



Cochise County Board of Supervisors

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AGENDA FOR WORK SESSION

Tuesday, March 14, 2017 at 2:30 p.m.

BOARD OF SUPERVISORS EXECUTIVE CONFERENCE ROOM
1415 MELODY LANE, BUILDING G, BISBEE, AZ 85603

ANY ITEM ON THIS AGENDA IS OPEN FOR DISCUSSION

ROLL CALL

Members of the Cochise County Board of Supervisors will attend either in person or by telephone, video or internet conferencing.

The Board may permit public comment during the discussion of any item on this agenda. If you wish to be heard on a specific item, please sign up to be heard using the 'Specific Item' on the speaker form provided, and please list the item about which you wish to be heard. Persons will be permitted three minutes to speak.

INTRODUCTIONS

ITEMS FOR DISCUSSION

Community Development

1. Discussion and possible direction regarding amending the County Zoning Regulations.

Pursuant to the Americans with Disabilities Act (ADA), Cochise County does not, by reason of a disability, exclude from participation in or deny benefits or services, programs or activities or discriminate against any qualified person with a disability.

Inquiries regarding compliance with ADA provisions, accessibility or accommodations can be directed to Chris Mullinax, Safety/Loss Control Analyst at (520) 432-9720, FAX (520) 432-9716, TDD (520) 432-8360, 1415 Melody Lane, Building F, Bisbee, Arizona 85603.

Cochise County Board of Supervisors

1415 Melody Lane, Building G Bisbee, Arizona 85603
520-432-9200 520-432-5016 fax board@cochise.az.gov

DIS-3375

Items For Discussion 1.

Work Session Board of Supervisors 2:30pm

Community Development

Meeting Date: 03/14/2017

County Zoning Regulations

Submitted By: Arlethe Rios, Board of Supervisors

Department: Board of Supervisors

Presentation: No A/V Presentation Recommendation:

Document Signatures: # of ORIGINALS Submitted for Signature:

NAME Paul Esparza TITLE Planning Director of PRESENTER:

Mandated Function?: Source of Mandate or Basis for Support?:

Information

Agenda Item Text:

Discussion and possible direction regarding amending the County Zoning Regulations.

Background:

Staff is proposing several text amendments to the County Zoning Regulations in response to recent changes to state statutes regarding guest lodging in private residences. Additionally, staff is proposing revision to the Winery Tasting Room definition; adding language regarding permit extensions, revising Section 1807.06 Sight Triangles and modifying existing language regarding the use of Feather/Harpoon signs.

Department's Next Steps (if approved):

Adoption of proposed text amendments in the County Zoning Regulations at the March 28, 2017 BOS meeting.

Impact of NOT Approving/Alternatives:

n/a

To BOS Staff: Document Disposition/Follow-Up:

n/a

Budget Information

Information about available funds

Budgeted: [] Unbudgeted: []

Funds Available: [] Funds NOT Available: []

Amount Available: [] Amendment: []

Account Code(s) for Available Funds

1:

Fund Transfers

Attachments

Presentation

Memo

Exhibit A

Exhibit B

Exhibit C

COCHISE COUNTY

R-17-01 (Zoning Regulation Updates) Proposed Text Changes to the County Zoning Regulations

Board of Supervisors
Study Session
March 14, 2017



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COCHISE COUNTY

Docket R-17-01 (Zoning Regulation Updates)

- The purpose of the update is to:
 - Assure compliance with recent changes in state law
 - Continue with the goal of simplifying regulations
 - Consider allowing additional signage



COCHISE COUNTY

Docket R-17-01 (Zoning Regulation Updates)

- Changes are proposed to five sections:
 - Bed and Breakfast
 - Winery Tasting Rooms
 - Permit Extensions
 - Clear Sight Triangles
 - Feather/Harpoon Signs



COCHISE COUNTY

Bed and Breakfast (Section 1719)

- Recent changes made to State Law (ARS Section 11-269-17)
- Restricts how counties can regulate a Bed and Breakfast
 - Not allowed to prohibit the use
 - Not allowed to require additional permits
 - We may only regulate some items such as:
 - Fire and Building Code
 - Health and Sanitation
- Code modified to be compliant with the state law



COCHISE COUNTY

Bed and Breakfast (Section 1719)

➤ Existing language replaced with:

Bed and Breakfast- Any individually or collectively owned Single Family or one to four family dwelling house, dwelling unit, or portion thereof, or any units or group of units in a condominium, cooperative, or timeshare, offered for transient lodging. No permit is required for these uses.

