~~height~~ Sign Height: 20 feet.
 2. Maximum ~~area~~ Sign Area: 160 square feet.
 3. Shall not be located closer to a street than any existing building within 100 feet thereof, but in no case closer to the street right-of-way than 20 feet.
 4. Lighting shall be either internal or by indirect source in accordance with section 2.195.
 - F. Permanent Off-Premises Signs must be located at least 20 feet from arterial or higher classification streets. Examples of such Signs include destination campgrounds and resorts. Such Signs shall be:
 1. Limited to a Sign Area not to exceed six square feet and a Sign Height not to exceed eight feet, unlighted, and no closer than 20 feet to any property line.
 2. Mounted on the same standard where more than one such Sign is erected at any one intersection and elsewhere whenever possible.
 3. Limited to three such Signs providing direction to any one Property.
 - G. ~~Off-premises signs~~ Premises Signs consisting of banners, pennants or other temporary means of advertising that are Temporary Promotional Signs shall be permitted in office, commercial, activity center and industrial zoning districts. Such ~~signs~~ Signs shall obtain ~~temporary sign permits~~ Temporary Sign Permits (on a no-fee basis) prior to their erection. Permits for such ~~signs~~ Signs shall be for a specific period, after which such ~~signs~~ Signs shall be removed. Such ~~signs~~ Signs shall otherwise comply with the general provisions, and the provisions of the zoning district in which they are to be placed, except that ~~with as allowed by the Temporary Sign Permit~~ proper authorization, such ~~signs~~ Signs may be placed within or across the right-of-way of a public street or road. The number of such ~~signs~~ Signs shall be limited to one per entrance to the community by a county or state arterial highway.
 - HG. Off-Premises Signs that are Temporary Kiosk Signs shall be permitted for communities, Planned Area Developments, named subdivisions, builders, and governmental entities. Such Signs shall obtain Temporary Sign Permits prior to their erection. Permits for such Signs shall be for a specific period, after which such Signs shall be removed. Such Signs shall otherwise comply with the general provisions, and the provisions of the zoning district in which they are to be placed. Temporary Kiosk Signs located outside of an intersection must be a minimum of 500 feet from closest intersection and- must may be located within a five-mile radius of the subject community.
 - I. If any off-premises sign references a use, business or product no longer in existence or available; or is left blank or damaged so as to be largely illegible; or is maintained without copy or without "space available" advertising for a period exceeding 180 days, such sign shall be deemed abandoned and such sign Any Off-Premises Sign that is an Abandoned Sign shall be removed by the Property's owner within 30 days upon ~~after~~ written notification by the County.

(Ord. No. PZ-C-002-12 , § 12; Ord. No. 61862, § 2206)

2.145.070. Sign regulations specific to the rural or residential zoning districts.

No ~~sign~~Sign shall be placed or maintained in any rural, residential or transitional zoning district (when used as residential) except as follows:

A. *Permanent ~~signs~~On-Premises Signs.*

1. *Name ~~plate signs.~~Typically used to identify the name or profession of the occupant of a residence or address of the dwelling is*Plate Signs. Name Plate Signs are permitted subject to the following:
 - a. ~~This sign~~A Name Plate Sign shall not ~~exceed~~have a Sign Area of more than four square feet ~~in area, nor~~or a Sign Height of more than eight feet ~~above grade at the sign.~~
 - b. ~~This sign~~A Name Plate Sign shall be located on the ~~property~~Property to which it pertains and the number of ~~signs~~Signs shall be limited to one for each dwelling.
 - c. ~~This sign~~A Name Plate Sign may be indirectly illuminated by one light bulb or fluorescent tube not exceeding 15 watts.
2. *Identification ~~signs~~Signs.*
 - a. Identification Signs ~~identifying for~~ any allowed use within the zoning district are permitted, subject to the following:
 - i. ~~This sign~~The Sign Area of the Identification Sign shall not exceed 24 square feet ~~in area,~~ and may not be double-faced.
 - ii. ~~This sign~~The Identification Sign may be placed flat against a wall of a building or ~~such sign~~may be freestandinga Freestanding Sign, but placement against a wall of a building shall extend no higher than ten feet above the grade at the base of the wall. The ~~height~~Sign Height of a ~~freestanding sign~~Freestanding Sign shall not exceed ten feet ~~above the grade.~~
 - iii. ~~This sign~~The Identification Sign shall be located on the ~~property~~Property to which it pertains and the number shall be limited to one for each ~~such~~ use listed in subsection (A)(2)(a) of this section. Two ~~such signs~~Identification Signs shall be permitted if the ~~parcel~~Property exceeds five acres in area and has ~~frontage~~Frontage on more than one publicly dedicated street or road.
 - b. Identification Signs identifying any allowed use within a multifamily district shall be allowed one ~~sign~~Identification Sign per ~~street frontage~~Frontage entrance, not exceeding 16 square feet in ~~area~~Sign Area each:
 - i. ~~This sign~~The Identification Sign may be ~~placed flat against a wall of a building or such sign may be freestanding~~a Wall-Mounted Sign or a Freestanding Sign, but ~~placement against a wall of a building~~a Wall-Mounted Sign shall be placed no higher than ten feet above ~~the grade~~at the base of the wall nor above the ~~roof line.~~Roof Line and the Sign Height of a Freestanding Sign shall not exceed ten feet ~~above grade.~~
 - ii. ~~This sign~~The Identification Sign shall be located on the ~~property~~Property to which it pertains.
3. *Subdivision ~~signs~~Signs.* Permanent Signs for the entrance of a subdivision ~~entrance signs~~ are permitted, subject to the following. At the major street entrance to a subdivision ~~or development,~~ not more than two ~~signs,~~each signSigns are permitted with a Sign Height not

exceeding six feet ~~in height nor~~ and a Sign Area not exceeding 50 square ~~feet in area~~, attached to and not extending above a wall or fence, ~~are permitted~~.

4. ~~Electronic Message Displays. Non-Residential Uses Only (excludes home occupations). Wall-Mounted Signs, Marquee-mounted cabinet signs, marquee Signs, and freestanding monument signs may be an electronic changing message display subject to the following operational limitations. One~~one-half (1/2) of ~~the monument sign~~Monument Signs may be an Electronic Message Display ~~for non-residential uses only (excludes home occupations)~~, subject to the following operation limitations:

a. Size/Height: ~~Each sign~~Sign Height shall not exceed six feet ~~in height nor~~ and Sign Area shall ~~not exceed~~ 50 square feet ~~in area~~.

b. Display: Full color displays are permitted.

c. Minimum Display Time: Display shall not change more than once every eight (8) seconds.

d. Transition Method: No restrictions.

e. Illumination Levels: Electronic Message Displays shall incorporate photocell / light sensors with automatic dimming technology to adjust display brightness in accordance with ambient light conditions. Displays shall have a brightness level of no greater than 0.3 foot candles above ambient light conditions at any property line.

f. Maintenance: Any allowed Electronic Message Display that malfunctions or is damaged shall be repaired or disconnected within twenty-four (24) hours by the owner or operator of the ~~sign~~Sign.

- B. ~~Temporary signs~~Signs. Temporary ~~signs~~Signs as provided in PCDC 2.145.050(B) are permitted subject to all regulations contained therein.

(Ord. No. PZ-C-002-12 , § 13; Ord. No. 61862, § 2207)

2.145.080. Sign regulations specific to local business, neighborhood commercial and minor office (CB-1, C-1 and O-1) Zoning Districts.

No ~~sign~~Sign shall be placed or maintained in any ~~CB-1, C-1 or O-1~~ zoning district except as follows:

- A. ~~Identification or advertising. Signs identifying uses permitted in any C-1 or O-1 Zoning District and On-Premises Signs. On-Premises Signs for any allowed use within the zoning district not located in a commercial or industrial complex~~Complex are permitted, subject to the following:

1. Signs may be ~~wall-mounted, freestanding or portable~~Wall-Mounted Signs, Freestanding Signs, Monument Signs or Portable Signs.

2. The ~~aggregate sign area~~Aggregate Sign Area on any one ~~property~~Property shall not exceed ~~an area~~a Sign Area of one square foot for each linear foot of ~~street frontage adjoining~~Frontage for the ~~property~~Property to which it pertains, except that the total ~~area~~Sign Area need not be less than 24 square feet, and in no case shall the ~~area~~Sign Area exceed 96 square feet.

3. One ~~freestanding sign~~Freestanding Sign is permitted, the ~~area~~Sign Area of which may not exceed one-third of the ~~allowable total aggregate area~~Aggregate Sign Area for the ~~property~~Property, except that the ~~area of the sign~~Sign Area need not be less than 16 square feet. This ~~sign~~Freestanding Sign may be double-faced.

4. ~~The Sign Height of a~~ Freestanding ~~signs~~Sign shall not exceed ~~a height of~~ 12 feet, except that ~~freestanding signs at interstate freeway interchanges (see PCDC 2.145.020, definitions)~~the Sign

[Height of Freestanding Signs at Interstate Freeway Interchanges](#) in the CB-1, C-1 or O-1 Zoning Districts shall not exceed ~~a height of~~ 30 feet.

5. Signs shall be located on the ~~property~~[Property](#) to which they pertain.
 6. ~~A-frame signs~~[Frame Signs are permitted](#), subject to the requirements set forth in PCDCS 2.145.030.
 7. ~~Electronic Message Displays. Wall-mounted Signs, Marquee-mounted cabinet signs, marquee Signs, and freestanding monument signs may be an electronic changing message display subject to the following operational limitations. One~~one-half (1/2) of the ~~monument sign~~[Monument Signs](#) may be an Electronic Message Display, subject to the following operation limitations:
 - a. Display: Full color displays are permitted.
 - b. Minimum Display Time: Display shall not change more than once every eight (8) seconds.
 - c. Transition Method: No restrictions.
 - d. Illumination Levels: Electronic Message Displays shall incorporate photocell / light sensors with automatic dimming technology to adjust display brightness in accordance with ambient light conditions. Displays shall have a brightness level of no greater than 0.3 foot candles above ambient light conditions at any property line.
 - e. Maintenance: Any allowed Electronic Message Display that malfunctions or is damaged shall be repaired or disconnected within twenty-four (24) hours by the owner or operator of the ~~sign~~[Sign](#).
- B. *Temporary signs*[Signs](#). Temporary [signs](#)[Signs](#) as provided in [PCDCS 2.145.030\(B\)](#), 2.145.050(B) and 2.145.060(~~HG~~) are permitted, subject to all regulations contained therein.

(Ord. No. PZ-C-002-12 , § 14; Ord. No. 61862, § 2208)

2.145.090. Sign regulations specific to the general business and general office (C-2, C-3 and O-2) Zoning Districts.

No ~~sign~~[Sign](#) shall be placed or maintained in any, C-2, C-3 or O-2 Zoning District except as follows:

- A. ~~Identification or advertising (on-premises). Signs identifying uses permitted in any commercial and office~~[On-Premises Signs. On-Premises Signs for any allowed use within the](#) zoning district ~~and not~~ located in ~~an office, commercial or industrial complex~~ a [Complex](#) are permitted, subject to the following:
 1. Signs may be ~~wall-mounted, freestanding~~[Wall-Mounted Signs, Freestanding Signs](#), or ~~portable~~[Portable Signs](#).
 2. The ~~aggregate sign area~~[Aggregate Sign Area](#) on any one ~~property~~[Property](#) shall not exceed ~~an area~~ a [Sign Area](#) of one square foot for each linear foot of ~~street frontage adjoining the property to which it pertains~~[Frontage for the Property](#), except that the total ~~area~~[Sign Area](#) need not be less than 24 square feet, and in no case shall the ~~area~~[Sign Area](#) exceed 128 square feet.
 3. One ~~freestanding sign~~[Freestanding Sign](#) is permitted, the ~~area~~[Sign Area](#) of which may not exceed one-half of the ~~allowable total aggregate area~~[Aggregate Sign Area](#) for the ~~property~~[Property](#), except that the ~~area of the sign~~[Sign Area](#) need not be less than 24 square feet. This ~~sign~~[Sign](#) may be double-faced.

