

Chapter 18.79

SIGN STANDARDS

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18.79.010 Purpose. 

A. It is the purpose of this chapter to establish a framework of comprehensive sign standards for Sahuarita that reflect the community decision to preserve and enhance the natural, scenic desert environment of Sahuarita and to promote the health, safety and welfare of the community. It is the intent of this chapter to authorize the use of signs that:

1. Encourage an aesthetic appearance compatible with the surrounding human and natural environment along street frontages;
2. Encourage the clear visibility of the mountain and desert environment and improve the quality of the visual appearance of the community;
3. Promote signs that are appropriate to the type of activity to which they pertain;
4. Encourage legibility of sign information along street frontages;
5. Protect astronomical observation and minimize light intrusion onto adjacent property; and
6. Reduce visual clutter and glare in order to:
 - a. Promote traffic and pedestrian safety; and
 - b. Encourage the clearest possible visual perception of existing adjacent businesses and existing signs.

B. Whenever a conflict arises in the enforcement of this chapter or more than one interpretation is possible, the purpose statement of this section shall serve as a guideline in reaching a decision. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.020 Definitions. 

For the purposes of this chapter, certain words and phrases shall have special meaning as defined herein, unless the context otherwise requires:

1. “Abandoned sign” means a sign which advertises, identifies or gives notice of a business which is no longer in operation, or an activity which has already occurred. A permanent, on-site sign which applies to a temporarily suspended business shall not be deemed to be abandoned unless the suspension exceeds six months.
2. “Accessory wall sign” means an on-site sign attached to a building, tenant space wall, mansard or other vertical building surface, excluding the main wall identification sign. Examples include

menu board, awning, changeable copy, directory, directional, incidental, projecting, suspended, time and temperature and permanent window signs.

3. An “A-frame sign” is a nonilluminated portable sign made of a durable, rigid material such as, but not limited to, wood, plastic or metal.

4. “Area lighting” means lighting which is primarily designed to illuminate an area of a development and may coincidentally illuminate one or more sign faces.

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

6. “Awning sign” means an on-site sign attached to or painted on an awning.

7. “Background panel” means an area that is constructed as a background for sign copy.

8. “Billboard” means an off-site sign displaying advertising sign copy that is pasted, painted or fastened in a manner to permit its periodic replacement and that does not pertain to the sign location.

9. “Building frontage” means the measurement between two straight lines projecting from the outermost edges of a building or tenant space wall that are perpendicular to a straight line running along the ground level of the front of the measured wall.

10. “Changeable copy sign” means an on-site sign designed to permit the changing of messages by means of non-electronic sign copy. Examples include movie theater marquee and bulletin board for a school or church.

11. “Civic banner” means a temporary or permanent sign, other than a commercial sign, identifying an area or an event, or containing cultural or historical facts or seasonal images as approved with a comprehensive sign plan.

12. “Community directory sign” means a sign structure with two sides or less, upon which off-site subdivision, tract, apartment, or business signs may be mounted.

13. A “community event” is a civic event sponsored by a public agency, school, religious, or civic-fraternal organization or similar noncommercial, not-for-profit organization and is open to the public at large.

14. “Commercial sign district” means a group of businesses in a specified area of the town which have been organized into a coordinated group for the purpose of common signage and signage control.

15. “Comprehensive sign plan” means a specific set of design standards established for the purpose of unifying a variety of signs associated with a multitenant or multi-use building or complex of buildings.

16. “Concealed sign” means an on-site sign designed and located so as not to be visible from a street or an adjacent property. Examples include an indoor sign and a sign located within an outdoor courtyard.
17. “Construction sign” means an on-site, temporary sign for a project under construction, excluding residential subdivisions, listing the name of the project and any three items of the following information: opening date and names of the principal contractors, developer, subcontractors, architects, lending institutions and major tenants.
18. “Detached canopy” means a freestanding building without walls, but with columns and a roof.
19. “Detached canopy sign” means an on-site sign attached to or painted on a detached canopy.
20. “Development complex” means a site having common vehicular access points which is subject to the development plan requirements of Chapter [18.71](#) STC, including waiver.
21. “Direct lighting” means a source of external illumination located a distance away from the sign which lights the sign, but which is itself not visible from any normal position of view.
22. “Directional sign” means an on-site sign that includes traffic information for drivers and pedestrians.
23. “Directory sign” means an on-site, freestanding or accessory wall style sign used to guide pedestrians and listing only the names and relative locations of the business or activities within a building or a multitenant development.
24. “Dwelling unit lease, rent and sale sign” means an on-site or off-site sign which advertises an existing individual, single-family residence for sale, lease or rent.
25. “Electronic message sign” means a sign that permits the movement or frequent changing of messages by means of electronically controlled sign copy.
26. “Fixed balloon sign” means an inflated three-dimensional device which is affixed to the ground or a structure for the explicit purpose of drawing attention to or directing the public to a business or event.
27. “Freestanding sign” means a sign supported independently of a building, but does not include billboards.
28. “Freeway” means Interstate 19.
29. “Freeway-style sign” means an on-site, freestanding sign located on property abutting a freeway, or part of a development complex abutting a freeway, that is oriented to and intended to be read from the freeway for the purpose of identifying an associated commercial, industrial, or mixed-use development and tenants within that development.

30. “Future facility sign” means a sign announcing a proposed development or project, but does not include construction signs.
31. “Governmental sign” means a sign installed or required by a public agency. Examples include traffic, public transit and public information signs.
32. “Halo lighting” means illumination produced by recessing a light source inside a hollow character with an open back or within the surface to which the sign characters are mounted. An outline glow around the characters is created by this light reflecting off the background to which the characters are attached.
33. “Human sign” means any portable commercial advertisement that is held, worn, or balanced by a person or persons for the explicit purpose of drawing attention to or directing the public to a business or event.
34. “Identification sign” means an on-site sign that includes as copy the use, name, logo or address of a building, development or business.
35. “Incidental sign” means an accessory wall sign identifying or advertising on-site business associates, products, services or facilities, including, for example, a cafe, bank, or pharmacy located within a grocery store and not having its own exterior entrance.
36. “Internally illuminated sign” means a sign made visible in darkness by a source of light, concealed or contained within the sign, that shines through a translucent surface.
37. “Kiosk” means a detached building with one or more sides containing openings for commercial activity. Examples include refreshment stand, retail film stand and automatic teller machine enclosure.
38. “Kiosk sign” means an on-site sign attached to a kiosk.
39. “Landscaped area” means the square footage of a groundcover surrounding a sign creating an aesthetic effect by the use of plant material and inorganic material, including but not limited to grass, trees, shrubs, planters, brick, stone, natural forms, water forms, aggregate and other landscape features; but not including the use of concrete, asphalt or outdoor carpeting.
40. “Landscape ratio” means the relationship between the landscape area surrounding a sign and the sign area.
41. “Light source” means a lamp or light-emitting tube placed within a lighting fixture.
42. “Main wall identification sign” means an on-site sign that is the primary identification sign attached to a building or tenant space wall or other building surface.
43. “Menu board” means an on-site sign displaying the bill of fare of a drive-through or drive-in restaurant.

44. “Model home flag” means an individual flag attached to an individual, freestanding pole that may be multicolored and/or contain the corporate logo for a model home or apartment complex sales or rental office.
45. “Moving sign” means a sign that flashes or blinks light, changes physical position or conveys the illusion of movement by mechanical means, illumination, or air movement, but does not include time and temperature signs.
46. “Neon sign” means a sign with a neon tube which is bent to form letters, symbols or other shapes.
47. “Nonconforming sign” means a sign, constructed with a valid permit, existing on April 1, 1986, which does not comply with this chapter.
48. “Off-site sign” means a sign that is not an on-site sign.
49. “On-site sign” means a sign directing attention to a use, activity, facility, product or service existing at the property or within the development complex or commercial sign district where the sign is placed.
50. “On-site subdivision sign” means an on-site temporary sign located at the entrance to a subdivision advertising that the development currently has lots or units for sale.
51. “Outline lighting” means the outlining of a building by artificial lighting.
52. “Pole sign” means a freestanding sign greater than six feet in height and mounted on one or more visible round poles, square tubes, or similar support structures.
53. “Political sign” means a sign relating to the election of a person to a partisan or nonpartisan office and/or relating to a matter to be voted upon at an election called by a public body.
54. “Portable sign” means an outdoor sign not designed to be permanently attached to the ground or a structure.
55. “Projecting sign” means an on-site sign attached to and extending more than 12 inches from a structure not designed exclusively for the support of the sign.
56. “Real estate property sign” means an on-site temporary sign advertising that the property is currently for sale, rent or lease, except an individual, single-family residence.
57. “Residential entryway sign” means a permanent, freestanding, monument style sign, located on site or within a recorded entryway easement, identifying the names and addresses of up to three adjacent subdivisions or separately named portions of recorded subdivisions.
58. “Roof line” means the top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

59. “Roof sign” means a sign that projects above the roofline of a building to which it is attached.