➤ Existing definition for Guest Lodging covers everything not covered by Bed and Breakfast



COCHISE COUNTY

Bed and Breakfast

Discussion

Questions



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COCHISE COUNTY

Winery Tasting Room (Section 203, Definitions)

- The purpose is to further clarify when a tasting room is exempt:
- Winery Tasting Room – A building or portion thereof, subordinate in size, accessory to, and located on the same site as, a Farm Vineyard, Farm Winery, Small Production Winery or Large Production Winery operation, in which wine may be sampled and/or purchased. If the principal winery use, including vineyards, is exempt ~~as Agricultural Processing Services, On Site~~ then the tasting room shall be exempt as well. A wine tasting room may also include incidental retail sales of wine and related products.



COCHISE COUNTY

Winery Tasting Room

Discussion

Questions



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Final Inspection Requirements and Time Limits (Section 1709)

- The purpose is to simplify the existing Regulations and reflect the requirements found in the Building Code
- The proposed change states:
 - ...Further extensions shall be granted in accordance with the adopted Building Code.~~After three years from the date of initial permit issuance, the permit will be closed.~~ Any work done after that time will require a new permit with all associated fees and requirements...



COCHISE COUNTY

Inspection Requirements

Discussion

Questions



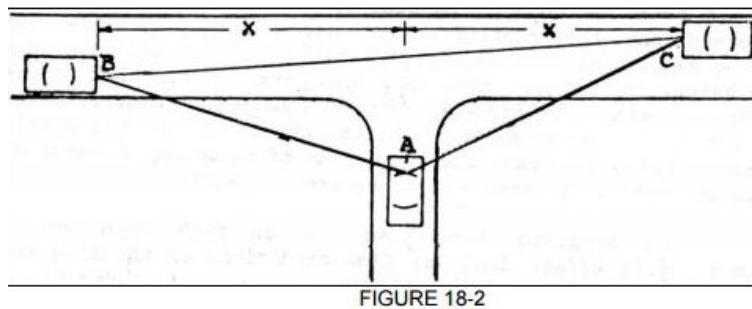
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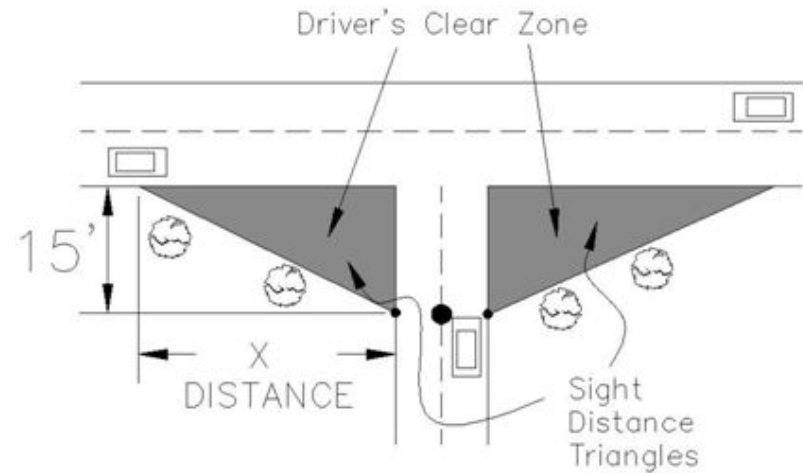
Site Distance Triangles(Section 1807.06)

- Zoning Code:
 - Establishes sight distance triangles
 - Provides graphic
 - Complies with MUTCD standards (Manual of Uniform Traffic Control Devices)
- Update will simplify the instructions and provide a better illustration

Existing Figure



Proposed Figure



COCHISE COUNTY

Site Distance Triangle

Discussion

Questions



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COCHISE COUNTY

Feather/Harpoon Flags(Section 1908)

- Community has expressed interest in allowing addition sign options
- Harpoon, feather flags



COCHISE COUNTY

Feather/Harpoon Flags (Section 1908)

➤ Proposed Draft language:

1903.06 No sign shall have moving or swinging parts, except that:

- A. The rotation of barber poles, permissible changing signs and/or multi-prism signs is permitted, provided that rotations shall not exceed six-revolutions per minute; and
- A. B. Banners, pennants, or devices set in motion by the wind may be permitted as temporary signs for grand openings, open houses, and model home demonstrations for a period not to exceed 14-calendar days each quarter (See Section 1908.34)



COCHISE COUNTY

Feather/Harpoon Flags (Section 1908)

1908.34 On-Site feather, harpoon sign; no permit required

A specific type of sign which provides a message to the general public, typically advertising a business.