4. ~~The Sign Height of a Freestanding signs~~ Sign shall not exceed ~~a height of~~ 15 feet, except that ~~freestanding signs at interstate freeway interchanges (see PCDSC 2.145.020, definitions)~~ the Sign Height of Freestanding Signs at Interstate Freeway Interchanges shall not exceed ~~a height of~~ 30 feet.
5. ~~A-frame signs~~ Frame Signs are permitted, subject to the requirements set forth in PCDSC 2.145.030.
6. ~~Approved Exposed light sources such as neon, incandescent, light emitting diode (LED), fluorescent, metal halide, or high or low sodium bulbs,~~ may be used; however, exposed light tubes and bulbs must be decorative in nature and shall adhere to the County's Outdoor Lighting Ordinance, including the protection of the study areas depicted in the 2020 Joint Land Use Study intended to align land use efforts to protect the community and the Arizona Army National Guard. All light sources shall be shielded to prevent illumination trespass onto properties other than where the light source is located.
7. ~~Electronic Message Displays. Wall-Mounted Signs, Marquee-mounted cabinet signs, marquee Signs, and freestanding monument signs may be an electronic changing message display~~ one-half (1/2) of Monument Signs may be an Electronic Message Display subject to the following operational limitations. ~~One half (1/2) of the monument sign may be an Electronic Message Display, subject to the following operation limitations:~~
 - a. Display: Full color displays are permitted.
 - b. Minimum Display Time: Display shall not change more than once every eight (8) seconds.
 - c. Transition Method: No restrictions.
 - d. Illumination Levels: Electronic Message Displays shall incorporate photocell / light sensors with automatic dimming technology to adjust display brightness in accordance with ambient light conditions. Displays shall have a brightness level of no greater than 0.3 foot candles above ambient light conditions at any property line.
 - e. Maintenance: Any allowed Electronic Message Display that malfunctions or is damaged shall be repaired or disconnected within twenty-four (24) hours by the owner or operator of the sign Sign.
- B. ~~Off-premises signs~~ Premises Signs. ~~Off-premises signs~~ Premises Signs are permitted, subject to PCDSC 2.145.060 ~~(H)~~.
- C. ~~Temporary signs~~ Signs. Temporary signs Signs as provided ~~in in PCDSC 2.145.030(B) and 2.145.050(B) and 2.145.060(G)~~ are permitted, subject to all regulations contained therein.

(Ord. No. PZ-C-002-12 , § 15; Ord. No. 61862, § 2209)

2.145.100. Sign regulations specific to the industrial zoning districts.

No sign Sign shall be placed or maintained in any industrial zoning district except as follows:

- A. ~~Identification or advertising signs (on-premises). Signs identifying or advertising~~ On-Premises Signs. On-Premises Signs for any allowed uses permitted in any industrial the zoning district not located in a ~~commercial or industrial center~~ Complex are permitted, subject to the following:
 1. Signs may be ~~attached to a wall of a building or such sign may be freestanding or portable~~ Wall-Mounted Signs, Freestanding Signs, or Portable Signs.

2. The ~~aggregate sign area~~ Aggregate Sign Area for any one ~~property~~ Property shall not exceed ~~an area~~ a Sign Area of one square foot for each linear foot of ~~street frontage adjoining the property to which it pertains~~ Frontage for the Property, except that the total ~~area~~ Sign Area need not be less than 60 square feet, and in no case shall the ~~area~~ Sign Area exceed 160 square feet.
3. One ~~freestanding sign~~ Freestanding Sign is permitted, the ~~area~~ Sign Area of which may not exceed one-half of the ~~allowable total aggregate area~~ Aggregate Sign Area for the ~~property~~ Property, except that the ~~area of the sign~~ Sign Area need not be less than 24 square feet. ~~This sign~~ The Freestanding Sign may be double-faced.
4. ~~The Sign Height of a~~ Freestanding signs Sign shall not exceed ~~a height of~~ 15 feet, except that ~~freestanding signs at interstate freeway interchanges (see PCDSC 2.145.020, definitions)~~ the Sign Height of Freestanding Signs at Interstate Freeway Interchanges shall not exceed ~~a height of~~ 30 feet.
5. ~~A-frame signs~~ Frame Signs are permitted, subject to the requirements set forth in PCDC 2.145.030.
6. Exposed light sources such as neon, incandescent, light-emitting diode (LED), fluorescent, metal halide, high- or low- sodium bulbs, or mercury vapor light sources shall be prohibited; however, the use of these light source types shall be permitted provided all light sources are shielded to prevent illumination trespass onto properties other than where the light source is located. This includes the protection of the study areas depicted in the 2020 Joint Land Use Study intended to align land use efforts to protect the community and the Arizona Army National Guard.
7. ~~Electronic Message Displays. Wall-Mounted Signs, Marquee-mounted~~ cabinet signs, marquee Signs, and freestanding monument signs may be an electronic changing message display subject to the following operational limitations. One ~~one~~ -half (1/2) of the monument sign Monument Signs may be an Electronic Message Display, subject to the following operation limitations:
 - a. Display: Full color displays are permitted.
 - b. Minimum Display Time: Display shall not change more than once every eight (8) seconds.
 - c. Transition Method: No restrictions.
 - d. Illumination Levels: Electronic Message Displays shall incorporate photocell / light sensors with automatic dimming technology to adjust display brightness in accordance with ambient light conditions. Displays shall have a brightness level of no greater than 0.3 foot candles above ambient light conditions at any property line.
 - e. Maintenance: Any allowed Electronic Message Display that malfunctions or is damaged shall be repaired or disconnected within twenty-four (24) hours by the owner or operator of the sign Sign.
- B. ~~Off-premises signs~~ Premises Signs. ~~Off-premises signs~~ Premises Signs are permitted, subject to all regulations contained in PCDC 2.145.060.
- C. ~~Temporary signs~~ Signs. Temporary signs Signs as provided in ~~PCDSC 2.145.030(B)~~, 2.145.050(B) and 2.145.060(~~H~~G) are permitted, subject to all regulations contained therein.

(Ord. No. PZ-C-002-12 , § 16; Ord. No. 61862, § 2210)

2.145.110. Sign regulations, specific to the MH-8, MHP-435, and PM/RV-435 zoning districts.

- A. Signs placed or maintained within any manufactured/mobile home, ~~or~~ travel trailer-recreational vehicle parks are subject to all the regulations set forth under PCDCS 2.145.070(A)(1), ~~name-plate signs~~ Name Plate Signs.
- B. Permanent entrance ~~signs~~ Signs shall comply with the regulations set forth under PCDCS 2.145.070(A)(3), Subdivision Signs.
- C. ~~Electronic Message Displays, Non-Residential Uses Only (excludes home occupations). Wall Mounted Signs, Marquee-mounted cabinet signs, marquee Signs, and freestanding monument signs may be an electronic changing message display subject to the following operational limitations. One~~ one half (1/2) of the monument sign ~~Monument Signs may be an Electronic Message Display for non-residential uses (excludes home occupations), subject to the following operation limitations:~~
 - 1. ~~Display: Full color displays are permitted.~~
 - 2. ~~Minimum Display Time: Display shall not change more than once every eight (8) seconds.~~
 - 3. ~~Transition Method: No restrictions.~~
 - 4. ~~Illumination Levels: Electronic Message Displays shall incorporate photocell / light sensors with automatic dimming technology to adjust display brightness in accordance with ambient light conditions. Displays shall have a brightness level of no greater than 0.3 foot candles above ambient light conditions at any property line.~~
 - 5. ~~Maintenance: Any allowed Electronic Message Display that malfunctions or is damaged shall be repaired or disconnected within twenty four (24) hours by the owner or operator of the sign~~ Sign.

(Ord. No. 61862, § 2212)

2.145.120. Sign regulations specific to commercial, industrial and office ~~complexes~~ Complexes.

Signs pertaining to a ~~group of two or more businesses associated by a common agreement or common ownership with common parking facilities~~ Complex are permitted subject to the following regulations:

- A. ~~Individual business signs~~ Signs for individual businesses shall be in accordance with the following:
 - 1. The ~~total aggregate area~~ Aggregate Sign Area of all ~~signs~~ Signs on the ~~site~~ Property pertaining to any one business shall not exceed 32 square feet. However, if the ~~portion of the building adjacent to its lot's street property line~~ frontage measures more than 40 ~~linear~~ feet, then the ~~total aggregate area~~ Aggregate Sign Area of one face of all such ~~signs~~ Signs on the ~~site~~ Property may be increased ~~in area~~ at the rate of one square foot of ~~sign area~~ Sign Area for each foot of building frontage in excess of 40 ~~lineal~~ linear feet; but the ~~total aggregate area~~ Aggregate Sign Area of all such ~~signs~~ Signs on the ~~site~~ Property shall not exceed 48 square feet for each separate business. For corner buildings, only the main entrance ~~building~~ frontage shall be so measured.
 - 2. When two or more businesses occupy one building with common entrances (i.e., without separate entrances), they shall be considered one business for ~~sign~~ Sign computation purposes.
 - 3. Such ~~signs~~ Signs shall be ~~wall-mounted or under canopy signs~~ Wall-Mounted Signs or Under-Canopy Signs.

-
4. Under ~~canopy signs shall be business identification signs and~~ Canopy Signs shall be limited to one per businessProperty and have a maximum Sign Area of six square feet ~~in area~~.
 5. A ~~frame signs~~ Frame Signs are permitted, subject to the requirements set forth in PCDCS 2.145.030.
- B. Monument signsSigns are permitted subject to the following:
1. One ~~freestanding monument sign~~ Monument Sign is permitted for any ~~lot or parcel~~ Property with a minimum of 300 feet of arterial or major collector ~~street frontage~~ Frontage; provided, that:
 - a. ~~Such signs~~ Monument Signs shall not be counted in the ~~total aggregate sign area~~ Aggregate Sign Area for individual business ~~identification~~ Identification Signs.
 - b. The maximum ~~sign area~~ Sign Area shall not exceed 60 square feet and the maximum ~~height~~ Sign Height shall not exceed 15 feet.
 - c. Individual tenant signsSigns located on the ~~monument sign~~ Monument Sign shall be no less than four square feet in ~~area~~ Sign Area.
 - d. The ~~sign~~ Monument Sign's face shall be located at least four feet from the back of sidewalk and a minimum 30 feet from a driveway or intersection.
 2. One additional ~~freestanding monument sign~~ Monument Sign shall be permitted for each additional 200 feet of arterial or major collector ~~street frontage~~ Frontage. Where ~~such an~~ additional ~~sign~~ Monument Signs is permitted, it shall be at least 100 feet from any other ~~monument sign~~ Monument Sign. No more than one ~~monument sign~~ Monument Sign per driveway entrance is permitted. Gasoline pricing signsSigns are exempt from the minimum separation between ~~signs~~ Monument Signs.
 3. ~~Electronic Message Displays, Non-Residential Uses Only (excludes home occupations), Wall-Mounted Signs, Marquee-mounted cabinet signs, marquee~~ Signs, and ~~freestanding monument signs may be an electronic changing message display subject to the following operational limitations. One~~ one-half (1/2) of the monument sign Monument Signs may be ~~an~~ Electronic Message Display for non-residential uses only (excludes home occupations), subject to the following operation limitations:
 - a. Display: Full color displays are permitted.
 - b. Minimum Display Time: Display shall not change more than once every eight (8) seconds.
 - c. Transition Method: No restrictions.
 - d. Illumination Levels: Electronic Message Displays shall incorporate photocell / light sensors with automatic dimming technology to adjust display brightness in accordance with ambient light conditions. Displays shall have a brightness level of no greater than 0.3 foot candles above ambient light conditions at any property line.
 - e. Maintenance: Any allowed Electronic Message Display that malfunctions or is damaged shall be repaired or disconnected within twenty-four (24) hours by the owner or operator of the ~~sign~~ Sign.
- C. Directory signsSigns may be provided for direction (with location numbers and/or arrows) to individual businesses in ~~an office complex or commercial/industrial center~~ a Complex in accordance with the following:
1. No more than one ~~such sign~~ Directory Sign per tenant ~~business per directory~~.

2. Each ~~sign~~Directory Sign shall not exceed one square foot in ~~area~~Sign Area. Such ~~sign's area~~Sign Area shall be permitted in addition to the ~~aggregate~~Aggregate Sign Area permitted in subsection (A) of this section.
3. ~~Such signs~~Directory Signs shall be placed together in one or more groups at points nearest the pedestrian entrances to the businesses so indicated.
4. ~~Such signs~~Directory Signs or groupings of ~~signs~~Directory Signs shall be ~~wall-mounted or mounted on freestanding monument sign standards~~Wall-Mounted Signs or Monument Signs.
5. ~~Such signs~~Directory Signs or groupings of ~~signs~~Directory Signs shall ~~have a Sign Height~~ not exceed~~exceeding~~ six feet ~~in height~~.