60. “Service club sign” means an off-site sign displaying logos, names and accessory information of service clubs such as the Lions International, Kiwanis International, Rotary International, Soroptimist International and similar clubs organized as nonprofit corporations and established to serve the social and welfare needs of the community.

61. “Service station pump sign” means a single- or double-faced sign, constructed of motionless materials and mounted to the top of a fuel pump and used for identifying products or services available on the premises.

62. “Sight visibility triangle” means the specified areas along intersection approach legs, and across included corners, that should be clear of obstructions that might block a driver’s view of potentially conflicting vehicles.

63. “Sign” means a lettered, numbered, pictorial or illuminated device or object designed to advertise, announce, direct or inform. Does not include a stationary, nonverbal religious symbol.

64. “Sign area allotment” means the permitted amount of identification sign area in ratio to the linear footage of building frontage.

65. “Sign budget” means the total cumulative sign area for all types of signs allowed to a parcel or project.

66. “Sign copy” means any word, letter, number, design, figure or other symbolic representation incorporated into a sign.

67. “Sign structure” means a freestanding wall, pole, pedestal or object erected for the purpose of supporting a sign.

68. “Special event sign” means an on-site or off-site temporary sign or banner advertising the establishment, expansion, closing, relocation, or change of ownership of a commercial enterprise, a community event or approved holiday outdoor sales.

69. “Subdivision directional sign” means an off-site, temporary sign directing buyers to a subdivision that currently has lots or units for sale.

70. “Suspended sign” means an on-site sign hanging under or from a covered walkway, porch or roof overhang.

71. “Temporary sign” means a sign that is not permanently mounted and is intended to be displayed at the site for a limited period of time.

72. “Time and temperature sign” means an on-site sign displaying the current time and temperature.

73. “Vehicle sign” means a sign with identification or advertising sign copy on a vehicle or trailer parked for the primary purpose of functioning as a sign.

74. “Window sign” means an on-site sign inside of, or painted on, a window, intended to be seen from the outside. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-41 § 1, 2010; Ord. 2010-31 § 1.]

18.79.030 General development standards.

A. Scope. This section provides development standards for signs in all zones.

B. Measurement and Location Standards.

1. Sign Area Measurement.

a. Background Panel. A sign placed on a background panel is measured as the area contained within the outside dimensions of the background panel.

b. Individual Letters or Symbols. A sign with individual letters or symbols placed separately on a building wall, awning or other structure without a background panel is measured as the sum of the smallest rectangular shapes needed to enclose each word or symbol.

c. Illuminated Panel. A sign in an illuminated panel is measured as the entire illuminated surface area.

d. Multiple Components. A sign displayed in more than one component, e.g., a service station identification and price sign, is measured as the area enclosed by the smallest rectangle encompassing all the components.

e. Multiple Face Sign.

(1) A sign with two faces is measured as:

(a) The area of one face, if the interior angle between the faces is 45 degrees or less.

(b) The sum of the area of the two faces, if the interior angle is greater than 45 degrees.

(2) A sign with three or more faces is measured as the sum of the area of all faces.

2. Sign Height Measurement. The sign height is measured as the vertical distance from the average finished grade beneath the sign to the topmost feature of the sign; except that if the sign location has an average finished grade lower than the adjoining grade of the road, the sign height is measured from the top of the curb (or crown of the road nearest the property if no curb exists) to the topmost feature of the sign, excluding sign post caps or detail features up to eight inches in height.

3. Clearance Measurement. Clearance is measured as the shortest vertical distance between the underside of the sign and the average finished grade beneath the sign.

4. Setback Measurement. Setback is measured from the edge of the sign structure closest to the property line.

5. Freestanding Signs Located on Corner Lots.

a. If a freestanding sign is located on a corner lot so as to be visible from only one street, that street shall be used to calculate sign area which is a function of street frontage.

b. If a freestanding sign is located on a street corner so as to be visible from both streets, only the longest street frontage shall be used to calculate sign area which is a function of street frontage.

c. If a freestanding identification sign is located on a street corner so as to be visible from both streets, a second freestanding identification sign shall not be permitted.

C. Address Identification.

1. A sign shall conform to the requirements of the county street naming and addressing manual.

2. At least one sign visible from the street shall contain the street address of the development complex in numerals at least three inches tall.

3. The site address may be included in the sign copy of a freestanding identification sign.

4. The sign area allotment shall include the area for a street address exceeding 16 square feet.

D. Building Standards. A sign shall meet the standards of the town building codes.

E. Landscaping.

1. A sign shall conform to the requirements of Chapter [18.73](#) STC (Landscaping, Buffering and Screening Standards).

2. A sign with a landscape ratio requirement shall submit a landscape plan in accordance with STC [18.79.070\(A\)](#).

3. Design shall not permit plant or other materials to obstruct the visibility of the sign face from the street.

4. A sign placed in a bufferyard required by STC [18.73.040](#) (Screening and bufferyard requirements) shall be approved by planning and zoning as compatible in materials and size with the landscaped area.

F. Maintenance. A sign shall be properly maintained in the following manner:

1. Defective or broken parts shall be replaced.
2. Exposed surfaces determined by the zoning administrator to be substantially deteriorated shall be painted or cleaned.
3. A sign posing a safety hazard or a sign damaged to the extent of requiring a new building permit shall be removed or repaired.

G. Illumination.

1. A sign shall comply with the standards of the town lighting code.
2. The following types of sign illumination are permitted:
 - a. Internal illumination where only sign copy emits light;
 - b. Halo lighting;
 - c. Area lighting; and
 - d. Direct lighting only, with top-mounted, full cut-off fixtures.
3. An illuminated sign shall be turned off no later than 11:00 p.m. unless the business remains open. If the business remains open after 11:00 p.m. an illuminated sign must be turned off at the closing time until sunrise and shall reduce the lighting source by 50 percent output from 11:00 p.m. until sunrise, as may be achieved by programmable electronic controls, timers, etc. Residential entryway signs may remain illuminated during all dark hours.
4. No illumination of a sign is permitted in a rural or residential zone unless it is associated with a business or an office that remains open or is associated with a medical or public service, with the exception of incidental lighting of residential entryway signs.
5. A light source of a sign shall not be visible from above, except as permitted in the town lighting code, or from an adjacent property or street.
6. Any unused tenant space on an approved sign shall be blanked out with an opaque panel to minimize light output.
7. When possible, corporate images or registered trademarks shall be altered to reduce light output to the extent possible.

H. Comprehensive Sign Plan. The purpose of a comprehensive sign plan is to provide for the establishment of signage criteria that are tailored to a specific development or location. The intent is to provide for flexible sign criteria that promote superior design through architectural integration of the site, buildings, and signs. A comprehensive sign plan is optional.