Zoning Districts: RU, MR-1, MR-2, NB, GB, LI, and HI

Structural Type: Ground Sign

Maximum Area: 32-square feet

Maximum Height: 15 feet

Illumination: None

Maximum Number: 2 per tenant up to 20,000 square feet, 4 per tenant over 20,000 square feet

Setback: The height of the sign, or 10 feet whichever is greater

Separation: Signs shall be separated from other signs by a min of 50 feet

Duration: Signs shall only be displayed during business hours



COCHISE COUNTY

Signs

Discussion

Questions



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R-17-01 Zoning Regulations Update

Staff Recommendation

This item is for discussion. The public hearing is set for
March 28, 2017.

Suggested Motion

No motion required



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Cochise County
Community Development
Planning, Zoning and Building Safety Division

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MEMORANDUM

TO: Cochise County Board of Supervisors
FROM: Robert Kirschmann, Planner II
Peter Gardner, Planner I
FOR: Paul Esparza, AICP, Planning Director
SUBJECT: Work Session, Docket R-17-01 (Zoning Regulations Update)
DATE: March 14, 2017

I. BACKGROUND AND PROPOSED CHANGES

Section 102.A.8 of the Cochise County Comprehensive Plan requires periodic review and updates to the Zoning Regulations to “reduce complexity, contradictions, and unnecessary regulations.” The overall intent of the proposed revisions is to assure compliance with recent changes to state law while simplifying and clarifying the existing regulations. These proposed changes reflect the spirit of addressing issues in a timely manner and incorporates the required changes as well as clerical edits and amendments stemming from suggestions and comments received by Staff.

The Planning and Zoning Commission held a study session on February 8, 2017 and a public hearing on March 8, 2017. At the public hearing the Commission voted 7-0 to forward Docket R-17-01 with a recommendation of approval to the Board of Supervisors.

This intent of this work session is to introduce the Board to the proposed amendments and answer any questions. There are five areas of changes proposed:

- Bed and Breakfast
- Winery Tasting Rooms
- Permit Extensions
- Clear Sight Triangles
- Feather/Harpoon Signs

Bed and Breakfast (Section 1719)

Recent changes in state law necessitate updating the Zoning Regulations pertaining to bed and breakfast uses. Arizona Revised Statutes Section 11-269-17 imposes limitations on how a county can regulate short term rentals. Under the statute the county is not allowed to prohibit or require additional permits for vacation rentals or short term rentals. Further, the county may only regulate the public health and safety aspect of the use. This can include fire and building code enforcement, health and sanitation and transportation/traffic control.

Planning, Zoning and Building Safety

1415 Melody Lane, Building E
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
1-877-777-7958
planningandzoning@cochise.az.gov

Highway and Floodplain

1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9337 fax
1-800-752-3745
highway@cochise.az.gov
floodplain@cochise.az.gov

Due to these changes staff is proposing to eliminate the requirements and replace with:

Bed and Breakfast- Any individually or collectively owned Single Family or one to four family dwelling house, dwelling unit, or portion thereof, or any units or group of units in a condominium, cooperative, or timeshare, offered for transient lodging. No permit is required for these uses.

The existing definition of Guest Lodging will cover everything not considered a bed and breakfast use.

Proposed amended language with track changes for discussion purposes is included as Exhibit A.

Winery Tasting Room (Section 203)

The purpose of this change is to further clarify the regulations as to when a wine tasting room is exempt.

Winery Tasting Room – A building or portion thereof, subordinate in size, accessory to, and located on the same site as, a Farm Vineyard, Farm Winery, Small Production Winery or Large Production Winery operation, in which wine may be sampled and/or purchased. If the principal winery use, including vineyards, is exempt then the tasting room shall be exempt as well. A wine tasting room may also include incidental retail sales of wine and related products.

A proposed revision to the definition with track changes for discussion purposes is included as Exhibit A.

Permit Extensions (Section 1709)

The adopted building code establishes extensions of time for building permits. The intent of the change is to simplify the regulations, and revises the Zoning Code to reflect the requirements contained in the Building Code.

Proposed amended language with track changes for discussion purposes is included as Exhibit A.

Sight Distance Triangles (Section 1807.06)

Zoning Code Section 1807.06 establishes what a sight distance triangle is and provides an example on how to determine required clear zones. The intention of this update is to bring the requirements up to current MUTCD standards (Manual of Uniform Traffic Control Devices) for clear zones, simplify the instructions and provide a better illustration of the sight distance triangle.

Proposed amended language is included in Exhibit A.