(Ord. No. PZ-C-002-12 , § 18; Ord. No. 61862, § 2213)

2.145.130. Sign ~~permits~~Permits.

- A. *Permit required.* A ~~sign permit~~Sign Permit shall be secured from the ~~Pinal County Community Development Department~~ prior to the erection, relocation, ~~construction~~Construction, installation or ~~substantial reconstruction~~Substantial Reconstruction (including enlarging a painted ~~sign~~Sign on the surface of a permitted structure) of any nonexempt ~~permanent sign exceeding~~Sign with a Sign Area of more than six square feet ~~in area~~, or ~~higher a~~ Sign Height of more than eight feet ~~above grade at the sign~~, regardless of value, according to the following: requirements.
- B. *Fees.* A uniform fee as provided for in ~~Chapter 2.160~~ PCDSC 2.160.050 shall be paid for each ~~sign permit~~Sign Permit application.
- C. *Sign ~~permit~~Permit applications.* Each application for a ~~sign permit~~Sign Permit shall be ~~made at Pinal County Community Development~~ submitted to the Department ~~office~~ on the appropriate form and shall contain the information as required in ~~Chapter 2.160~~ PCDSC 2.160.040.
- D. *Existing ~~signs~~Signs.*
 1. Legal conforming ~~signs~~Signs and ~~legal nonconforming signs~~Nonconforming Signs existing prior to the effective date of the ordinance codified in this title shall be permitted to continue subject to PCDSC 2.05.080. Continuation shall include the right to repaint or change the message or copy on the ~~sign~~Sign provided the size, Sign Area, and ~~height is~~ Sign Height are not increased and provided the ~~sign~~Sign is not converted from ~~the on-premises to off-premises use an~~ On-Premises Sign to an Off-Premises Sign. A change of ownership and/or business name shall not in and of itself alter the right of continued use of a ~~sign~~Sign.
 2. It shall be the responsibility of the ~~sign~~Sign owner to demonstrate the age of an existing ~~sign~~Sign in order for County staff to ~~grant legal nonconforming status~~determine whether it is a Nonconforming Sign.
- E. *Signs not requiring permits.* Nonexempt permanent Signs not requiring ~~permits~~a Sign Permit by virtue of ~~their height~~size, Sign Area, and ~~size~~Sign Height must nevertheless comply with all other requirements and restrictions of this title.
- F. *Temporary ~~sign permits~~SignsSign Permits.* A Sign with a limited duration of use (such as those provided in ~~PCDSC 2.145.030(B), 2.145.040(B), and 2.145.050(B)~~(C), and (D)) shall obtain a ~~temporary sign permit~~Temporary Sign Permit. The requirements and criteria for ~~such signs~~Temporary Sign Permits are as follows:

1. Temporary ~~sign permits~~Sign Permits shall be issued for no more than twice a year in 45-day increments ~~unless another timeframe is allowed in PCDSC 2.145.050~~. An extension of a ~~temporary sign permit~~Temporary Sign Permit shall be made the subject of application for a Special Use Permit (PCDSC 2.151.010).
2. Temporary ~~signs~~Signs shall conform to all other requirements of this title.
3. The fee for a ~~temporary sign permit~~Temporary Sign Permit shall be the same as a permanent ~~sign permit~~Sign Permit except as otherwise noted.

(Ord. No. PZ-C-002-12 , § 19; Ord. No. 61862, § 2214)

2.145.140. ~~Flexibility provisions~~Comprehensive Sign Packages; relief.

This section sets forth a design review procedure ~~which provides flexibility in the sign code for signs or sign packages not to obtain approval of Comprehensive Sign Packages, additional Sign Height and/or Sign Area for Signs than~~ allowed in PCDSC ~~2.145.010~~2.145.030 through ~~2.145.140~~2.145.120, or Signs not allowed as the result of a stipulation to a zoning approval. ~~The procedures include the use of design review to receive additional height and area for signs.~~

~~A. Upon receipt, in proper form, of an application requesting relief from prohibitive portions of this ordinance, the Community Development Director shall review the request and provide in writing a determination of relief that is in accordance with the applicant's request, modifies the request, or denies the request.~~

A. *Submittal package.* A completed application shall be filed with the Department together with an application fee; the application shall include the following:

1. A justification letter describing the request and how the Sign structure, materials, and colors are compatible with the development's building architecture. Include a list in outline form of each Sign requested, including both Freestanding Signs and Wall-Mounted Signs, Sign Area in square feet, and Sign Height.
2. An inventory and photographs of any or all existing Freestanding Signs.
3. Preliminary site/landscape plan.
 - a. A vicinity map showing the location of the Property in relationship to adjoining properties.
 - b. Provide a north arrow, date of plan preparation, with subsequent revision dates; project title and address; architect and/or consultant's name, address, and telephone number; Property owner's name, address, and telephone number.
 - c. Provide a data table on the Site Plan that includes existing zoning and the net site area.
 - d. Show Property boundaries and dimensions.
 - e. Show adjacent street right-of-way, existing and proposed; and existing/proposed street and sidewalk improvements noted to center line.
 - f. Show location of conceptual or existing landscape concepts including trees, shrubs, ground covers, berms, and screen walls.
 - g. Show location of proposed Freestanding Signs including dimensions, Sign Height, materials and colors, and method of illumination.
 - h. Include elevations of buildings showing Wall-Mounted Sign locations with dimensions.
 - i. When more than one permanent Sign is located on a Property or where more than one building or business is located in a single development, such as a shopping center, a

Comprehensive Sign Package shall be submitted demonstrating consistency and uniformity among Signs within the development. The requirements of a Comprehensive Sign Package shall apply to all businesses within a related project, even if the Property has been subdivided. Revisions or amendments to the Comprehensive Sign Package shall require documentation from all tenants on the Property prior to approval.

B. Notice. From the time of application submittal, proper notice shall be given by:

1. Publication once in a newspaper of general circulation in the area of the ~~property~~Property that is the subject of the application. If there is no newspaper of general circulation in said area, then in a newspaper of general circulation in the county seat.
2. Postings on the ~~property~~Property that is the subject of the application in locations where the notices will be visible from the nearest public right-of-way. It shall not be the responsibility of the ~~county~~County to maintain the posting once erected.
3. Notice by first class mail to the applicant and to all real property owners, as shown on the last assessment of the property, within 600 feet of the subject ~~property~~Property.
4. Notice shall be in place and remain active for no less than 15 full calendar days prior to the ~~Community Development~~ Director making a determination on the application.
5. Notice shall clearly state the deadline by which all public comments may be received, and the ~~Community Development~~ Director may make a determination on the application. The notice shall reasonably identify the ~~parcel of land~~Property that is the subject of the application, give a brief description of the request and state that anyone residing on or owning adjacent ~~property~~Property and wanting to comment on the request may submit comments in writing to ~~be received by the Community Development~~the Department before the deadline expires.

C. ~~{Sign review committee (SRC).}~~Determination. Upon receipt, in proper form, of a complete application requesting approval of a Comprehensive Sign Package or relief from prohibitive portions of this ordinance, the Director shall review the request and provide in writing a determination that approves the applicant's request, modifies the request, or denies the request within 30 working days of a completed application. Notification of the Director's decision shall be given in writing to the applicant. Said notice shall also inform applicant of applicant's right to request an appeal of the Director's decision to the Board of Adjustment and the process for such an appeal.

D. Appeal. Any person aggrieved by the determination may appeal, in writing, that decision to the Board of Adjustment. Appeals shall be received by the ~~Community Development~~ Department within 30 calendar days of the Director's decision.

~~D.~~ [Upon receipt of a written appeal of the Director's decision, the designated County staff shall initiate the notification and scheduling process for the Board of Adjustment as provided in Chapter 2.155 Board of Adjustment, Variances and Appeals.

E. ~~Comprehensive sign package; approval.}~~ Approval of a comprehensive sign package Review.

1. The review process -is intended to ~~encourage a flexible procedure to allow signage which is allow Signs that are~~ not in strict compliance with the provisions of the zoning district regulations under this chapter, but which ~~is are~~ appropriate to the character of the development, ~~provides provide~~ adequate identification and information, ~~provides provide~~ an ~~uncluttered good~~ visual environment, ~~promotes promote~~ traffic safety, ~~with Signs otherwise not allowed being and is~~ regulated to the extent necessary to be consistent with the purpose and intent of this chapter as specified in PCDSC 2.145.010
2. Upon the filing of the completed application ~~In making a determination, the Director shall review the application and prepare a written decision based on the following:~~

A. ~~If the application is for a Ffreestanding Sign or a Wwall-Mounted S-sign that exceeds any ordinance-maximum Sign Hheight standard by 50 percent or less, or exceeds any maximum Sign Aarea standard by 25 percent or less, or is for a Ddirectional sign that exceeds the Sign Aarea or Sign Hheight restrictions permitted on the siteProperty, the Ddirector shall make a decision of approval, approval with modification, or denial.~~

B. ~~If the application is for a Ffreestanding Sign or a Wwall-Mounted S-sign that will exceed any ordinance-maximum Sign Hheight standard by more than 50 percent, or any ordinance maximum Sign A-area standard by more than 25 percent, the Director or designated County staff shall initiate the notification and scheduling process for the Board of Adjustment as provided in Chapter 2.155 Board of Adjustment, Variances and Appeals to make a decision of approval, approval with modification, or denial based on the guiding principles listed in Section 2.145.010 and the evaluation criteria in Section 2.145.140.G..~~

~~-3. The Director may deem an application incomplete and request revisions if ~~to~~ the application does not address ~~Revisions may include relevant criteria which is his/her opinion forward~~ the guiding principles as-listed in Section 2.145.010 and; the evaluation~~d~~ criteria in Section 2.145.140.G.~~

E. ~~[F. Comprehensive sign package; applicationConditions.]~~ Approval of the application may contain such conditions, requirements, or standards that may be stipulated by the ~~Community Development~~ Director, to assure that ~~approved signs~~Signs covered by the use permit will not be detrimental to persons or property in the vicinity, or to the public welfare in general.

FG. ~~[Comprehensive sign package; e~~Evaluation.] ~~Comprehensive sign packages-Applications~~ approved under this section shall be evaluated ~~dd- based upon-to~~ the guiding principles in Section 2.145.010 based upon ~~and~~ the following criteria:

1. *Placement.* All ~~signs~~Signs shall be placed where they are sufficiently visible and readable for their function. Factors to be considered shall include the purpose of the ~~sign~~Sign, its location relative to traffic movement and access points, site features, structures, and ~~sign~~Sign orientation relative to viewing distances and viewing angles. In ~~commercial-centers~~Complexes in which some tenants are in locations having little or no street visibility, in order to provide identification, ~~wall signs~~Wall-Mounted Signs may be placed on walls of the building in which such tenants are located, even though not a wall of the space occupied by those tenants.
2. *Quantity.* The number of ~~signs~~Signs that may be approved within any development shall not be greater than that required to provide project identification and entry ~~signs~~Signs, internal circulation and directional information to destinations and development subareas, and business identification. Factors to be considered shall include the size of the development, the number of development subareas, and the division or integration of ~~sign~~Sign functions.
3. *Size.* All ~~signs~~Signs shall be no larger than necessary for visibility and readability. Factors to be considered in determining appropriate size shall include topography, volume of traffic, speed of traffic, visibility range, proximity to adjacent uses, placement of display (location and height), lettering style and the presence of distractive influences.
4. *Materials.* Sign materials shall be compatible with architectural and/or natural features of the ~~project~~development. This may be accomplished through similarity of materials for ~~sign~~Sign structures and faces, the use of complementary colors, similarity of architectural style, or the use of a consistent lettering style.
5. *Context.* The design of all ~~signs~~Signs should respect the context of the surrounding area and the character established by existing ~~signage~~Signs. Items to be considered include, but are not limited to, lettering style, ~~sign~~placement, and architectural style.

6. *Considerations.* In making its determination to approve additional ~~signs~~Signs, the Director shall consider the following standards:

- a. The views of or from adjacent properties are not impaired;
- b. The ~~signs~~Signs do not interfere with public utilities, government uses, transportation, landscaping or other factors felt relevant by the Director;
- c. The width of the street, the traffic volume, and the traffic speed warrant the proposed ~~signages~~signs; ~~and~~
- d. The ~~signs~~Signs do not pose a hazard to public safety.

~~GH.~~ *Amendments.* Applications for amendments to ~~the comprehensive sign package~~an approved Comprehensive Sign Package or other application shall be processed in the same way as an original application.