1. A comprehensive sign plan shall include the location, size, height, construction materials, color, type of illumination, and orientation of proposed signs.
2. A comprehensive sign plan does not grant approval for the individual signs regulated by the comprehensive sign plan. Individual sign permits are required.
3. A comprehensive sign plan shall be submitted to the planning and zoning department for review and approval by the planning and zoning director prior to issuance of any individual sign permits.
4. Review of a comprehensive sign plan shall be guided by the following:
 - a. Overall presentation of the entire development, including landscaping, architecture, topography, uses, and design;
 - b. Consistency with the purpose of this chapter;
 - c. Any other applicable information that may be useful in the overall presentation of the proposed signage for the development.
5. With planning and zoning commission approval at a public hearing noticed per [STC 18.91.060\(A\)](#), a comprehensive sign plan may allow signage in which the total sign area budget for each sign type and height of freestanding signs exceeds the maximum otherwise allowed by no more than 20 percent. In no event may the comprehensive sign plan propose signage of a type that is otherwise prohibited by this chapter, and in no event may the height, number, or size of freeway-style signs exceed the maximum otherwise allowed. Increases in sign area budgets for a sign type or freestanding sign height shall be based on the following criteria:
 - a. An additional five percent for use of one or a combination of the following options in all illuminated signage:
 - (1) Halo illumination, prohibiting the use of white or off-white/ivory light sources; or
 - (2) Prohibition of the use of white or off-white/ivory internally illuminated lettering, logos or trademarks.
 - b. An additional five percent when each sign is related to all other signs maintained on the site by the incorporation of similar or identical elements, such as materials, sign copy, letter styles, color, illumination, method of attachment, and overall presentation.
 - c. An additional five percent for the use of native or natural sign construction materials that are reflective of the surrounding desert and mountain environment, the purpose of which is improved and innovative sign design and an improved image of the use or development; a minimum of 75 percent of the sign structure and face shall be constructed of such native or natural materials.

d. An additional five percent for a sign and sign structure that blend in with the development site, the purpose of which is to encourage designs that incorporate the sign and sign structure into a major element of the building facade or into a significant landscape feature that can result in the creation of a unique image for the development.

6. Any decision made by the planning and zoning director regarding a comprehensive sign plan may be appealed to the planning and zoning commission. Any decision made by the planning and zoning commission regarding a comprehensive sign plan may be appealed to the town council.

7. Requests for amendments to previously approved comprehensive sign plans shall be submitted for review and approval by the planning and zoning director.

8. Commercial Sign District. Property owners in Multiple Use (MU), Rural Village Center (RVC), commercial, or industrially zoned areas may form a commercial sign district to propose and maintain a comprehensive sign plan as provided in this section.

a. A commercial sign district may be formed by petition of all property owners to be included in the district.

b. Proposals to create a commercial sign district shall be submitted to the planning and zoning director for review and approval. Applicants must demonstrate:

(1) Safe and convenient vehicular and pedestrian connections throughout the proposed commercial sign district; and

(2) Public benefit resulting from the creation of such a commercial sign district.

c. Properties to be included in a commercial sign district must be adjacent. Properties separated by a street shall be considered adjacent for the purpose of this provision, unless separated by a freeway.

d. A commercial sign district shall not encompass greater than four separate development plan areas or 100 acres.

e. A commercial sign district shall coordinate the preparation and submission of the comprehensive sign plan and shall be responsible for the installation and maintenance of signage approved in the comprehensive sign plan.

9. Civic Banners. A comprehensive sign program may include civic banners in accordance with the following:

a. The banners may identify an area or a community event, including an event being held by a nonprofit organization, or may contain cultural or historical information or seasonal images. In no event shall these banners contain commercial advertisement. Notwithstanding, a sponsoring

entity's logo may be displayed and shall occupy no more than 15 percent of the overall area of the banner;

b. The banners shall be of new material and may be permanent, subject to planning and zoning department approval of a maintenance program;

c. Civic banners shall be suspended from an individual light pole or similar structure.

I. Inconsistent Requirements. A sign subject to inconsistent requirements of any federal, state or town statute, ordinance or regulation shall meet the most restrictive requirement. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.040 Prohibitions.

A. Prohibited Signs.

1. Abandoned sign.

2. Cloth or paper sign attached to the exterior surface of a window or a building. This prohibition does not include a political sign, missing person/lost pet sign, a civic banner, or a special event banner.

3. Electronic message sign, except those specifically permitted.

4. Fixed balloon sign.

5. Flags or pennants, except as in STC [18.79.050\(C\)](#) or [18.79.330](#).

6. Bench sign in a residential zone; more than one bench sign per bus stop in a commercial or industrial zone.

7. Future facility sign.

8. Billboards and other off-site signs, except those specifically permitted.

9. Portable sign, except those specifically permitted.

10. Roof sign.

11. Satellite dish greater than one meter in diameter containing sign copy.

12. Searchlight.

13. Statue used for advertising.

14. Temporary sign, except those specifically permitted.

15. A sign emitting visible matter or sound (except a menu board).
16. A sign resembling an official traffic sign.
17. Outline lighting of a building, excluding temporary decorative holiday lighting.
18. Vehicle sign.
19. Moving sign.
20. A sign on a permanent storage tank, except signs necessary to warn of danger.
21. Pole sign.
22. Painted-on sign, except an awning sign or a window sign.

B. A sign shall not be located:

1. Within a right-of-way or on public property, except those specifically permitted, subject to the following regulations:
 - a. Signs shall not be placed so as to create a traffic hazard, as determined by town staff;
 - b. Signs shall not be placed in ADOT right-of-way, traffic medians, public sidewalks, or bicycle paths;
 - c. Signs shall not be attached to any trees, fences, utility poles, street signs, or any other public facility located within the right-of-way;
 - d. Signs are not permitted in construction zones;
 - e. Signs in the right-of-way must be approved by the town engineer through the right-of-way use permit process.
2. Within a sight visibility triangle as defined herein or as previously established in accordance with adopted subdivision standards, whichever is less restrictive.
3. Signs shall not be attached to or obstruct in any way any traffic control device or traffic signal control equipment.
4. Signs shall not interfere with the requirements of the Americans with Disabilities Act. [Ord. 2012-073 § 1; Ord. 2011-058 § 1; Ord. 2011-048 § 1; Ord. 2010-41 § 2; Ord. 2010-31 § 1.]

18.79.050 Exceptions. 

The following signs shall be exempt from the application, permit and fee regulations of this chapter, although an electrical or building permit may be required:

A. Barber pole, provided it is attached to a wall and is not more than three feet in length nor more than eight feet in height.

B. Concealed sign.

C. The flag, pennant, or insignia of any nation, organization of nations, state, province, county, city, any religious, civic or fraternal organization, or educational institution; provided, however, that a temporary sign permit shall be required when such are used in connection with a commercial promotion or as an advertising device. Flagpoles shall be located so that the flag does not overhang public right-of-way or an adjoining property when fully extended.

D. Governmental sign.

E. Professional nameplate and home occupation sign, up to two square feet in area, provided:

1. Required setbacks shall be the main building setbacks for that zone; or

2. These signs may be mounted on a mailbox in the town right-of-way subject to STC [18.79.040\(B\)](#) and with approval of a setback waiver by the planning and zoning director and a right-of-way use permit by the town engineer.

F. House numbers, nameplates and addresses with numbers or letters no more than three inches high.

G. Memorial sign, tablet or cornerstone, not exceeding eight square feet in area.

H. Noncommercial mural.

I. Reserved.

J. "No trespassing" sign, not exceeding two square feet in area.

K. Sign that is necessary to warn of danger; the sign shall be of no greater height or size than is required to give the public adequate warning.

L. Sign that indicates physical disabilities, not exceeding two square feet in area.

M. Garage sale signs, subject to the following regulations:

1. Such signs shall not be displayed for more than three consecutive days. Any sign displayed in excess of three consecutive days shall be deemed a prohibited temporary sign and may be subject to enforcement action;

2. Such signs shall clearly indicate the dates and times of the sale and shall also bear the address at which the sale is being held;

3. Signs shall not exceed three square feet in area and three feet in height and shall not be illuminated;

4. Such signs may be located in the town right-of-way subject to STC [18.79.040\(B\)](#);

5. No more than four signs shall be displayed for each sale or event specified.

N. Service station pump sign up to two square feet in area; however, no more than one sign per pump shall be allowed.

O. Signs internal to a recorded subdivision, provided:

1. Signs may be used to advertise:

a. Homebuilders with lots or homes for sale within the subdivision, or information regarding such homes or lots for sale.

b. Activities and/or events sponsored by the subdivision's homeowners' association, or similar organizations.

c. Safety, environmental, or construction-related information pertaining to the building of homes or infrastructure within the subdivision.

2. Maximum height: Six feet.

3. Maximum area: 24 square feet.

4. Location.

a. Such signs shall be situated to be read by persons already within the boundaries of the recorded subdivision, and not to draw persons from outside of the subdivision.

b. Such signs shall be set back a minimum of 15 feet from the boundaries of the recorded subdivision.

c. Such signs shall be located on private property and not in the public right-of-way.

5. Illumination is prohibited.

6. Any signs internal to a subdivision that do not meet these standards shall be subject to application, fee, and permitting requirements. [Ord. 2012-073 § 1; Ord. 2011-058 § 2; Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.060 Nonconforming signs.

