

FLAGS AND FLAGPOLES

3 flags per parcel are permitted on Business and Industrial districts, and 1 flag per parcel is allowed in any Residential district.

Height can be 35' in single-family districts and 35' in multi-family, business, or industrial districts, except those displaying the United States of America or the State of Arizona flags, which may be erected to a height 100' in a mobile home park, a golf course and commercial site.

SIGN DESIGN

Signs must be integrated into the design of the building or site with either matching or complementary materials, textures, and colors.

Signs must be composed of letters and/or logos attached to a wall or background or made an integral part of the sign face rather than painted directly onto a wall or backlit panel in a cabinet.

MASTER SIGN PROGRAMS

Multi-tenant commercial uses or planned area developments [PAD] can apply for a conditional use permit for a master sign program. The program allows flexibility on the quantity, size, and location of signs and more quality control on sign design and materials used.



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CITY SIGN REGULATIONS

City Zoning Code Sections
154.126-136

City of El Mirage

**As of April 2011
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WHAT IS A SIGN?

A sign is defined as any device [letters, words, numerals, figures, emblems, pictures, or any part or combination] that is used for visual communication and visible from the road or another property.

PROHIBITED SIGNS

These types of signs are not allowed in the City of El Mirage:

- Signs for uses gone over 3 months
- Signs that move or rotate
- Signs advertising off-premise uses
- Portables except sandwich type
- Signs on public rights-of-way
- Signs blocking building access
- Signs obstructing view or traffic
- Signs displayed on vehicles
- Inflated signs or tethered balloons

SIGN PERMITS AND FEES

Most signs need a building permit.

[See the exceptions noted below.] Some signs have set fees, but most fees are based on the value of the sign. Applications and fee schedules are available on line at www.cityofelmirage.org.

SIGNS NOT REQUIRING PERMITS

Permits are not required for:

- Holiday decorations
- Signs for special events
- Publicly owned signs
- Non-commercial information sign
- Directional signs under 3' high
- Political signs
- Real estate signs
- Signs on public kiosks

SIGNS IN RESIDENTIAL ZONES

- Residence ID signs: 1.5 sq. ft.
- Residential Entry: 24 sq. ft.
- Non-residential Uses: 48 sq. ft.
- Freestanding Sign: 24 sq. ft.
- Directional Sign: 6 sq. ft.; 3 ft. ht.
- Directory Sign: 18 sq. ft.; 6 ft. ht.

BUSINESS/ INDUSTRIAL SIGNS

Wall signs:

- 1 sq. ft. per ft. of frontage
- ½ sq. ft. per ft. of side/rear

Freestanding signs: 1 per entry

- Single tenant: 75 sq. ft.; 30' ht.
- Multi-tenant: 150 sq. ft.; 30' ht.

Reader panels:

- Gas: 66% of area
- Other uses: 33% of allowed area

Directional signs: 6 sq. ft.; 3 ft. ht.

- Directory signs: 18 sq. ft.; 6 ft. ht.
- Non-commercial: 12 sq. ft.; 5' ht.
- Billboards: 400 sq. ft.; 40' ht. by CUP

OTHER TYPES OF SIGNS

- Menu boards: 48 sq. ft.; 8' ht.
- Awning signs: 25% of face area
- Message boards: 33% of area
 - 1 per arterial street frontage
- Shingle signs: 1 per business

TEMPORARY SIGNS

- Grand openings: 30 days
- Sandwich signs: 12 sq. ft.; max 2
- Window signs: 50% of windows
- Construction: 32 sq. ft.; 8 ft. ht.
- Open house directional:
 - 3 sq. ft.; 2.5 ft. ht.
- Real estate signs:
 - 1 per frontage [2 per parcel]
- Residential <5 ac.: 6 sq. ft.; 5' ht.
- Residential >5 ac.: 32 sq. ft.; 12'
- Bus./Ind. Vacant: 32 sq. ft.; 8' ht.
- Bus./Ind. Improved: 12 sq. ft.; 6'
- Subdivision [on-site]: 1 per entry
 - 15 ft. ht./100' from property line.
- Subdivision [off-site]: vacant lot
- Political signs [Res]: 12 sq. ft.
- Political signs [Bus/Ind]: 32 sq. ft.
- Garage sales: 6sq. ft.; 5' ht.; 4/yr.

PROMOTIONAL SIGNS

30 Consecutive days, 4 times a year.

- One (1) Banner: 32 sq. ft. **OR**
- One (1) Freestanding Board: 12 sq. ft. per entry, **OR**
- Two (2) Swooper signs: 15 sq. ft.; 15' ht. 25' between; max 2/business.