~~HJ.~~ *Minor alterations.* Minor alterations in ~~sign~~Sign locations resulting from unexpected conditions on site may be approved by the ~~Community Development Director, or authorized designee.~~

~~I.~~ *Submittal package.* A completed application shall be filed with the Community Development Department together with an application fee; the application shall include the following:

- ~~1.~~ A justification letter describing the request and how the sign structure, materials, and colors are compatible with the project's building architecture. Include a list in outline form of each sign requested, both freestanding and wall, to include verbiage, area in square feet, and height.
- ~~2.~~ An inventory and photographs of any or all existing freestanding signs.
- ~~3.~~ Preliminary site/landscape plan.
 - ~~a.~~ A vicinity map showing the location of the property in relationship to adjoining properties.
 - ~~b.~~ Provide a north arrow, date of plan preparation, with subsequent revision dates; project title and address; architect and/or consultant's name, address, and telephone number; property owner name, address, and telephone number.
 - ~~c.~~ Provide a data table on the Site Plan that includes existing zoning and the net site area.
 - ~~d.~~ Show property boundaries and dimensions.
 - ~~e.~~ Show adjacent street right of way, existing and proposed; and existing/proposed street and sidewalk improvements noted to center line.
 - ~~f.~~ Show location of conceptual or existing landscape concepts including trees, shrubs, ground covers, berms, and screen walls.
 - ~~g.~~ Show location of proposed freestanding signs including dimensions, height, materials and colors, and method of illumination.
 - ~~h.~~ Include elevations of buildings showing wall sign locations with dimensions.
 - ~~i.~~ When more than one sign is located on a property, or where more than one building or business is located in a single development project, such as a shopping center, a comprehensive sign package shall be submitted demonstrating consistency and uniformity among signs within the project. The requirements of a comprehensive sign package shall apply to all businesses within a related project, even if the properties have been subdivided. Revisions or amendments to the comprehensive sign package shall require documentation from all tenants on the property prior to approval.

~~See the appendix at the end of this title for sign review committee evaluation sheet.~~

J. ~~Review process.~~

1. ~~Community Development Director review. Upon the filing of the completed application, the Director shall review the application and prepare a written decision based on the following:~~
 - a. ~~If the application is for a freestanding or wall sign that exceeds any ordinance maximum height standard by 50 percent or less, or exceeds any maximum area standard by 25 percent or less, or is for a directional sign that exceeds the area or height restrictions permitted on the site, the director shall make a decision of approval, approval with modification, or denial.~~
 - b. ~~If the application is for a freestanding or wall sign that will exceed any ordinance maximum height standard by more than 50 percent, or any ordinance maximum area standard by more than 25 percent, the director shall make a decision of approval, approval with modification, or denial.~~
2. ~~Director's decision. On applications reviewed by the director, notification of his/her decision shall be given in writing to the applicant. Said notice shall also inform applicant of applicant's right to request an appeal of the director's decision to the Board of Adjustment and the process for such an appeal.~~
3. ~~Board of Adjustment process. Upon receipt of a written appeal of the Director's decision, the designated County staff shall initiate the notification and scheduling process for the Board of Adjustment as provided in Article II Procedures Before the Board of Adjustment within Chapter 2.155 Board of Adjustment, Variances and Appeals.~~

2.145.150. Severability.

This title and the various parts thereof are hereby declared to be severable. If any section, subsection, sentence, clause, word or phrase of this title or application thereof is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this title.



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

June 6, 2024 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

2.150.010. - UTILITIES

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History	Who	Approval
Time		

ATTACHMENTS:

<p>Click to download</p> <p><input type="checkbox"/> Power Converter Stations and BESS_PCDSC</p>
--

Pinal County Development Services Code:

Power Converter Stations and BESS

2.150.010. Utilities.

- A. Transmission lines for the distribution of water, gas, wastewater, electricity, telephone, cable, including meter boxes, pipes, poles, wires, hydrants or similar installations necessary to distribute such utilities; power substations, and pumping and lift stations shall be permitted in any ~~zoning-district~~Zoning District and shall not be subject to the minimum lot area requirement.
- B. Substations, pumping and lift stations enclosed in a building shall be subject to minimum front yard and side yards of the ~~zoning-district~~Zoning District where located; and if not enclosed within a building, they shall be surrounded by an eight-foot wall and subject to front yard and side yard requirements of the ~~zoning-district~~Zoning District where located.
- C. Structures such as power plants, power converter stations, battery energy storage systems (BESS), wastewater treatment plants and ancillary offices and buildings which are not performing a governmental function are not exempt and must be located within the appropriate ~~zoning-district~~Zoning District or obtain aⁿ SUP.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 11)



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

June 6, 2024 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

2.150.290. - WATER CONSERVATION

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History	Who	Approval
Time		

ATTACHMENTS:

<p>Click to download</p> <p><input type="checkbox"/> Water Conservation PCDSC</p>

Pinal County Development Services Code:

Water Conservation

2.150.290. ~~Reserved-~~Water Conservation

A. General

1. Definitions. The following words, terms and phrases when used in this chapter shall have the meaning ascribed to them below:

Common Area(s) are areas in the Development that are held in common by the owners or by an owners' association and are not reserved for the exclusive use or benefit of an individual owner or tenant, such as open space, parks, trails, courtyards, community aquatic areas, sports courts, play areas, and parking lots.

Development means residential and non-residential subdivisions and non-residential facilities and projects.

Efficient Irrigation System means a system that delivers water in sufficient supply to meet the plants' seasonal water consumption requirements, directly to the plant material without causing loss of water due to surface runoff, while taking into account soil type, soil chemistry, and the need for leaching.

Functional Turf means lawn / grass areas that used regularly for human recreational purposes or business operations (e.g., wedding / event facilities, golf courses, day care centers, pre-schools, schools, parks, cemeteries, sports fields, single-family homes).

Landscapable Area means permeable areas in a New Development capable of being decoratively or functionally landscaped with living and nonliving ground cover.

Low Water Use Landscaping means plant materials that are desert adapted, low water use, and found in the then current Arizona Department of Water Resources (Pinal Active Management Area) Low Water Use Drought Tolerant Plant List.

New Development shall mean a Development that receives zoning approval after **INSERT EFFECTIVE DATE**.

Non-functional Turf means ornamental lawns / grassed areas that provide no recreational benefits. This includes aesthetic Turf in residential and commercial projects, street medians, street rights-of-way, and residential and commercial sign / monument areas.

Reclaimed Water means water that has received treatment in a facility that is regulated pursuant to A.R.S., tit. 49, ch. 2, and has not legally acquired the characteristics of groundwater or surface water.

Turf means a surface layer of earth containing regularly mowed grass, with its roots. Turf includes but is not limited to annual and perennial Rye grass, Fescue, all types of Bermuda, and Azoya. Turf does not include synthetic / artificial grass.

Turf-related Facility is any facility, including schools, parks, cemeteries, and golf courses, that applies water from any source, including Reclaimed Water, to ten (10) or more acres of Water-intensive Landscaped Area. These facilities are regulated under the Industrial Conservation Program of the then current Pinal Active Management Area Management Plan.

Waste of Water means to permit water to escape from any private property onto a street, sidewalk, gutter, alley, public utility easement, tract, parking area, or another person's property. Water is not wasted if any of the following apply:

(1) The flow of water results from water supply system failures or malfunctions that are fixed within seventy-two (72) hours of the date of notice of such failure or malfunction.

(2) The flow results from firefighting, inspection of fire hydrants by the fire department or from fire training activities.

(3) The flow is from water reasonably applied as a dust control measure as may be required by law.

(4) The flow is from water applied to abate spills of flammable or otherwise hazardous materials, where water is the appropriate methodology.

(5) The flow is from water applied to prevent or abate health, safety, or accident hazards when alternate methods are not available.

(6) The flow results from the inspection, operation or maintenance of a water supply system.

(7) The flow results from inspection or maintenance of irrigation systems.

(8) The flow results from water used for construction or maintenance activities where the application of water is the appropriate methodology and where no other practical alternative exists.

(9) The flow results from maintenance of a swimming pool.

Water Feature means pools, ponds, fountains, streams, waterfalls, swimming pools, artificial lakes, and other artificial water structures. A Water Feature does not include a system that injects or drops water into the air solely for the purpose of cooling a confined air space.

Water-intensive Landscaping / Water Intensive Landscaped Area means:

(1) Any area landscaped with plants not defined as Low Water Use Landscaping; and

(2) The total surface area of all Water Features that are an integral part of the landscaped area.

2. Enforcement

The code compliance department / officers shall enforce the provisions of this ordinance.

3. Prohibition on certain covenants, conditions, and restrictions.

It shall be unlawful for covenants, conditions, and restrictions of a New Development or similar document regulating architectural and landscaping guidelines to require the use of Water-intensive Landscaping or prohibit Low Water Use Landscaping.

4. Plumbing fixtures

All plumbing fixtures shall comply with the then current plumbing code adopted by the County.

5. Limitations on new Common Area Water Features

a. Common Area Water Features shall comply with the following requirements to reduce or eliminate Waste of Water:

i. A permit to install, erect or construct the Water Feature shall be obtained from the building and code compliance department. Such permit shall only be issued if the Water Feature complies with the requirements of this section.

ii. The Water Feature shall be designed with catch basins that will maximize the amount of water recycled and minimize make up water.

iii. Water Features with jetting or falling water over six (6) feet in height shall be equipped with wind shut-off valves.

iv. The Water Feature shall be designed to use water equipment that will minimize leakage throughout the life of the Water Feature.

v. The Water Feature shall reuse filtered backwash in a manner beneficial to surrounding plant material and landscaped areas.

vi. The Water Feature shall be operational only during normal business hours and shall be equipped with an automatic timer and a recirculation system.

6. Artificial lakes and turfed areas

a. All artificial lakes created after January 1, 1987, shall not be filled with groundwater.

b. All lawns and grassed areas will be Functional Turf. Non-functional Turf is not allowed.

c. The use of synthetic / artificial grass is encouraged in lieu of Turf. Synthetic / artificial grass may be used for aesthetic purposes where Non-functional Turf is not allowed.

d. Except on golf courses, Functional Turf slopes shall not exceed two percent (2%)

B. Residential Developments

Landscaping of Common Areas in New Developments that are single-family and multi-family Developments.

1. Common Areas in residential New Developments shall be subject to the following stipulations:

a. The amount of Water-intensive Landscaping in the Common Areas of a New Development that is a single-family and/or multi-family Development shall not exceed seven (7) percent of the total Landscapable Area unless authorized by an approved PAD overlay.

b. Only Low Water Use Landscaping shall be used in the remaining Landscapable Area.

c. All irrigation systems shall be Efficient Irrigation Systems.

d. All features, systems, designs, etc. will be designed and operated to eliminate Waste of Water.

2. Model homes in residential New Developments

a. The combined Water-intensive Landscaping and Water Features of model homes in new-residential New Developments shall not exceed twenty (20) percent of the Landscapable Area.

b. Water-intensive Landscaping shall be located only where it is functionally useful, such as in play areas.

c. All other plant material shall be Low Water Use Landscaping.

d. All irrigation systems shall be Efficient Irrigation Systems.

C. Non-Residential New Developments

1. Water conservation plans

New Developments that are nonresidential Developments, that have an estimated annual water use that averages 9,000 gallons per day or more, except Turf-related Facilities, shall submit a "water conservation plan" as a condition to issuance of a building permit. All features, systems, processes, designs, etc. will be designed and operated to eliminate Waste of Water. The water conservation plan shall identify all water uses anticipated by the user and the water conservation measures to be utilized and shall contain at least the following:

a. Whether alternative water sources will be used. Alternative water sources include Reclaimed Water, rain water, poor quality groundwater or other non-groundwater sources;

b. Operating levels of total dissolved solids (TDS) or conductivity for cooling towers and total cooling capacity, as well as blow down frequencies;

c. How the Development will use the best available conservation technologies in accordance with existing processes. Examples include, but are not limited to, recirculating systems for process

water, alternative dust control methods, and automatic shut-down devices to eliminate continuous running water;

d. Any plans for the reuse of wastewater or process water at the Development;

e. Description of the landscaping and irrigation system for the Development; and,

f. Description of the irrigation system maintenance protocols.

2. Landscaping in non-residential **New** Developments

New non-residential **New** Developments shall be subject to the following stipulations:

a. For all non-residential Developments, the Water-intensive Landscaped Area shall not exceed ten (10) percent of the Landscapable Area.

b. Only Low Water Use Landscaping shall be used in the remaining Landscapable Area.

c. Schools, parks, cemeteries, golf courses, and public recreational facilities are exempt from this provision. Such non-residential Developments with a total Water-intensive Landscaped Area of ten (10) acres or more shall be regulated as a Turf-related Facility.

d. All irrigation systems shall be Efficient Irrigation Systems.