A. This chapter shall not apply to a sign, constructed with a valid permit, existing on April 1, 1986, which does not comply with this chapter, except as provided below.

B. Change of Use. A nonconforming sign shall comply with this chapter before the issuance of a certificate of occupancy which creates a change of use.

C. Damaged or Destroyed Sign. A nonconforming sign damaged to the extent of requiring a new building permit shall be replaced with a conforming sign.

D. Relocation. A nonconforming sign shall not be relocated without compliance with this chapter.

E. Alteration. A nonconforming sign shall not be altered to the extent of requiring a new building permit without being brought into compliance with all the regulations of this chapter.

1. Exception. A freestanding identification sign remaining in the same location may be altered, subject to the following conditions:

a. Maximum sign area may be the greatest of:

(1) That permitted in the zone;

(2) Sixty-four square feet in commercial or industrial zones only; or

(3) Fifty percent of the area of the nonconforming sign.

b. Maximum sign height may be the greatest of:

(1) That permitted in the zone; or

(2) The height of the roof line of the tallest main building on the site.

c. Setback: 10 feet from the front property line.

d. All structural components and braces (such as pipes, angle iron, cables, internal or back framing) shall be concealed with a pole cover or architectural embellishment. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.070 Permits and fees.

A. Permits. A permit shall be required for all sign types with the exception of dwelling unit lease, rent, and sale signs and temporary window signs.

1. Applicant.

- a. A property owner or authorized agent may apply for a sign permit.
- b. An agent shall provide an authorized letter from the owner of the property on which the sign is to be installed.

2. Submittal. The applicant shall submit to the zoning administrator:

a. A sign plan approved as part of the development plan review process in Chapter [18.71](#) STC (Development Plan Standards); or

b. The following information as required by the zoning administrator:

(1) A site plan for freestanding signs, including a north arrow, a legal description, dimensions of the required setbacks and location of the property lines, building frontages, roads, and proposed signs;

(2) Elevations showing signs attached to a building, the building wall, building frontage, and proposed and existing signs with their sign areas;

(3) A sign description in the form of a detail of the proposed sign, showing the sign area dimensions, structural supports, height, clearance, copy, illumination, colors, and materials; and

(4) A landscape plan, if required, showing the type, size and location of materials used, means of irrigation of plants and the square footage of the area included in the landscape ratio.

Refer to Chapter [18.73](#) STC (Landscaping, Buffering and Screening Standards) for landscape material standards.

B. Fees.

1. Fee schedules are set forth in Chapter [3.10](#) STC.

2. The application fee for a setback or landscape ratio waiver request and an appeal to the granting of a setback or landscape ratio waiver is as set forth in Chapter [3.10](#) STC. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.080 Waivers.



A. A waiver to the setback and landscape ratio requirements for signs may be granted by the director of the planning and zoning department when there exists an unnecessary hardship substantially limiting the preservation of property rights.

B. A waiver shall not be granted unless:

1. The strict application of this chapter creates an unnecessary hardship limiting the use of the property such as obscuring the sign face, reducing the required number of parking spaces,

obstructing an access point or creating a similar problem caused by a physical condition that is unusual or peculiar to the property;

2. The waiver is the minimum necessary to afford relief;
3. The waiver will not adversely affect the rights of surrounding property owners;
4. The waiver will comply with all other requirements of this chapter;
5. The waiver will be compatible with the purpose of this chapter.

C. Submittal Requirements.

1. The petitioner shall submit a site plan per STC [18.79.070\(A\)\(2\)\(b\)](#) showing required setbacks and landscaping, the conditions that will result from the proposed waiver, and a written statement explaining the need for a waiver.
2. If the sign is proposed to be set back 10 feet or less from a common lot line, the petitioner shall obtain a signed and notarized letter from the adjoining property owner consenting to sign an agreement to be recorded before final approval for the proposed waiver is given by the director.

D. Action by the Director. The director shall review all the submitted information and provide written response to the petitioner of the action. The response shall state the reasons for the decision if the request is denied.

E. Appeals or Referrals to the Board of Adjustment.

1. The decision of the director may be appealed to the board of adjustment.
2. The director may refer any waiver request to the board of adjustment. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.090 Enforcement.

A. In addition to the general manner of enforcement provided in Chapter [18.95](#) STC (Compliance and Enforcement), the following provisions shall apply:

1. Removal of Sign Constructed Without a Permit. A sign erected without a permit shall be removed or appropriate permits issued within 15 days of the date of the notice of violation. The building official may require removal of the sign for inspection.
2. Seizure of a Prohibited Temporary Sign. The zoning administrator shall seize a prohibited temporary sign after proceeding as follows:
 - a. If the sign is within the right-of-way of a state or town road, staff may seize the sign after confirming through the appropriate authority that the sign is in the right-of-way.

b. If the sign is not within the right-of-way of a state or town road, staff shall give notice that the sign violates the provisions of this chapter. The notice shall:

- (1) Cite the zoning code provision being violated;
- (2) State the date by which compliance must occur, allowing a reasonable time for compliance; and
- (3) Be posted on the sign or in a conspicuous place on the property.

c. The seizure shall occur after the compliance date in the notice.

3. The cost of removal of a temporary sign by the town shall be borne by the party responsible for the erection and maintenance of the prohibited sign and/or the property owner, based on a determination by the zoning administrator. An action for recovery of costs may be brought by the town attorney upon certification of costs by the zoning administrator.

4. A sign seized by the zoning administrator may be redeemed by the owner of the sign upon payment of a \$25.00 recovery fee for the first sign, and \$10.00 for each additional sign. If not redeemed within 14 days of seizure, a sign shall become town property and may be sold or otherwise disposed of as provided by law.

B. Penalties. In accordance with STC [18.95.040](#) (Compliance and Enforcement), the minimum fine for violation of this chapter shall be \$50.00 per violation per day. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.100 Permitted signs by zone. 

A. Scope. This section specifies the signs permitted in the various zones.

B. Key to Table Notations.

- * = Permitted Sign Type
- Blank = Not Permitted Sign Type
- 2 = Reference is in Table Notes, subsection D of this section

C. Table 1.

Zon e	Sign Typ e	Awnin g	Changeabl e Copy	Civic Banne r	Communit y Directory	Constructio n	Detache d Canopy	Directiona l	Director y
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Zone	Sign Type	Awning	Changeable Copy	Civic Banner	Community Directory	Construction	Detached Canopy	Directional	Directory
RH, GR-1	See Table Note 1								
SR, SR-2, SH, R-1, R-2, R-3, MH-1			*2	*	*	*		*	
R-4, R-5, MH-2			*2	*	*	*		*	
MU	See Table Note 6								
TH, TR, MR	*		*2	*		*		*	*
RVC, H-1	*		*2	*		*		*	*
H-2	*			*		*		*	
B-1	*		*8	*	*	*	*	*	*
B-2	*		*8	*	*	*	*	*	*
CPI	*		*	*	*	*	*	*	*
I-1, I-2	*		*8	*		*	*	*	*
Golf Course	See Table Note 9								

D. Table Notes to Table 1 in Subsection C of This Section.

1. Conditional uses in RH and GR-1 shall comply with the sign regulations for the most restrictive zone permitting outright the conditional use; signs for all other permitted uses shall comply with the sign regulations for the SR Zone.
2. Churches, private schools and governmental facilities only.
3. Nonresidential uses only.
4. Home occupations only.
5. Apartments and nonresidential uses only.

6. Conditional uses in MU shall comply with the sign regulations for the B-1 Zone; all other permitted uses shall comply with the sign regulations for the R-4 Zone.

7. Trailer parks, commercial uses, apartments, churches, private schools and governmental facilities only.

8. Changeable copy signs are permitted:

a. As a component of a freestanding identification sign for gasoline price signs, churches, private schools and governmental facilities;

b. As an accessory wall sign for churches, private schools, governmental facilities and commercial and industrial uses.

9. All signs shall be regulated by the underlying zone.

10. Electronic message signs are permitted:

a. As a component of a freestanding identification sign for gasoline price signs; and

b. As a component of a freestanding or wall-mounted time and temperature sign. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.110 Development standards by sign. 