D. Rainwater Harvesting

Development typically increases impermeable area and provides an opportunity to harvest the increased rainfall runoff for beneficial use.

1. Residential Single-Family **New** Development.

Single-family model homes and all developer and homebuilder provided landscaping will be designed to incorporate harvested rainfall to passively water site plants. Signage at model homes will be provided to educate visitors about the **rainwater** harvesting practices.

2. Multi-Family and Non-Residential **New** Developments.

Multi-family and non-residential **New** Developments will incorporate rainwater harvesting in their site plans to water landscaping. **Site Plans** will show the practices being used to harvest and beneficially use the rain water.

3. Streets, parking areas, and other impervious infrastructure.

To the extent practical, rainfall runoff from streets, parking areas, and other impervious areas will be harvested to irrigate right-of-way and **Common Area** landscaping. Design plans will include the practices being used to harvest and beneficially use the rain water.

(Ord. No. 011812 ZO PZ C 007 10, § 11)



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

June 6, 2024 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

2.150.260. - HOME OCCUPATION

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History

Time

Who

Approval

ATTACHMENTS:

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[Home_Occupation_HomeBased_Business_PCDSC](#)

Pinal County Development Services Code:

Home Occupation

2.150.260. Home Occupation.

A. Purpose

The purpose of the Home Occupation standards is to ensure that a Home Occupation is an accessory use of a residential or rural property that is located and conducted in inconspicuous manner under normal circumstances and that it is compatible with the residential or rural character of the applicable Zoning District and the Zoning District's other permitted uses.

B. General Requirements

Home occupations are subject to the following requirements:

1. A home occupation permit is required to be obtained from the [Community Development Director](#)~~planning director~~.
 - a. The ~~H~~Home ~~O~~ccupation permit shall ~~be issued~~apply only to an owner of the residential property or a tenant of the residential property with the owner's consent~~full-time resident of the dwelling~~.
 - a-b. If there is a change in ~~use~~the Home Occupation, a new ~~h~~Home ~~e~~Occupation permit shall be required.
 - b-c. A ~~h~~Home ~~e~~Occupation permit is issued to the applicant and does not attach to the subject property~~land~~. It is not transferable and terminates automatically if the owner or tenant of the residential property changes.
2. The ~~h~~Home ~~e~~Occupation must be conducted as an accessory use within a dwelling or an accessory building ~~of not more than 400 square feet~~. Not more than one-fourth of the floor area ~~of one story~~ of the main dwelling shall be used for the home occupation.
3. There shall be no ~~outdoor~~ public display of ~~stock in trade upon the premises~~merchandise, equipment, products, supplies, or materials associated with the Home Occupation at the residential property.
4. Not more than two ~~nonresidents~~individuals who are not residents of the ~~premises~~primary dwelling or Immediate Family Members shall be ~~is~~ employed in the ~~h~~Home ~~e~~Occupation.
5. No ~~merchandise~~, equipment, ~~products, supplies~~, or materials ~~s~~ associated with the ~~h~~Home ~~e~~Occupation shall be stored outdoors.
6. No mechanical equipment or power tools shall be used for a Home Occupation except for any of these that are used for typical household purposes.
7. No toxic, explosive, flammable, radioactive, or other similar material or chemicals shall be used, sold, or stored on the property of the Home Occupation.
8. No Home Occupation shall result in an excess generation of solid waste or use of utilities and public facilities in amounts greater than normally provided for residential use.
9. Neither the Home Occupation nor its operations shall result in any structural alterations, additions or installations to a building that will change the building's primary use or its building code occupancy classification.

10. The residential character of the dwelling and ~~subject residential~~ property shall not be changed by ~~said use~~ the Home Occupation, except that doors, shelving, and display racks may be installed for use by the Home Occupation.

11. ~~Such~~ The Home eOccupation shall not cause any sustained, unpleasant, or unusual noises or vibrations inside or outside of the dwelling or accessory building, or cause any noxious fumes or odors, or ~~generate~~ cause any traffic, parking, or delivery activity that causes on-street parking congestion in the immediate neighborhood or a substantial increase in traffic through the residential area.

12. All parking used in conjunction with the ~~h~~ Home eOccupation shall be on site and shall not include commercial parking features such as wheel stops, parking lanes or striping.

13. Home ~~e~~ Occupations shall not provide overnight accommodations, except where specifically identified in Title 2 Zoning of the Pinal County Development Services Code.

14. Home ~~O~~ ccupations shall serve no more than five (5) clients in one day and no more than two (2) clients at any one time.

15. No signs advertising the ~~h~~ Home eOccupation are permitted, except a temporary commercial sign on the residential property during business hours, if the sign is not more than 24 inches by 24 inches.

~~2.—The following uses shall not be permitted as home occupations:~~

~~a.—Auto repair and service;~~

~~b.—Barbershop;~~

~~c.—Beauty salon;~~

~~d.—Commercial food preparation;~~

~~e.—Mortuary or embalming service;~~

~~f.—Tattoo parlor;~~

~~g.—Veterinarian service, kennels, and pet grooming;~~

~~h.—Welding service;~~

~~i.—Any commercial use not customarily associated with home occupations as a secondary use; and~~

~~j.—Delivery services related to a commercial use.~~

C. Home Occupations in Rural Zoning Districts

Home Occupations in Rural Zoning Districts that do not meet the requirements in this section may be permitted by a Special Use Permit subject to the requirements of PCDSC 2.151.010. The Board of Supervisors may authorize a Special Use Permit subject to the following limitations:

1. Buildings; Issuance

a. The Home Occupation shall be restricted to lawfully-built, enclosed buildings and be conducted in such a manner as not to give an outward appearance of a business.

b. The Home Occupation shall not result in any structural alterations or additions to a building that will change its primary use or building code occupancy classification.

c. The Special Use Permit for a Home Occupation shall be issued only to the owner or tenant of the property and does not attach to the subject property. It is not transferable and terminates automatically if the owner or tenant of the property changes.

2. Storage

a. Merchandise, equipment, products, supplies, and materials produced, used, or stored by the Home Occupation may be stored outside but cannot be visible from any public or private street.

3. Employees, Vehicles and Parking

a. The subject property shall not be used for the assembly of employees for instruction or other purposes, including dispatch to other locations.

b. There shall be no more than five (5) commercial vehicle deliveries associated with the Home Occupation daily.

c. Clients, customers, and commercial vehicle deliveries associated with Home Occupation are permitted only from 7:00 a.m. to 9:00 p.m.



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

June 6, 2024 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

2.140. - OFF-STREET PARKING AND EV CHARGING

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History	Who	Approval
Time		

ATTACHMENTS:

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Pinal County Development Services Code:

Off-Street Parking and EV Charging

CHAPTER 2.140. OFF-STREET PARKING AND LOADING - PUBLIC GARAGES AND GAS STATIONS

2.140.010. Minimum parking space dimensions and circulation.

- A. Each parking space that is perpendicular to an aisle shall be at least ten feet in width and 20 feet in length.
- B. Each parking space that is parallel to an aisle shall be at least ten feet in width and 23 feet in length.
- C. Parking area aisle widths shall conform to the following table, which varies the width requirement according to the angle of the parking spaces and the directional flow of traffic in the parking area.

<u>Parking Space Angle</u>	<u>Parking Lot with One-Way Traffic</u>	<u>Parking Lot with Two-Way Traffic</u>	<u>Parking Lot with Two-Way Traffic and Adjacent Loading Zone (e.g., Self-Storage Facility)</u>
<u>45°</u>	<u>16 ft.</u>	<u>24 ft.</u>	<u>30 ft.</u>
<u>60°</u>	<u>18 ft.</u>	<u>24 ft.</u>	<u>30 ft.</u>
<u>90°</u>	<u>24 ft.</u>	<u>24 ft.</u>	<u>30 ft.</u>

	<u>Parking Angle</u>		
<u>Req. Aisle Width</u>	<u>45°</u>	<u>60°</u>	<u>90°</u>
<u>One-way traffic</u>	<u>16'</u>	<u>18'</u>	<u>24'</u>
<u>Two-way traffic</u>	<u>24'</u>	<u>24'</u>	<u>24'</u>

- D. Entrances and exits to parking lots and other parking facilities shall be provided only at defined entry and exit locations approved by the Pinal County Public Works Department.
- E. The minimum width of one-way driveways to a street shall be 16 feet. The minimum width of two-way driveways shall be 24 feet.
- F. Passenger drop-off points. Drop-off points separated from street traffic and readily accessible without hazardous maneuvering shall be provided in conjunction with the following uses: hotels, motels, hospitals and clinics, and educational facilities with 50 or more guests, patients or pupils; daycare centers; religious facilities with 100 or more seats; transit terminals, major recreational facilities; commercial airports; public buildings and offices and financial services greater than 5,000 square feet of gross floor area.

(Ord. No. PZ-C-004-10 , § 2)

2.140.020. Parking space requirements.

- A. *Minimum number of off-street parking spaces.* The minimum number of off-street motor vehicle parking spaces shall be provided according to the following schedule and subject to the conditions in any zone in which any of the following uses shall hereafter be established:

Uses	Minimum Parking Spaces
Residential	
Single R esidence	Two per dwelling unit
Multiple R esidence	
Efficiencies/studios	One per dwelling <u>unit</u>
One bedroom	1½ per dwelling unit
Two or more bedrooms	Two per dwelling unit
Guest spaces	One per ten -five dwelling units
Manufactured H ome P ark (MHP), P ark M odel (PM) and R ecreational V ehicle (RV) P ark	One per dwelling unit; plus one visitor parking space per four dwelling units and parking spaces to meet the needs of any commercial, office or public assembly
Boarding, rooming and lodging houses, fraternities, sororities, dormitories and other student housing	One per three roomers; plus one per two employees on the largest working shift
Bed and B reakfast	One per guest unit; plus two for resident family and one per employee
Educational Institutions	
C hildcare Center or Day C are or n ursery s chool	One per employee plus one for every five children
Elementary or M iddle S chool	One for every 1.5 employees including administrators, teachers and nonteaching personnel; plus one for every four auditorium seats
High S chool	One for every two employees including administrators, teachers and nonteaching personnel and one for every five students
College, U niversity, T rade or v ocation S chool	One for every two employees including administrators, teachers and nonteaching personnel and for every two students
Professional and S emi-professional O ffices	One per 300 square feet of total indoor floor area
Commercial, S ales/ S ervices	One per 250 square feet of total indoor floor area; plus one per 5,000 square feet of outside display area
<u>Automotive Service and Repair</u>	<u>A queuing of 100 linear feet exclusive of drive aisles and parking spaces where applicable. Three spaces per service bay, plus one space per 300 square feet of office area (excluding service bay areas).</u>
Golf C ourse	One per 250 square feet of total indoor floor area; plus one per 250 square feet of outdoor seating area; plus one for every two employees; and plus three per golf green. Ten percent of required parking spaces may be sized for golf carts
Hotels, M otels, R esorts and G uest R anches	One per room or suite and one for every two employees
Public Assembly Facilities	

Churches-Places of Worship	One per four seats
Theaters, S stadiums and A uditoriums	One per five seats; plus one per two employees on the largest working shift
Commercial R oping A renas	One per three seats
Fairgrounds and A musement P arks	One per 500 square feet of indoor and outdoor public area
Assembly H alls, C ommunity C enters, C lubs, L odges, C ommunity S ervice A gencies and all other public facilities	One per every 50 square feet of total floor area used for public assembly or one per three seats in the main assembly room, whichever is greater
Jails, P erisons, O ffender R ehabilitation F acilities	One for every 25 inmates of design capacity plus one per employee in the largest working shift
Hospitals	Two per three beds; plus one for each doctor and one per two employees on the largest working shift
Assisted L iving F acility	One per two bedrooms plus one per employee in the largest working shift
Group H omes	One parking space for each three roomers that the group home is intended or designed to accommodate; such space shall be provided on the building site on which said building is located or on a lot owned by the same property owner as the building site, immediately adjacent thereto
Mortuary, F uneral H omes, or C rematory	One per 50 square feet of total floor area
Cemetery	One space per employee (minimum six) plus ten spaces if no internal drives exist which can accommodate two passing vehicles
Industrial/Other	
Manufacture, W holesale, W arehouse, D istribution and S torage of G oods	One per 1,000 square feet of total floor area or one per three employees in the largest working shift, whichever is greater
<u>Mini-storage, with drive up access</u>	<u>One space per 50 units, plus one space per 300 square feet of office area.</u>
<u>Mini-storage, indoor access</u>	<u>One space per 50 units or one space per 5,000 square feet of storage area or whichever is greater.</u>
<u>Outdoor Storage</u>	<u>One space per 5,000 square feet of storage area, plus one space per 300 square feet of office area, no less than five spaces.</u>
Restaurants, C ocktail L ounge, and B ars	One per 150 square feet of total indoor floor area. One per 250 square feet of total outdoor floor area, excluding the first 250 square feet of total outdoor floor area

~~B.~~ Use not specified. For a use not specifically listed, requirements shall be the same as those for the most similar use listed as determined by the ~~planning~~ Community Development Director.