A. Scope. This section provides development standards for sign type.

B. Key to Table Notations.

P/T = Permanent/Temporary

Y/N = Yes/No – None

* = Reference is in STC [18.79.120](#) through 18.79.450

C. Table 1.

Standards	Sign Type	Awning	Changeable Copy	Civic Banner	Community Directory	Construction	Detached Canopy	Directional	Directory	Dwell Unit Lease Rent Sale
Classification		P	P	P/T	P	T	P	P	P	T
Illumination		Y	Y	N	N	N	Y	Y	Y	N
Landscape		N	*	N	N	N	N	2:1	N	N

Ratio									
Calculated as part of Wall Sign Area Allotment	Y	*	N	N	N	Y	N	N	N

[Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.120 Additional requirements by sign type and zone. 

Additional requirements by sign type and zone can be found in STC [18.79.130](#) through [18.79.450](#). [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.130 Accessory wall sign. 

A. Eight accessory wall signs per business are permitted; however, no more than four such signs are permitted on a building side, and no more than two building sides may be used for this purpose.

B. Up to two incidental signs shall be counted as one accessory wall sign. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.140 Awning sign. 

A. Maximum area: 20 square feet or 40 percent of the total wall sign area allotment, whichever is greater.

B. Maximum height: 15 feet; however, such a sign shall not extend above the roofline.

C. Minimum clearance: Seven feet.

D. Maximum number: Two per tenant, and no more than one per tenant on each street frontage or side of a building, unless regulated under STC [18.79.030](#)(B)(5)(b).

E. Maximum number of faces per sign: One. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.150 Reserved. 

[Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.160 Changeable copy sign. 

A. The total combined sign area for all changeable copy signs relating to a business shall not exceed 80 square feet.

B. Freestanding Sign Style.

1. No freestanding sign shall consist exclusively of changeable copy; however, changeable copy may be a component of a freestanding identification sign (refer to STC 18.79.100(D)(8)).
2. Maximum area, maximum height, minimum setback, and maximum number are subject to the regulations for freestanding identification signs in the zone.
3. Maximum number of faces per sign: Two.
4. Landscape ratio: 4:1.

C. Accessory Wall Sign Style.

1. Maximum sign area:
 - a. Movie marquee: Eight square feet.
 - b. Commercial uses: 20 square feet except the wall sign area allotment for incidental signs may be transferred to permit up to 40 square feet of changeable copy sign area.
 - c. Shall be calculated as part of wall sign area allotment.
2. Maximum number: One, subject to STC [18.79.130](#).
3. Maximum number of faces per sign: One. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.170 Civic banner.

- A. Maximum area: 12.5 square feet.
- B. Maximum height: 15 feet.
- C. Minimum clearance: Eight feet.
- D. Maximum number: As approved in a comprehensive sign plan. No more than two per supporting structure.
- E. Maximum number of faces per sign: Two. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.180 Community directory sign.

A community directory sign is capable of containing subdivision, tract, apartment, or business directional signs. All off-site subdivision, tract, apartment, or business signs shall be governed by the following sign program:

A. Location. Permitted in any zone; provided, that they are located on arterial or collector streets.

1. Community directory signs shall maintain a minimum spacing of 1,200 feet from other directory signs and no more than two within any one mile of roadway, except at subdivision entrances where spacing may be reduced to 800 feet and at intersections where reduced spacing may be approved by the planning and zoning director.

2. Community directory signs may be located in the public right-of-way subject to the requirements of this chapter. Such signs shall be no closer than 15 feet from the edge of street pavement or the nearest travel lane.

B. Height and Width. Each directory sign structure shall not exceed eight feet in height and six feet in width.

C. Dimension. Each sign on the directory shall not exceed 12 inches in height and six feet in length.

D. The contracting entity shall provide signs in an approved community directory sign to any subdivider, builder, tract developer, apartment owner, or business owner who maintains a valid Sahuarita business license and who requests such signs, consistent with town approval of the appropriate community directory sign.

E. Form. Community directory signs shall be constructed of not less than four-inch-by-four-inch posts, or similar structure upon which off-site subdivision, builder, tract or apartment signs may be mounted.

F. Removal. Any community directory sign not in use for a period of 90 days shall be removed by the contracting entity. A time extension may be filed with, and approved by, the planning director.

G. Additional Requirements.

1. Right-of-way permit must be issued for directory signs located in public rights-of-way.

2. Directory signs shall not obstruct the view or pose a safety threat to the traveling public.

3. The town shall contract with one or more independent contractors who will coordinate an off-site subdivision, tract, apartment, and business sign program within the town limits.

a. The contracting entity shall be responsible for the manufacture of all community directory sign structures and all signs placed on directory structures.

b. All signs shall be constructed in accordance with the Uniform Building Code and the specifications of the town's building codes.

c. The contracting entity shall be responsible for the placement of the signs in accordance with all permit requirements of the town.

d. The contracting entity shall be responsible for monthly inspections of the directory signs, maintenance or replacement of signs and the cleanup of the general area of the sign as needed or determined by the planning and zoning departments.

e. The contracting entity will be responsible for maintaining a \$250,000 general liability insurance policy, naming the town as an additional insured on that policy, if the contracting entity is locating signs in the public right-of-way.

f. The contracting entity shall be responsible for all administrative costs, including marketing of these services to subdividers, developers, and business owners, as well as the collection of fees.

g. The contracting entity may charge a reasonable fee for such service, as approved by the town council. The contracting entity shall pay an annual permit fee for each approved directory sign. A valid sign permit must be maintained for each directory sign.

h. All liabilities, costs and expenses arising out of administering, siting, installation, and construction of directory signs shall be borne by the contracting entity and the town shall have no liability therefor. Any costs for relocations due to town roadway improvement projects shall be borne by the contracting entity. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.190 Construction sign.

A. Maximum area:

1. Sixty-four square feet for industrial zones.
2. Thirty-two square feet for commercial zones and TR commercial uses.
3. Sixteen square feet for residential rural zones and TR residential uses.

B. Maximum height:

1. Ten feet in industrial and commercial zones and for TR commercial uses.
2. Eight feet in residential zones and TR residential uses.

C. The sign shall not be erected until building permits are obtained.

D. The sign shall be removed within 30 days of completion of construction.

E. Maximum number: Two, and no more than one on each street frontage.

F. Maximum number of faces per sign: Two. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.200 Detached canopy sign.

- A. Maximum area: 40 square feet for the entire detached canopy.
- B. Maximum height: Shall not extend above the roofline.
- C. Maximum number: Two, and no more than one per each street frontage or canopy side.
- D. Maximum number of faces per sign: One.
- E. Minimum clearance: Eight feet.
- F. Front and side setbacks: Not restricted. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.210 Directional sign.

A. Single-User Directional Signs.

- 1. Maximum area: Six square feet.
- 2. Maximum height: Three feet for freestanding style directional signs. An accessory wall style directional sign shall not extend above the roofline.
- 3. Maximum number of faces per sign: Four.
- 4. Shall be limited to the business name, logo, directional arrow, and copy to read “enter,” “exit,” “employee parking,” “drive-through,” or similar language for a single business.

B. Multi-User Directional Signs.

- 1. Maximum area: 18 square feet total. Each business shall be limited to a maximum of three square feet.
- 2. Maximum height: Six feet for freestanding style directional signs. An accessory wall style directional sign shall not extend above the roofline.
- 3. Maximum number of faces per sign: Four.
- 4. Shall be limited to the business names, logos, and directional arrows of a maximum of six businesses.

C. If visible from a public street, shall be located a minimum of 26 feet from any other freestanding style sign and only at an access point of a development. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.220 Directory sign.

A. Maximum area: 40 square feet.

B. Maximum height: Eight feet. An accessory wall style directory sign shall not extend above the roofline.

C. Setbacks for freestanding style directory signs: 30 feet from front and street side lot lines. No setback required from interior side lot lines.

D. Shall be placed only in pedestrian areas. The exception is in parking lots, where they may be placed adjacent to vehicular access areas.

E. Maximum number: three, unless approved through a comprehensive sign plan, in which case there is no prescribed maximum.

F. Maximum number of faces per sign for freestanding style directory signs: four. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.230 Dwelling unit lease, rent and sale sign. 

A. Maximum area is four square feet.

B. Maximum height shall be five feet for on-site signs, and three feet for off-site signs as described below.

C. One sign per street frontage of the property is permitted for on-site signs.

D. Signs may be single-sided or double-sided.

E. Off-site signs may only be used to advertise an open house or open model which is being offered for sale, lease or rent. The signs shall carry the name and phone number of the sign owner.