~~B.~~ Location.

-
- ~~1. Parking spaces required for residential dwelling units shall be located within the same parcel as it serves and shall be within 300 feet from the dwelling unit.~~
 - ~~2. Parking spaces shall be located such that each space has access to the use to be served without crossing a public or private street or a railroad right-of-way.~~

C. Fractional measurements. When calculation of parking requirements results in a fractional amount, any fraction of less than one-half shall be disregarded and any fraction of one-half or more shall require an additional parking space.

~~Queuing lanes.~~ Queuing lanes for all drive-through establishments shall be provided on site. Queuing lanes shall be calculated as a queuing space at a minimum of nine feet in width and 20 feet in length. The queuing lane shall be measured from the front of the stopped vehicle located at the point of service and/or pick-up window to the rear of the queuing lane. One additional queuing space shall also be provided to allow motor vehicles to pull beyond the point of service and/or pick-up window for all uses. Queuing lanes shall be in addition to required off-street parking and shall be designed so as not to interfere with the operation of driveways and maneuvering areas for off-street parking areas. The following requirements are additional requirements:

- ~~1. Banks, savings and loan establishments, and other similar financial institutions: Minimum of six queuing spaces for the first queuing lane plus four queuing spaces per additional queuing lane.~~
- ~~2. Drive-through restaurant: Minimum five queuing spaces measured from pick-up window plus an additional two queuing spaces measured from menu board.~~
- ~~3. All other drive-through establishments not addressed shall have a minimum of five queuing spaces from the point of service and/or pick-up window.~~
- ~~4. Establishments providing multiple points of service shall provide a minimum of two approach lanes.~~
- ~~5. Full service car wash: Minimum three queuing spaces per bay.~~

D. Location.

1. Parking spaces required for residential dwelling units shall be located within the same parcel as it serves and shall be within 300 feet from the dwelling unit.
2. Parking spaces shall be located such that each space has access to the use to be served without crossing a public or private street or a railroad right-of-way.
3. Parking shall be provided on the same parcel for the use in which it is to serve except as otherwise provided in this code.
4. Parking may be provided on street right-of-way subject to the review and approval of the County Engineer. Parallel parking is preferred with an appropriately designed bump out of public right of way. Direct backing into a traffic lane is discouraged, and prohibited on arterial and higher street classifications or on roadways with a speed limit high than 25 MPH.

~~Shared parking.~~ In business and industrial zones, shared parking may be provided subject to the following requirements:

- ~~1. Shared parking shall be for two or more uses located on adjacent or contiguous parcels.~~
- ~~2. All shared parking facilities shall be located within 500 feet of the uses served.~~
- ~~3. Submit a site plan with required parking calculations of parking spaces intended for shared parking and legal description of the property boundaries describing all parcels.~~

-
- ~~4. Submit a pedestrian circulation plan that shows connections and walkways between shared parking areas and uses. Paths should be as direct and short as possible.~~
 - ~~5. An association shall be established to manage the shared parking area.~~
 - ~~6. The association shall record a shared parking agreement for the described parking areas. The recorded agreement shall provide information on shared access and shared drainage. A copy of the shared parking agreement shall be submitted to the planning and development department upon submittal of all formal site plan applications.~~
 - ~~7. The association shall be the responsible party to submit all formal site plans to the county for any new site approvals, amendments to an approved site plan or changes in shared parking. All owners and proposed owners shall be notified of any changes by the association.~~
 - ~~8. The county shall be notified by the association of any changes regarding association contact information.~~

~~E. Use not specified. For a use not specifically listed, requirements shall be the same as those for the most similar use listed as determined by the planning director.~~

~~F. Fractional measurements. When calculation of parking requirements results in a fractional amount, any fraction of less than one-half shall be disregarded and any fraction of one-half or more shall require an additional parking space.~~

EG. *Accessible parking.*

1. Accessible parking space size shall be a minimum of ten feet in width and 20 feet in length in addition to a five-foot access aisle located on the right side. For a double space, the size shall be 20 feet in width and 20 feet in length in addition to a five-foot access aisle between the spaces.
2. All off-street parking areas shall comply with ADA (American with Disabilities Act) standards for accessible design.
3. Parking spaces shall be functionally located as near as possible to the main entrance of the establishment served, with a barrier-free path.
4. Parking space identification signs shall include the international symbol of accessibility on pavement markings and signs.

FH. *Compact parking spaces.*

1. Compact parking spaces shall be at least nine feet in width and 20 feet in length.
2. Parking facilities providing ten or more required off-street parking spaces for a retail use may provide up to 30 percent of the required spaces as compact car parking spaces. Each parking space shall be signed as "COMPACT" on the pavement.
3. Parking spaces shall be located in groups and no more than ten in a row.

G. *Electric vehicle supply equipment parking spaces. With the growth of electric vehicles (EVs) as an attainable transportation choice, the incorporation of electric vehicle supply equipment (EVSE) in parking spaces can be considered in site-specific installation.*

1. Except in Single Residence Zoning Districts, EVSE in parking spaces for public use shall be at EV charging Level 2 or higher.
 2. EVSE parking spaces shall be equipped with wheel stops and bollards to protect EVSE from traffic incidents.
 3. EVSE parking spaces shall be designed so that no more than 5 feet of cord length is required from charging station to vehicle outlet to minimize tripping hazards.
-

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4. Clear markings that designate a parking space for EV charging only shall be required
 5. EVSE parking spaces shall not be signed or marked to indicate accessibility even if the vehicle space is provided with dimensions commensurate with accessible parking spaces.
 6. EVSE parking spaces that directly adjoin a pedestrian circulation path, shall be accessible and shall be on an accessible route.
 7. EVSE parking spaces that do not directly adjoin a pedestrian circulation path, shall be accessible but do not require an accessible route.
- H. Queuing lanes. Queuing lanes for all drive-through establishments shall be provided on site. Queuing lanes shall be calculated as a queuing space at a minimum of nine feet in width and 20 feet in length. The queuing lane shall be measured from the front of the stopped vehicle located at the point of service and/or pick-up window to the rear of the queuing lane. One additional queuing space shall also be provided to allow motor vehicles to pull beyond the point of service and/or pick-up window for all uses. Queuing lanes shall be in addition to required off-street parking and shall be designed so as not to interfere with the operation of driveways and maneuvering areas for off-street parking areas. Queuing analyses may be required by the Zoning Administrator to demonstrate the adequate storage capacity of the queuing lanes of the proposed use to accommodate peak queues. The following requirements are additional requirements:
1. Banks, savings and loan establishments, and other similar financial institutions: Minimum of six queuing spaces for the first queuing lane plus four queuing spaces per additional queuing lane.
 2. Drive-through restaurant: Minimum five queuing spaces measured from pick-up window plus an additional two queuing spaces measured from menu board.
 3. All other drive-through establishments not addressed shall have a minimum of five queuing spaces from the point of service and/or pick-up window.
 4. Establishments providing multiple points of service shall provide a minimum of two approach lanes.
 5. Full service car wash: Minimum three queuing spaces per bay.
- I. Signs. Signage and markings for parking facilities shall conform to the Manual on Uniform Traffic Control Devices (MUTCD).

(Ord. No. PZ-C-004-10 , § 3; Ord. No. 012010-SEO , § 2; Ord. No. 61862, § 2102)

2.140.025. Options for reduction of parking space requirements.

- A. Administration of options for reduction of parking space requirements. The follow options which reduce parking requirements in this Section may be applied individually or jointly to properties and developments. Where reductions are allowed, the number of required parking spaces which are eliminated shall be accounted for both in total and by the option which is applied. The record of such reductions shall be kept on the Site Plan within the project review file. Additionally, the reductions and manner in which they were applied shall be transmitted in writing to the property owner.
- B. The Community Development Director is authorized to reduce the total number of required parking spaces, excluding ADA accessible spaces, by up to 10% of the total calculated requirement and the loading space requirement. Such authority shall be exercised on a case-by-case basis and shall be based on unique operational attributes of the primary use and/or physical characteristics of the site. Under no circumstances should it be assumed that Director approval is guaranteed.
- C. Shared parking. In business, Commercial and Industrial Zoning Districts, shared parking may be provided as a means to reduce the required parking spaces subject to the following requirements:
 1. Shared parking shall be for two or more uses located on adjacent or contiguous parcels.

2. All shared parking facilities shall be located within 500 feet of the uses served.
3. Submit ~~A~~ ~~Site P~~lan shall be submitted with required parking calculations of parking spaces intended for shared parking and legal description of the property boundaries describing all parcels.
4. Submit ~~A~~ pedestrian circulation plan shall be submitted that shows connections and walkways between shared parking areas and uses. Paths should be as direct and short as possible, from the parking areas to the building entrances of the uses. These pathways must be ADA compliant and either be completely separated from vehicular traffic or clearly designated, such as an attached or detached paved sidewalk.
5. An association shall be established to manage the shared parking area.
6. The association shall record a ~~A~~ shared parking agreement for the described parking areas shall be recorded with the County Recorder. The recorded agreement shall provide information on shared access and shared drainage. A copy of the shared parking agreement shall be submitted to the ~~planning and Community Development D~~epartment upon submittal of all formal ~~S~~ite ~~P~~lan applications.
7. The association shall be the responsible party to submit ~~All owners and proposed owners of parcels in the shared parking agreement shall be notified of any changes included in any~~ all formal ~~S~~ite ~~P~~lans that shall be submitted to the ~~C~~ounty for any new site approvals, amendments to an approved ~~S~~ite ~~P~~lan or changes in shared parking. ~~All owners and proposed owners shall be notified of any changes by the association.~~
8. The county shall be notified by the association of any changes regarding association contact information.

D. Joint Use Parking. Parking spaces required under this Chapter may be provided cooperatively for multiple uses within a consolidated development or for multiple unrelated individual uses, subject to the following requirements:

1. Joint use parking arrangements shall only be allowed for nonresidential uses with different hours of operation or different peak business periods.
2. Up to fifty percent (50%) of the parking spaces required by this Chapter may be supplied by the off-street parking facilities of uses with opposite hours of operation. For example, a place of worship with primarily weekend hours may, with written and recorded permission, use the parking facilities of a nearby business office park to satisfy up to 50% of the uses required parking. Requests for such an accommodation shall be submitted in writing to the Community Development Department.
3. The use for which a request is being made to implement the joint use parking allowance shall be located within five hundred (500) feet of the joint use parking facilities. A safe and direct pedestrian pathway must be provided from the parking area to the primary building entrance. These pathways must be ADA compliant, shall not require crossing arterial classified streets, and either be completely separated from vehicular traffic or clearly designated, such as an attached or detached paved sidewalk.
4. The applicant shall document the operating hours of all involved uses and document that no substantial peak parking demand conflict exists to ensure the long-term success of the joint use parking agreement.
5. A joint use parking agreement executed by the parties concerned for joint use off-street parking facilities shall be recorded with the County Recorder. A copy of the joint use parking agreement shall be submitted to the Community Development Department.

E. Off-Site Parking. Off-site parking on a separate lot from the lot on which the principal use is located may be used to satisfy the parking requirements of this Chapter provided adherence to the following criteria is maintained:

-
1. Off-site parking shall be developed and maintained in compliance with this Chapter.
 2. The site used for off-site parking shall be under the same ownership as the principal use being served, under public ownership or shall have guaranteed permanent use by way of a perpetual lease or easement filed with the County Recorder. Said perpetual lease or easement can be released if off-site parking is no longer needed by the principal use.
 3. Reasonable and lawful vehicular and pedestrian access from off-site parking facilities to the use being served shall be guaranteed. A safe and direct pedestrian pathway must be provided from the parking area to the primary building entrance. These pathways must be ADA compliant, shall not require crossing arterial classified streets, and either be completely separated from vehicular traffic or clearly designated, such as an attached or detached paved sidewalk.
 4. Off-site parking for multiple-family dwellings shall not be located more than two hundred (200) feet from the nearest point of a parking area to a commonly used site access of the use being served.
 5. Off-site parking for non-residential uses shall not be located more than three hundred (300) feet from the nearest point of a parking area to a commonly used access of the use being served.
- F. *Parking Justification Study.* Off-site parking on a separate lot from the lot on which the principal use is located may be used to satisfy the parking requirements of this Section provided adherence to the following criteria is maintained:
1. For uses with considerable variation in scale, operational characteristics, and parking demand that benefit from a case-by-case analysis, applicants may submit a Parking Justification Study to the Community Development Director that can request a reduction up to 25% of the parking requirements in Chapter 2.140.020.A PCDC. A Parking Justification Study shall be prepared by a professional with expertise in traffic and parking analyses, unless the county determines that a professional analysis is not necessary, and include the following:
 - a. Estimates of proposed parking demand and spaces based on recommendations of the Institute of Transportation Engineers (ITE) Parking Generation Manual that includes existing and proposed onsite buildings or uses, including hours of operation and peak use time and demand for each proposed building or use. This analysis may also include other reliable data sources or collected from uses or combinations of uses that are the same as or comparable with the proposed use.
 - b. The number and location of proposed onsite standard, compact, and ADA accessible parking spaces.
 - c. All existing and anticipated available parking within the proposed development and within 500 feet of the proposed use.
 - d. If parking demand is proposed to include offsite parking, copies of any shared parking agreement or other evidence of a right to park in that location shall be included.
 - e. The proximity of the proposed offsite parking to existing residential neighborhoods and an explanation of how -such uses will not place a parking burden on residential streets. Off-site parking may be restricted on narrow streets or streets that have or will have bike lanes.
 - f. Bicycle parking demand and provisions.
 - g. Availability of other modes of transportation.
 - h. Demand for commercial ride sharing and on-site drop-off / pick-up areas.
 - i. Off-street loading requirements and impacts on surrounding uses and properties.
-

-
- j. Any other information deemed appropriate by the Community Development Director, or designee.
 - 2. Community Development Director review. Upon submittal to the Community Development Director, evaluation of the Parking Justification Study shall include, but is not limited to:
 - a. Impacts to abutting properties or rights-of-way, dedicated tracts, or easements.
 - b. Compatibility with the character of the surrounding properties and their parking facilities.
 - c. Equivalence to the intent and purpose of the original parking requirements.
 - d. Impacts to safety and public services.
 - 3. Community Development Director's decision. Following the Community Director's review of the Parking Justification Study, notification of a decision shall be given in writing to the applicant. Said notice shall also inform applicant of applicant's right to request an appeal of the Director's decision to the Board of Adjustment.
 - 4. Board of Adjustment process. Upon receipt of a written appeal of the Director's decision, the designated County staff shall initiate the notification and scheduling process for the Board of Adjustment as provided in Article II Procedures Before the Board of Adjustment within Chapter 2.155 Board of Adjustment, Variances and Appeals.

2.140.030. Development of parking area.

- A. Where parking space is required, a dustproof surface that meets emergency services and ADA requirements as well as any applicable air quality or PM10 nonattainment area requirements shall be required the surface of such space shall be paved as specified by the Pinal County ~~p~~Public ~~w~~Works ~~d~~Department.
- B. Where a parking area for a business or industrial use adjoins or is within a residential zone, there shall be a solid wall of masonry or other approved fireproof material, at least four feet in height, along the boundaries adjoining residence lots, except that adjoining the front yard of a residence lot, said wall shall be three feet, six inches in height.
- C. Anywhere a wall is required, a minimum landscaped yard of five feet shall be provided between the wall and the parking area.
- D. Any lights used to illuminate said parking space shall be so arranged as to reflect the light away from adjoining lots in residential zones and be installed in accordance with the county lighting regulations.
- E. All parking spaces shall be designed so that motor vehicles exiting will not be required to back out across any sidewalk or into any street.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 10; Ord. No. PZ-C-004-10 , § 4; Ord. No. 61862, § 2103)

2.140.040. Loading space defined.

For the purpose of this chapter, one loading space shall be not less than ten feet in width, 30 feet in length, and 14 feet in height.

(Ord. No. 61862, § 2104)

2.140.050. Loading space requirements.

On any lot, at least one off-street loading space shall be provided and maintained for every building or part thereof occupied by manufacturing, storage, warehouse, goods display, retail store, wholesale store, market, hotel, mortuary, hospital, laundry, dry cleaning establishment, or other use similarly requiring the receipt or distribution by vehicles of materials or merchandise; and one additional loading space shall be provided for each 10,000 square feet of gross floor space so used in excess of 10,000 square feet. Such space may occupy all or any part of any required yard. No such space shall be located closer than 50 feet to any other lot in any residential zone unless wholly within a completely enclosed building or enclosed on three sides by a solid fence or wall at least six feet in height.

(Ord. No. PZ-C-004-10 , § 6; Ord. No. 61862, § 2105)

2.140.060. Building over loading space.

Nothing in this chapter shall prevent building over the top of a loading area within the buildable area prescribed in this title, provided a clear height of 14 feet is maintained.

(Ord. No. 61862, § 2106)

2.140.070. Public garage, parking lots and gas stations.

- A. No gas station, motor vehicle repair shop, public garage or parking lot shall have an entrance or exit for vehicles on the same side of the street within 30 feet of a residence zone, nor shall any part of a gas station, public garage or motor vehicle repair shop be built within 50 feet of the ground of any school, public playground, ~~church~~places of worship, hospital, sanatorium, or public library.
- B. No gas station or public garage shall have any oil draining pit or visible appliance for such purpose, other than filling caps, located within 12 feet of any street lot line or within 50 feet of any residential zone, unless such appliance or pit is within a building and located at least 12 feet from any vehicular entrance or exit of such building.

(Ord. No. PZ-C-004-10 , § 8; Ord. No. 61862, § 2107)

2.140.080 Inoperable vehicle storage and vehicle service.

A. Inoperable vehicles

1. A max of two inoperable vehicles or similar equipment, including those under repair or restoration shall only be parked or stored in an enclosed structure, garage, carport, or on a dustproof surface within a side or rear yard area that is fully screened by a solid seven (7) foot tall wall, fence, gate, or any combination thereof and shall not be visible from any public street.
2. An abandoned or inoperable vehicle, including any vehicle being repaired or restored, stored in a carport shall be covered with a properly maintained vehicle cover made exclusively for covering vehicles.
3. Section 2.140.080. A shall not apply to a principal use of a property where the storage, repair, or restoration of inoperable vehicles and similar equipment is customary and incidental to the principal use.

B. Vehicle service and repair

1. No person shall dismantle, repair, restore or otherwise perform any work on any vehicle, machine, motor, or similar device not owned or leased by that person or a member of that person's family, or household, on any property in a residential area. Additionally, any work performed beyond routine maintenance such

as fluid changes, brake repair, or other similar tasks which are typically completed within 24 to 48 hours (e.g., "remove and replace" batteries, alternators, spark plugs, etc.) shall be:

- a. conducted entirely within a garage or carport or conducted on a dustproof surface that is wholly screened from view of surrounding properties and rights-of-way by a solid **seven (7)** foot tall wall, fence or gate, landscaping, or a combination thereof;
- b. limited to repairs that do not involve noise or odor generating processes associated with disturbing the peace or altering the residential character of a community (e.g. engine and transmission overhaul, bodywork, fabrication, and paint;
- c. limited to no more than three vehicles repaired during any calendar year; and
- ~~a-d.~~ limited to work being performed on no more than one vehicle at any time.



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

June 6, 2024 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

2.185. - OUTSIDE STORAGE AND PARKING

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History	Who	Approval
Time		

ATTACHMENTS:

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<input type="checkbox"/> Outside Storage Vehicles nonRV PCDSC

Pinal County Development Services Code:

Outside Storage of Vehicles (non RVs)

CHAPTER 2.185. OUTSIDE STORAGE AND PARKING

(Provisions in Chapter pertaining to non Recreational Vehicles are shown)

2.185.010. Outside storage and parking.

- A. It shall be unlawful and a violation of this title for any resident/occupant or owner of record or both to leave or permit to remain outside any objects, scrap, appliances, vehicles, or any other materials, except as provided by this ~~C~~chapter.
- B. It is unlawful for any person to stand, park or store a vehicle in violation of this ~~C~~chapter.
- C. It is unlawful for any resident/occupant to allow a vehicle to stand or be parked or stored in violation of this ~~C~~chapter.

(Ord. No. PZ-C-003-12 , § 1; Ord. No. 61862, § 3401)

2.185.020. Accessory use.

Outside storage and parking provided by this ~~C~~chapter is an accessory use and shall not be permitted unless a primary use has been previously established.

(Ord. No. 61862, § 3402)

2.185.030. Application.

This ~~C~~chapter shall apply to outside storage and parking in all residential and rural zones.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 19; Ord. No. 61862, § 3403)

2.185.040. Definitions.

The following words, terms and phrases, when used in this ~~C~~chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

~~Commercial v~~Vehicle means any vehicle that is used for commercial purposes.

~~Heavy t~~Truck means any commercial vehicle with a gross vehicle weight (GVWR) of 19,500 pounds ~~GVWR~~ or more; includes the power unit by itself, the combination of the power unit and trailer, or the trailer separately.

~~Motor v~~Vehicle p~~Parts, e~~Components, a~~Accessories~~ means any part, component or accessory from any vehicle propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine.

~~Owner or o~~Owners of r~~Record~~ means the person or entity indicated on the records of the ~~county assessor~~County Assessor as the owner of the property in question on the date of an alleged violation.

~~Person~~ means any individual, corporation, company, partnership, or company and any other form of multiple organization for carrying on business, foreign or domestic.~~firm, association, union, society, or any county, city, town, state or any subdivision or agency thereof and includes any trustee, receiver, assignee, or personal representative thereof.~~

Recreational Vehicle means any ~~item vehicular type of unit personal property not more than forty (40) feet in length and eight (8) feet in width that is primarily designed for temporary living quarters, recreation, camping, or travel use, which either: driven or hauled for recreational uses including, but not limited to: travel trailers, motorhomes, boats, boat trailers, tent campers, buses or other recreational items.~~

- (1) Contains its own motive power as in the case of motorhomes, mini motorhomes, or recreational vans; or
- (2) Is drawn by another vehicle as in the case of travel trailers, tent trailers, camper trailers, or watercraft on boat trailers; or
- (3) Is mounted on another vehicle as in the case of truck campers

Resident/occupant means a person or persons who are occupying a building or structure and are using it as a place of abode, a place of residence or a place to live on either a temporary or permanent basis.

Scrap means any item or substance which in its present condition is not and cannot be used for the original use intended, or that which has been discarded; or any worn out, cast off, or discarded article or material which is ready for destruction or has been collected or stored for salvage or conversion to some use.

Telecommunications, for this chapter, means the transmission of information of the user's choosing between or among points specified by the user without change in the form or content of the information as sent and received. This term "~~telecommunications~~" does not include commercial mobile radio services.

Utility Trailer means any wheeled vehicle without motor power, other than a pole trailer or a semi trailer, which is designed to be drawn by a motor vehicle and which is generally and commonly used to carry and transport personal effects, trash and rubbish, equipment, or automobiles.

Vehicle means every device by which any person or property is or may be transported on a street or highway that is propelled by means of an electric, gasoline, diesel, propane, or alcohol fueled engine, or is drawn by another vehicle, including, but not limited to, heavy trucks, public safety, public service, and recreational vehicles.

(Ord. No. PZ-C-003-12 , § 2; Ord. No. 011812-ZO-PZ-C-007-10 , § 19; Ord. No. 61862, § 3404)

2.185.050. Vehicle parking.

- A. Unless otherwise prohibited or restricted in this chapter, vehicles may be parked on residential or rural property provided said vehicles comply with all the following requirements:
 1. Vehicles must be owned or leased by the current resident/occupant of the parcel.
 2. Vehicles shall not be up on jacks, blocks or other similar equipment.
 3. Vehicles shall not have deflated tires, nor have the chassis, engine, body parts, wheels or tires removed.
 4. Said vehicles shall not be parked in such a manner as to block access to sidewalks or driveways/entrances to any other property.
 5. Vehicles must have a current, valid registration affixed to the license plates and legally be capable of operating on a public roadway. The lack of a current license plate and/or license tag or an expired license tag affixed to a vehicle shall constitute proof that a vehicle does not have a valid and current registration.
 6. No more than two personally owned vehicles may be offered for sale at any one time.
 7. Vehicles must currently be operable.