F. Such off-site signs may be located on private property with the written permission of the property owner, or in the town right-of-way subject to:

1. The sign shall not exceed 36 inches in height, nor obscure sight visibility triangles, and must be approved by the town engineer;

2. The sign may be displayed only during the hours of the open house or when the models or rental office are open;

3. No sign shall be placed as to create a traffic hazard.

G. Removal shall be completed within two days after the sale, lease or rental of the dwelling unit. [Ord. 2011-048 § 1; Ord. 2010-41 § 3; Ord. 2010-31 § 1.]

18.79.240 Electronic message sign.

- A. The display light output of electronic message signs shall be limited to a maximum of 50 nits between one hour after dark and sunrise.
- B. The electronic message sign shall be controlled by one or more photocells which will automatically adjust the display light output at sunset and will further adjust the display light output to a maximum of 50 nits one hour after sunset.
- C. Prior to the issuance of permits for the electronic message sign, the applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory preset not to exceed the levels specified in the stipulations above, and the intensity level is protected from end-user manipulation by password-protected software.
- D. The total electronic messaging component of a sign shall not exceed:
 - 1. Twelve square feet for gasoline price signs.
 - 2. Six square feet for time and temperature signs.
- E. Electronic messages may not change any more frequently than once per minute.
- F. There may be no effects of movement, flashing, scintillation, or similar effects.
- G. Electronic messages are limited to a single color on a dark background. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.250 Freestanding identification sign.

- A. Maximum number: two per property, and not more than one on each street frontage, unless regulated under subsection H of this section. Individual parcels within a development complex shall not be considered separate properties for the purpose of this provision.
- B. Maximum number of faces per sign: Four.
- C. SR, SR-2, SH, R-1, R-2, R-3, R-4, R-5, MH-1 and MH-2 Zones.
 - 1. Maximum area: 32 square feet;
 - 2. Maximum height: Six feet;
 - 3. Setback: Five feet from front and street side lot lines; 10 feet from interior side lot lines; however, signs may not be located so as to block sight visibility triangles.
- D. TH, TR, RVC and Resort Zones.

1. Maximum area: 40 square feet;
2. Maximum height: Eight feet;
3. Setback: 10 feet from front and side lot lines.

E. B-1, B-2 and CPI Zones.

Street Frontage	Maximum Area in Square Feet	Maximum Height
Below 300'	50'	8'
300' to 549'	64'	10'
Above 549'	90'	12'

1. Setback: Five feet from front and street side lot lines; and 30 feet from an interior side lot line or a distance equal to one-fourth of the lot frontage, whichever is less. However, signs may not be located so as to block sight visibility triangles.

F. I-1 and I-2 Zones.

Street Frontage	Maximum Area in Square Feet	Maximum Height
Below 300'	50'	8'
300' to 549'	64'	10'
Above 549'	100'	14'

1. Setback: Five feet from front and street side lot lines; and 30 feet from an interior side lot line or a distance equal to one-fourth of the lot frontage, whichever is less. However, signs may not be located so as to block sight visibility triangles.

G. Sign Copy. The sign copy at a development complex may contain the complex name and the names of up to three businesses at the development complex. As an alternative, the sign copy shall be limited to any combination of seven words, groups of numbers including prices, or symbols concerning activity at a development complex.

1. The sign copy shall have a uniform background color. The size of the sign copy shall be uniform or be placed on identical, individual panels.
2. A development complex name may contain the name of the major tenant and the development address.
3. Exceptions. The sign copy for a development complex name or the name of a single on-site business may have a different letter or panel size and background color. Words, numbers or symbols of three inches or less in height that are incidental to the main sign copy and sign copy identifying a church or governmental facility are exempt from the limits on the amount of words, numbers or symbols.

H. Development Complex.

1. A development complex having a street frontage of at least 500 feet may place at each vehicular access point to the complex an illuminated sign with the following conditions:
 - a. Maximum sign area: 50 square feet for each vehicular access point.
 - b. Maximum height: Eight feet.
 - c. Setback: Five feet from front and street side lot lines; 30 feet from interior side lot lines or a distance equal to one-fourth of the lot frontage, whichever is less.
 - d. Illumination: May be illuminated in compliance with STC [18.79.030\(G\)](#).
 - e. Landscape ratio: 6:1.
 - f. No other freestanding identification signs shall be permitted.
2. A development complex not using a separate freestanding identification sign may locate a sign on a perimeter wall enclosing at least one side of the site with the following conditions:
 - a. Maximum sign area: 50 square feet.
 - b. Maximum height shall be regulated under STC [18.07.050\(B\)](#). [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.260 Freeway-style I sign.

A business located on a property that is wholly or partially within 250 feet of a freeway right-of-way may have a freeway-style I sign in accordance with the following:

- A. Maximum number: one per development complex or commercial sign district.
- B. Maximum Area.

1. Signs with a single tenant identification may not exceed 150 square feet in area with a zero setback from the freeway right-of-way.

2. The area may be increased by one of the following methods:

a. The sign area may be increased 0.83 square feet per foot of setback from the freeway right-of-way, not to exceed a maximum area of 240 square feet; or

b. Signs with multiple tenant identifications may increase the overall sign area above 150 square feet by 45 square feet for each additional tenant identification, up to a maximum of 240 square feet. Each identification shall have a minimum area of 45 square feet.

C. Maximum height:

1. Fifteen feet above the grade of the freeway;

2. The height may be increased one-half foot per foot of setback from the freeway right-of-way, but may not exceed a maximum of 20 feet above the freeway grade.

D. Maximum number of faces per sign: two.

E. Minimum site area: 20,000 square feet.

F. Sign Location.

1. No freeway side setback is required; however, the sign shall be set back a minimum of 25 feet from all other property lines.

2. The sign must be located within 280 feet of the I-19 right-of-way and must be located and oriented so as to be visible primarily from I-19.

3. No part of the sign may be located within 100 feet of a residential zone.

G. Design.

1. Sign copy shall be limited to tenant identification and the name and/or logo of the development complex or commercial sign district.

2. The sign and its supporting structure shall be designed and constructed using themes, materials, and colors compatible with the overall design of the applicable property, development complex, or commercial sign district.

3. The sign support structure width below the measurable sign area shall not exceed one-half of the width of the sign area unless both of the following design elements are included in the support structure: (a) use of two or more contrasting colors or materials; and (b) use of native or natural materials that are reflective of the surrounding desert and mountain environment.

H. No individual tenant shall be identified on more than one freeway-style I sign. An individual tenant shall not be identified on both a freeway-style I sign and a freeway-style II sign.

I. A freeway-style I sign may not be erected in a development complex or commercial sign district that also has a freeway-style II sign. [Ord. 2011-048 § 1; Ord. 2011-043 § 7; Ord. 2010-31 § 1.]

18.79.270 Freeway-style II sign.

A. Maximum Number.

1. No more than three freeway-style II signs shall be permitted within the town of Sahuarita.
2. No more than one freeway-style II sign shall be permitted per commercial quadrant of freeway interchange.

B. Maximum Area.

1. Three hundred sixty square feet total tenant signage; however, no single tenant shall be allowed greater than 180 square feet or less than 45 square feet.
2. An additional 100 square feet of sign area is permitted in order to prominently display only the name and/or logo of the property, development complex, or commercial sign district at the topmost visible portion of the sign. No individual tenant shall be identified in this additional area.

C. Maximum height: 48 feet above base grade; however, the maximum height shall not exceed 55 feet above the centerline of the adjacent freeway travel lanes.

D. Maximum number of faces: two.

E. Sign Location.

1. No freeway side setback is required; however, the sign shall be set back a minimum of 30 feet from all other lot lines.
2. The sign in its entirety must be located within 100 feet of the I-19 right-of-way and must be oriented so as to be visible primarily from I-19.
3. No part of the sign may be located within 250 feet of a residentially zoned or used parcel.
4. No two freeway-style II signs shall be located within 660 linear feet of each other on the same side of the freeway.

F. Design.

1. The sign may identify up to six individual tenants.
2. Sign copy shall be limited to the development name and/or logo, and tenant identification.
3. The sign structure must be designed and constructed using themes, materials, and colors compatible with the overall design of the development.
4. A minimum of three colors and two material changes must be incorporated into the sign structure design.
5. The sign structure shall be of equal or greater width than the widest part of the sign face, and a minimum of 50 percent of the supporting structure's width shall be enclosed.
6. Height to width ratio shall not exceed 2.5:1.

G. No individual tenant shall be identified on more than one freeway-style II sign. An individual tenant shall not be identified on both a freeway-style I sign and a freeway-style II sign.

H. All freeway-style II signs shall require a Type II conditional use permit in accordance with Chapter [18.97](#) STC (Conditional Use Procedures) and with the following provisions:

1. Upon application the applicant shall submit a viewshed analysis for residentially zoned or used land within the notification area and shall demonstrate the daytime and nighttime impact such a sign would have on these residential areas.
2. A 1,000-foot notification radius shall apply.
3. The planning and zoning commission may impose specific additional conditions or requirements in connection with any conditional use permit as deemed necessary or appropriate in order to fully carry out the provisions and purpose of this chapter.

I. A freeway-style II sign may not be erected in a development complex or commercial sign district that also has a freeway-style I sign. [Ord. 2011-048 § 1; Ord. 2011-043 § 8;¹ Ord. 2010-31 § 1.]

18.79.280 Human sign.

- A. Human signs shall be held relatively still at all times.
- B. Area. Maximum of 20 square feet and a minimum of four square feet. The sign is measured by multiplying the overall width and overall length of the sign.
- C. Location. No human sign shall be held within a median or in the intersection sight visibility triangle in a manner that obstructs the required clear space view for drivers and cyclists. Human signs:

1. Are prohibited within construction zones.
 2. Are limited to two per street corner.
 3. May not be located within 20 feet of another human sign.
 4. Shall be held a minimum of 10 feet from the paved surface of a roadway.
- D. Maximum number: No more than two human signs permitted per business/organization.
- E. Permit. The permit shall be a three-day temporary sign permit subject to the current fee schedule. Only one permit per business shall be allowed within a 90-day period.
- F. Maximum number of faces per sign: Two. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.290 Incidental sign.

- A. Maximum area:
1. For tenant spaces less than 80,000 square feet: Maximum area is 20 square feet per building frontage.
 2. For tenant spaces 80,000 square feet or greater: Maximum area is 40 square feet per building frontage.
 3. The sign area allotment for an accessory wall style changeable copy sign may be transferred to permit up to 20 square feet of additional incidental sign area.
- B. Maximum height: 15 feet; however, such a sign shall not extend above the roofline.
- C. Maximum number: Six; however, no more than two building sides may be used for incidental signs. Up to two incidental signs shall be counted as one accessory wall sign.
- D. Maximum number of faces per sign: One. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.300 Kiosk sign.

Identification or incidental signs may be placed on a kiosk.

- A. Maximum area: 30 square feet.
- B. Maximum height: Shall not extend above the roofline.
- C. Maximum number: Two, and no more than one on each street frontage.
- D. Maximum number of faces per sign: Two. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.310 Main wall identification sign.

A. Maximum area:

1. SR, SR-2, SH, R-1, R-2, R-3, R-4, R-5, MH-1, and MH-2 Zones: 30 square feet; a hospital is permitted 100 square feet.
2. TH, TR, RVC and Resort Zones: 30 square feet or one square foot of area for every lineal foot of building frontage, whichever is greater, but no more than 80 square feet.
3. B-1, B-2 and CPI Zones: 30 square feet or 1.5 square feet of area for every lineal foot of building frontage, whichever is greater, but no more than 170 square feet.
4. I-1 and I-2 Zones: 30 square feet or two square feet of area for every lineal foot of building frontage, whichever is greater, but no more than 200 square feet.
5. If a business has no separate freestanding identification:
 - a. The total sign area for two building walls may be increased by 10 percent for each wall but may not exceed the maximum allowable wall sign area for that zone.
 - b. A third and fourth building wall may each contain a main wall identification sign not exceeding 30 square feet in area and 16 square feet in area for signs regulated under subsection E of this section.
6. Tenant spaces 80,000 square feet or greater are permitted to increase the size of one main wall identification sign by 50 percent over the maximum area otherwise allowed. Use of this provision shall not preclude eligibility for the 20 percent sign budget increase available with approval of a comprehensive sign plan as described in STC [18.79.030\(H\)\(3\)](#).
7. Tenant spaces with building frontage immediately adjacent to and visible from I-19 right-of-way shall be permitted one additional main wall identification sign to be placed on the qualifying building side; however, in no case shall more than one main wall identification sign per building side be allowed.

B. Maximum height: Shall not extend above the roofline.

C. Maximum number: Two per tenant, and no more than one per tenant on each street frontage or building side, unless regulated under subsection (A)(5)(b) or (7) of this section.

D. Maximum number of faces per sign: One.

E. Interior Tenant Spaces. A building with interior tenant spaces using centralized entrances may have up to three main wall identification signs on each story:

1. The total area for each sign shall not exceed 16 square feet.

2. The total number of identification signs on one building facade shall not exceed nine signs per street frontage.

3. No other accessory wall signs other than directional or directory signs are permitted.

F. All main wall identification signs shall be located on the building frontage designated on the tenant space's site plan unless regulated under subsection E of this section. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.320 Menu board.

A. Maximum area: 30 square feet.

B. Maximum Height.

1. For freestanding style menu boards: Six feet.

2. For accessory wall style menu boards: Shall not extend above the roofline.

C. Maximum number: One per drive-through or drive-in lane.

D. Maximum Number of Faces per Sign.

1. For freestanding style menu boards: Two.

2. For accessory wall style menu boards: One.

E. The sign shall be positioned so as not to be read from a street.

F. The sign shall not have a two-way speaker which is audible from an adjoining residential zone. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.330 Model home and apartment complex flags.

A. Maximum area: 15 square feet.

B. Maximum height: 20 feet.

C. Maximum number: Six poles/flags per model home or apartment complex.

D. Minimum setback: Five feet.

E. Location: At the main drive of the parking lot to identify the vehicular entrance to the model home sales or apartment complex rental office.

F. All flags and flag poles must be removed within seven days after the closing of the sales office or model home office. This subsection is not applicable to apartment complexes. [Ord. 2011-048 § 1; Ord. 2010-41 § 4; Ord. 2010-31 § 1.]

18.79.340 On-site subdivision sign. 

A. Maximum area and number:

1. Sixty-four square feet per sign if two signs are used.
2. One hundred twenty-eight square feet if one sign is used.

B. Maximum height: 12 feet except a sign located behind a fence or a wall which obscures a 12-foot-high sign may be 16 feet.

C. Front and side setbacks: 10 feet.

D. Maximum number of faces per sign: Two.

E. Sign copy may contain the subdivision name and any four of the following items of information: name of developer or builder, price, residential type, logo, phone number and number of units.

Copy changes relating to items such as sales price, phone number, or number of units are allowed without a new permit.

F. Notwithstanding STC [18.79.030\(G\)\(4\)](#), illumination is permitted subject to STC [18.79.030\(G\)](#), but must be turned off no later than 9:00 p.m.

G. The first permit is valid for a period of two years. Two one-year renewal permits may be granted.

H. The sign shall be removed upon termination of an active on-site sales program. [Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.350 Political sign. 

A. Maximum area: 16 square feet in rural and residential zones. Thirty-two square feet in all other zones.

B. Maximum height: 10 feet.

C. Setbacks: 10 feet from the edge of street pavement or the nearest travel lane.

D. Maximum number of faces per sign: Two.

E. Such signs may be located in the town right-of-way subject to STC [18.79.040\(B\)](#).

F. The individual or organization erecting the sign shall obtain a permit which includes the name, address and telephone number of the individual responsible for the installation and removal of the signs, as well as the approximate number and locations of the signs. No permit fee is required.

G. A sign shall be removed no more than 15 days after the election by the candidate or assignee.

H. Signs erected for a primary election may remain if they continue to be valid for the general election.

I. Signs shall contain the name and telephone number of the candidate or individual responsible for installation and removal of the sign. [Ord. 2011-058 § 3; Ord. 2011-048 § 1; Ord. 2010-31 § 1.]