-
- B. Public service and public safety vehicles may be parked by a resident in any ~~R~~residential or ~~R~~rural zoning district ~~Zoning District~~ if the vehicle is required to be available at designated periods at the person's residence as a condition of the person's employment and either of the following applies pursuant to A.R.S. § 11-269.10:
 1. The resident is employed by a public service corporation that is regulated by the Corporation ~~Commission~~ ~~Commission~~, an entity regulated by the Federal Energy Regulatory ~~Commission~~ ~~Commission~~ or a municipal utility and the public service corporation, federally regulated utility or municipal utility is required to prepare for emergency deployments of personnel and equipment for repair or maintenance of natural gas, electrical, ~~T~~telecommunications or water infrastructure, the vehicle has a gross vehicle weight rating of 20,000 pounds or less and is owned or operated by the public service corporation, federally regulated utility or municipal utility and the vehicle bears an official emblem or other visible designation of the public service corporation, federally regulated utility or municipal utility.
 2. The resident is employed by a public safety agency, including police or fire service for a federal, state, local or tribal agency or a private fire service provider or an ambulance service provider that is regulated pursuant to A.R.S. title 36, ch. 21.1 (A.R.S. § 36-2201 et seq.), and the vehicle has a gross vehicle weight rating of 10,000 pounds or less and bears an official emblem or other visible designation of that agency.

(Ord. No. PZ-C-003-12 , §§ 3, 4; Ord. No. 61862, § 3405)

2.185.055. Heavy trucks—Standing, parking or storage.

- A. Heavy trucks, standing, parked or stored, are prohibited in the following ~~zoning district~~ ~~Zoning District~~s: ~~CR-1, CR-2, CR-3, CR-4, CR-5, CR-1A, MH, MHP, RV, PM/RVP, TR,~~ R-43, R-35, R-20, R-12, R-9, R-7, MD, MR, MH-8, MHP-435, PM/RV-435, AC-1, AC-2, and AC-3 with the following exceptions:
 1. During the process of loading or unloading; or
 2. During the time the truck is used for the routine or emergency maintenance of utilities, transportation facilities or real property; or
 3. During the time such commercial vehicle is used for the construction of utilities, transportation facilities or improvements to real property.
- B. Heavy trucks, standing, parked or stored, are allowed in ~~zoning district~~ ~~Zoning District~~s: ~~CAR, GR, SR, SH,~~ RU-10, RU-5, RU-3.3, RU-2, and RU-1.25, subject to the following restrictions:
 1. Restricted to one truck per commercially licensed driver residing in a single-family dwelling on the parcel, with a maximum of two trucks per parcel; or
 2. During the process of loading or unloading; or
 3. During the time the truck is used for the routine or emergency maintenance of utilities, transportation facilities or real property; or
 4. During the time such commercial vehicle is used for the construction of utilities, transportation facilities or improvements to real property.

(Ord. No. PZ-C-003-12 , § 5)

(Section 2.185.060 reviewed by Planning & Zoning Commission at May 9, 2024 work session, and it has been removed from this excerpt pertaining to the Outside Storage of Vehicles [non-Recreational Vehicles].)

2.185.061. Utility trailer storage.

- A. Utility trailers may be parked or stored on parcels or lots zoned for lot sizes under thirty-five thousand (35,000) square feet provided said utility trailers comply with the following requirements:
1. They conform to the requirements listed in PCDCS 2.185.050.
 2. For parcels or lots under thirty-five thousand (35,000) square feet, utility trailers are only parked or stored in a Garage, Carport or on a dustproof surface within a side or rear yard area that is fully screened from the view of adjacent streets by a solid wall, Fence, gate, or any combination thereof of a height no less than seven (7) feet.
- B. Utility trailers may be parked or stored on parcels or lots zoned for lot sizes of thirty-five thousand (35,000) square feet or larger provided said utility trailers conform to the requirements listed in PCDCS 2.185.050.

2.185.065 Inoperable vehicle storage and vehicle service.

Notwithstanding this section's general prohibition on inoperable vehicles, certain inoperable vehicles are allowed subject to the following restrictions:

A. Inoperable Vehicles

1. A max of two inoperable vehicle or similar equipment, including those under repair or restoration shall only be parked or stored in an enclosed structure or on a dustproof surface within a side or rear yard area that is fully screened by a solid seven (7) foot tall wall, Fence, gate, or any combination thereof and shall not be visible from any public street.
2. An inoperable vehicle, including any vehicle being repaired or restored, stored in a carport shall be covered with a properly maintained vehicle cover made exclusively for covering vehicles.
3. Section 2.185.065.A shall not apply to a principal use of a property where the storage, repair or restoration of inoperable vehicles and similar equipment is customary and incidental to the principal use.

B. Vehicle Service and Repair

1. No person shall dismantle, repair, restore or otherwise perform any work on any vehicle, machine, motor, or similar device not owned or leased by that person or a member of that person's family, or household, on any property in a residential area. Additionally, any work performed beyond routine maintenance such as fluid changes, brake repair, or other similar tasks which are typically completed within 24 to 48 hours (e.g. 'remove and replace' batteries, alternators, spark plugs, etc.) shall be:
 - a. conducted entirely within a garage or carport or conducted on a dustproof surface that is wholly screened from view of surrounding properties and rights-of-way by a solid seven (7) foot tall wall, fence or gate, landscaping, or combination thereof;
 - b. limited to repairs which do not involve noise or odor generating processes associated with disturbing the peace or altering the residential character of a community (e.g. engine and transmission overhaul, bodywork, fabrication, and paint;
 - c. limited to no more than three (3) vehicles repaired during any calendar year; and
 - d. limited to work being performed on no more than one (1) vehicle at any time.

2.185.100. On-Lot Storage of Miscellaneous Materials, ~~Other items.~~

All other items, objects, material, parts, scrap, motor vehicle components, or any other item of personal property that does not conform to the sections above may be stored provided all of the following requirements are met:

~~A.~~ ~~The item or object is currently operable.~~

~~AB.~~ The item, object, material or part is for use on the property.

~~BC.~~ The item, object, material or part is totally screened from view of any contiguous property, public street, right-of-way or easement. Said screening shall be by means of a solid wall or nontransparent fence (not including a chain link fence with slats), landscaping or a combination of the above, achieving the same effect. The wall or fence shall not be more than six feet in height. The stored items, objects, materials or parts shall not be stacked to height exceeding the height of the wall or fence, and in no instance shall be stacked more than six feet high above ground level.

~~CD.~~ The following requirements and setbacks from the nearest property line are complied with:

Distance to the front property line	Distance to the side and rear property lines	Square footage of storage permitted	Maximum height of storage
60 feet	20 feet or less	none 60	4 feet
60 feet	20.1 feet to 100 feet	100-120	6 feet
100-80 feet	100.1 feet to 300 feet	200-240	6 feet
200-100 feet	300.1 feet or more	300-480	6 feet

~~DE.~~ Screened outdoor storage areas shall not be permitted on any parcel of land unless there is a primary use established on the parcel.

(Ord. No. 011812-ZO-PZ-C-007-10 , § 19; Ord. No. 61862, § 3410)

2.185.110. Compliance.

Outside storage not complying with this ~~C~~chapter is hereby deemed a public nuisance and shall not enjoy any right to continuation, restoration, exchange of uses, or expansions as if a lawful nonconforming use, and shall be abated.

(Ord. No. 61862, § 3411)

2.185.120. Variances.

For the purpose of this section, and for the public health, safety, peace, comfort, convenience and general welfare of the citizens of Pinal County, Arizona, none of the regulations contained in this chapter shall qualify for the variance procedures of ~~chapter~~Chapter 2.155 PCDCS, article II.

(Ord. No. 61862, § 3412)



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

June 6, 2024 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

ADMINISTRATIVE SETBACK REDUCTION

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History	Who	Approval
Time		

ATTACHMENTS:

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Pinal County Development Services Code:

Administrative Setback Reduction/Administrative Variances

~~Administrative Setback Reduction.~~

~~A. In all residential zoning districts, when compliance with the minimum building setback regulations would result in undue hardship for reasons associated with unique and challenging topography, unnecessary destruction of native vegetation, close proximity to significant washes or known wildlife corridors, legal nonconforming substandard lot size, or irregular lot shape, the Community Development Director may grant an administrative variance in accordance with the following table, provided such action is deemed inconsequential to adjacent properties. Under no circumstances shall there be a side yard of less than three (3) feet or as otherwise required by applicable building or fire safety codes.~~

~~Administrative Variance.~~

~~A. In all residential zoning districts, when compliance with the minimum building setback regulations would result in undue hardship for reasons associated with unique and challenging topography, unnecessary destruction of native vegetation, close proximity to significant washes or known wildlife corridors, legal nonconforming substandard lot size, or irregular lot shape, the Community Development Director may grant an Administrative Variance in accordance with the following table, provided such action is deemed inconsequential to adjacent properties. Under no circumstances shall there be a side yard of less than three (3) feet or as otherwise required by applicable building or fire safety codes.~~

Zoning District	Administrative Variance Reduction for All Setbacks
RU 10, RU 5, RU 3.3, RU 2, RU C	30%
RU 1.25, R 43, R 35	40%
R 20, R 12, R 9, R 7	50%
MD, MR	50%

2.60.020. ~~Site-d~~Development standards. (Standard Example from CR-1 Zoning District. Provision is present in other Rural and Residential Zoning Districts.)

(Only Provision in Section pertaining to Administrative Setback Reduction/Administrative Variances is shown. Provisions A-G are not shown.)

H. Any lawfully established and recorded lot that does not meet the minimum lot area or lot width standards, as specified in this section, shall be deemed legal non-conforming and may adhere to the development standards of the Zoning District that is most comparable to the lot area or width of the subject lot as determined by the Community Development Director or his/her designee.



PINAL COUNTY

WIDE OPEN OPPORTUNITY

AGENDA ITEM

June 6, 2024 ADMINISTRATION BUILDING A
FLORENCE, ARIZONA

REQUESTED BY:

Funds #:

Dept. #:

Dept. Name:

Director:

BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION:

ADMINISTRATIVE VARIANCES

BRIEF DESCRIPTION OF THE FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

BRIEF DESCRIPTION OF THE EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

MOTION:

History	Who	Approval
Time		

ATTACHMENTS:
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Pinal County Development Services Code:

Administrative Setback Reduction/Administrative Variances

~~Administrative Setback Reduction.~~

~~A. In all residential zoning districts, when compliance with the minimum building setback regulations would result in undue hardship for reasons associated with unique and challenging topography, unnecessary destruction of native vegetation, close proximity to significant washes or known wildlife corridors, legal nonconforming substandard lot size, or irregular lot shape, the Community Development Director may grant an administrative variance in accordance with the following table, provided such action is deemed inconsequential to adjacent properties. Under no circumstances shall there be a side yard of less than three (3) feet or as otherwise required by applicable building or fire safety codes.~~

~~Administrative Variance.~~

~~A. In all residential zoning districts, when compliance with the minimum building setback regulations would result in undue hardship for reasons associated with unique and challenging topography, unnecessary destruction of native vegetation, close proximity to significant washes or known wildlife corridors, legal nonconforming substandard lot size, or irregular lot shape, the Community Development Director may grant an Administrative Variance in accordance with the following table, provided such action is deemed inconsequential to adjacent properties. Under no circumstances shall there be a side yard of less than three (3) feet or as otherwise required by applicable building or fire safety codes.~~

Zoning District	Administrative Variance Reduction for All Setbacks
RU 10, RU 5, RU 3.3, RU 2, RU C	30%
RU 1.25, R 43, R 35	40%
R 20, R 12, R 9, R 7	50%
MD, MR	50%

2.60.020. ~~Site-d~~Development standards. (Standard Example from CR-1 Zoning District. Provision is present in other Rural and Residential Zoning Districts.)

(Only Provision in Section pertaining to Administrative Setback Reduction/Administrative Variances is shown. Provisions A-G are not shown.)

H. Any lawfully established and recorded lot that does not meet the minimum lot area or lot width standards, as specified in this section, shall be deemed legal non-conforming and may adhere to the development standards of the Zoning District that is most comparable to the lot area or width of the subject lot as determined by the Community Development Director or his/her designee.