18.79.360 Portable business sign.

Businesses or nonprofit organizations located in any Multiple Use (MU), Rural Village Center (RVC), commercial, or industrial zone within the town may display portable signs subject to the following restrictions:

A. Maximum area: Six square feet.

B. Signs shall be a minimum of 28 inches and a maximum of 36 inches in height.

C. Maximum number: One per business, nonprofit organization, or tenant.

D. Maximum number of faces per sign: Two.

E. Sign copy shall be limited to the business name, logo, and directional arrow, except for signs located within 20 feet of the business entry.

F. All portable business signs must be removed at the end of the business day. Signs may be displayed during the posted hours the business is open only.

G. Location.

1. Signs shall be located on site, on private property.

2. Sign placement must allow for a minimum four-foot-wide clear pedestrian pathway.

3. Signs shall comply with the restrictions of STC [18.79.040\(B\)](#).

4. Signs shall not be placed within a sight visibility triangle.

5. Signs shall be located at grade level.

H. Setbacks.

1. Signs shall be set back a minimum of 10 feet from the edge of the street pavement or the nearest travel lane.

2. Signs shall not be located within 20 feet of any other portable business sign.

I. Portable business sign structures and sign copy must be made and constructed to comply with the following requirements:

1. Sign structures shall be professionally manufactured.

2. Signs must be of sufficient weight and durability to withstand wind gusts and storms so as not to be blown over or become windborne.

3. Signs must be maintained in a manner free from chipping paint, visible cracks or gouges, loss of letters, or general deterioration.

J. No attachments, illumination, banners, ribbons, flags, balloons, or moving or flashing parts are allowed with the sign. [Ord. 2012-073 § 1.]

18.79.370 Projecting sign.

A. Maximum area: Six square feet.

B. Maximum height: 15 feet; however, such a sign shall not extend above the roofline.

C. Minimum clearance: Eight feet.

D. Maximum number: Two per tenant, and no more than one per tenant on each street frontage or building side, unless regulated under STC [18.79.310\(A\)\(5\)\(b\)](#).

E. Maximum number of faces per sign: Two.

F. The sign copy shall identify the business only.

G. The projection shall not exceed two feet from the supporting surface. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1. Formerly 18.79.360.]

18.79.380 Real estate property sign.

A. A site with no buildings and an approved development plan may have a sign for one year advertising commercial, industrial, or multifamily residential tenant spaces, provided:

1. Maximum Area.

- a. Sixty-four square feet per sign if two signs are used.
- b. One hundred twenty-eight square feet if one sign is used.

2. Maximum height: 16 feet.

B. A site with buildings may have a sign for one year advertising commercial, industrial, or multi-family residential tenant spaces, provided:

1. Maximum area: 16 square feet.

2. Maximum height: Eight feet.

C. Maximum number: Two, and no more than one on each street frontage.

D. Maximum number of faces per sign: Two.

E. Front and side setbacks: 10 feet.

F. The sign shall be removed within seven days after the sale, rental or lease of the property, except for a sign regulated under subsection A of this section. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1. Formerly 18.79.370.]

18.79.390 Residential entryway sign.

A. Maximum area: 40 square feet.

B. Maximum height: Eight feet.

C. Front and side setbacks: 10 feet.

D. Maximum number: Two on-site sign structures per subdivision or separately named portion of a subdivision.

E. Up to three names of adjacent subdivisions or separately named portions of subdivisions may be placed on a sign structure. All letters and numbers shall have a uniform style, color, and background panel.

F. May be illuminated in compliance with STC [18.79.030\(G\)](#). [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1. Formerly 18.79.380.]

18.79.400 Service club sign.

A. Maximum height: 15 feet.

B. Setback: 10 feet from lot lines.

C. Maximum number of logo signs: Six per sign structure.

D. Illumination is prohibited. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1. Formerly 18.79.390.]

18.79.410 Special event sign. 

A. Maximum area: 60 square feet if on site; 16 square feet if off site.

B. Maximum height: Shall not extend above the roofline.

C. Front and side setback for freestanding special event signs: 10 feet.

D. Maximum number: Two per tenant or community event, and no more than one per tenant or community event on each street frontage or side of a building. Off-site community event signs are limited to a maximum of six.

E. Maximum number of faces per sign: One.

F. The sign shall be permitted for a maximum of 30 consecutive days per qualifying event as defined herein and shall not be permitted more than once in any 90-day period unless associated with approved holiday outdoor sales.

G. Special event signs advertising approved holiday outdoor sales may be displayed only for the duration of the sale. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-41 § 5; Ord. 2010-31 § 1. Formerly 18.79.400.]

18.79.420 Subdivision directional sign. 

Such off-site signs are permitted only as a component of a community directory sign or as individual off-site signs directing people to specific model home complexes.

A. Community directory signs are regulated per STC [18.79.180](#).

B. Up to five individual off-site directional A-frame signs may be placed in the right-of-way on nearby streets, subject to STC [18.79.040](#)(B), for each active model home complex.

1. Maximum area is six square feet.

2. Maximum height is three feet.

3. Signs may be single-sided or double-sided.

4. Off-site signs may only be used to advertise an open house or open model which is being offered for sale, lease or rent. The signs shall carry the name and phone number of the sign owner.

5. Such off-site signs may be located on private property with the written permission of the property owner, or in the town right-of-way subject to:

a. The sign shall not exceed 36 inches in height, nor obscure sight visibility triangles, and must be approved by the town engineer.

b. Removal shall be completed within two days after the sale, lease or rental of the homes in the subdivision.

C. Signs shall be properly maintained in compliance with the following:

1. Defective or broken parts shall be immediately replaced; and

2. Exposed surfaces determined by the planning director or the designee to be substantially deteriorated shall be replaced, painted or cleaned.

3. A sign posing a safety hazard or a sign damaged to the extent of requiring a new building permit shall be replaced or repaired. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-41 § 6; Ord. 2010-31 § 1. Formerly 18.79.410.]

18.79.430 Suspended sign.

A. Maximum area: Six square feet.

B. Maximum height: 15 feet; however, such a sign shall not extend above the roofline.

C. Minimum clearance: Eight feet.

D. Maximum number: Two per tenant, and no more than one per tenant on each street frontage or building side, unless regulated under STC [18.79.310\(A\)\(5\)\(b\)](#).

E. Maximum number of faces per sign: Two. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1. Formerly 18.79.420.]

18.79.440 Time and temperature sign.

A time and temperature sign may be provided either as a component of a freestanding identification sign or as an accessory wall style sign.

A. Maximum Area.

1. Freestanding style signs: 50 square feet.

2. Accessory wall style signs: 36 square feet.

B. Maximum Height.

1. Freestanding style signs: Subject to regulations for freestanding identification signs in the zone.

2. Accessory wall style signs: 15 feet; however, such a sign shall not extend above the roofline.

C. Minimum clearance for accessory wall style signs: Eight feet.

D. Front and side setbacks for freestanding style signs: Subject to the regulations for freestanding signs in the zone.

E. Maximum number: One sign is permitted on each site.

F. Maximum Number of Faces per Sign.

1. Freestanding style signs: Two.

2. Accessory wall style signs: One.

G. A time and temperature sign shall not be within 600 feet of another time and temperature sign not including a swing hand clock mounted on a wall.

H. Accessory wall style time and temperature signs shall be calculated as part of the wall sign area allotment. Time and temperature signs that are a component of a freestanding identification sign shall be calculated as part of the freestanding identification sign area allotment. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1. Formerly 18.79.430.]

18.79.450 Window sign. 

A. Maximum Areas.

1. Permanent: 30 percent of the total window surface area.

2. Temporary: 15 percent of the total window surface area.

B. Maximum height: Below the third floor of a building.

C. Maximum Number.

1. For permanent signs: Two per tenant, and no more than one per tenant on each street frontage or building side unless regulated under STC [18.79.310\(A\)\(5\)\(b\)](#).

2. For temporary signs: Not limited.

D. Illumination is prohibited, except the word “open” may be illuminated on a permanent window sign.

E. Permanent window signs shall be calculated as part of the wall sign area allotment, except that sign copy on a permanent window sign with letters or symbols no more than three inches high shall not be counted as part of the wall sign area allotment. [Ord. 2012-073 § 1; Ord. 2011-048 § 1; Ord. 2010-31 § 1. Formerly 18.79.440.]

1

Code reviser’s note: Sections 1 through 6 of Ord. 2011-043 amend cross-references within this chapter to account for renumbering required by the addition of STC [18.79.270](#). However, no renumbering was required, so those sections have not been codified.