Feather/Harpoon Flags

The Community has expressed interest in allowing additional signage opportunities within the county, specifically feather or harpoon flags. Current regulations (Section 1903.06B) only allows devices which are set in motion by the wind to be permitted as a temporary sign and limited to grand openings, open houses and shall not exceed 30 days.

Staff solicited input from the Commission on the appropriateness of allowing these types of signs within the County. After the discussion it was determined that general changes to the time frames of temporary signs may be appropriate in addition to providing standards. The following language is recommended by the Commission:

1903.06 No sign shall have moving or swinging parts, except that:

- A. The rotation of barber poles, permissible changing signs and/or multi-prism signs is permitted, provided that rotations shall not exceed six-revolutions per minute; and
- B. Banners, pennants, or devices set in motion by the wind may be permitted as temporary signs for grand openings, open houses, and model home demonstrations for a period not to exceed 14-calendar days each quarter (See Section 1908.34)

1908.34 On-Site feather, harpoon sign; no permit required

A specific type of sign which provides a message to the general public, typically advertising a business.

Zoning Districts: RU, MR-1, MR-2, NB, GB, LI, and HI

Structural Type: Ground Sign

Maximum Area: 32-square feet

Maximum Height: 15 feet

Illumination: None

Maximum Number: 2 per tenant up to 20,000 square feet, 4 per tenant over 20,000 square feet

Setback: The height of the sign, or 10 feet whichever is greater

Separation: Signs shall be ~~separated from driveways and~~ from other signs by a minimum of 50 feet

Duration: Signs shall only be displayed during business hours

Every jurisdiction has unique regulations or interpretations of their regulations. Some jurisdictions chose to not allow these types of signs at all. Some will allow the signs with permits, while others require no permits. Many jurisdictions codes are silent on the issue. Exhibit B includes several excerpts from other cities and counties that have regulations for the feather flags. Exhibit C is a spreadsheet attempting to demonstrate the varied methods applied by some jurisdictions.

II. SUMMARY AND RECOMMENDATION

The purpose of this work session was to make the Board aware of proposed Zoning Regulation Amendments and answer any questions. No motion is required on this item.

III. ATTACHMENTS

- A. Exhibit A (proposed revisions to the Zoning Regulations)
- B. Exhibit B, Excerpts from other cities and counties sign regulations
- C. Exhibit C, Spreadsheet comparing jurisdictions

Exhibit A

Bed and Breakfast Lodging: - Any individually or collectively owned Single Family or one to four family dwelling house, dwelling unit, or portion thereof, or any units or group of units in a condominium, cooperative, or timeshare, offered for transient lodging. No permit is required for these uses.

Bed and Breakfast Homestay— A single household dwelling unit occupied by an owner or a full time resident residing in the dwelling, accommodating no more than two (2) guest bedrooms that are rented to no more than six (6) transient guest lodgers at any one time who may be furnished meals. Detached accessory guest rooms or structures for house guests are not permitted.

Bed and Breakfast Inn— A single household dwelling unit occupied by an owner or a full time resident residing in the dwelling, accommodating no more than four (4) guest bedrooms that are rented to no more than twelve (12) transient guest lodgers at any one time who may be furnished meals. Detached accessory guest rooms or structures for house guests are not permitted. Also, a single household dwelling unit not occupied by an owner or a full time resident residing in the dwelling, which is rented as a single unit to transient guest lodgers.

Bed and Breakfast Establishment— A single household dwelling site that is occupied by an owner or a full time resident residing on the site, accommodating no more than twelve (12) guest rooms that are rented to no more than thirty (30) transient guest lodgers at any one time who may be furnished meals. Detached accessory guest rooms or structures for house guests may be permitted.

Guest rooms in Bed and Breakfast lodging shall not have kitchens.

1719 Criteria for Issuing Permits for a Bed and Breakfast Homestay and Inn Reserved for Future Use

1719.01 Site Development Standards

With the exception of the off-street parking requirements for Bed and Breakfast Lodging listed in Article 18, this use shall be considered a single household dwelling for the purposes of all Community Development Department ordinances and shall not be subject to non-residential site development standards.

1719.02 Exterior Residential Appearance

There shall be no alteration to the exterior residential appearance of the dwelling.

1719.03 New Residential Construction

A Bed and Breakfast dwelling may include new residential construction, constructed for this purpose, provided that the exterior appearance of the dwelling is residential in character.

1719.04 Public Participation Process for Issuing Permits for a Bed and Breakfast Inn

An application shall comply with the following procedures to obtain permits for a Bed and Breakfast Inn in all residential and Rural (RU) Zoning Districts:

A. Applications

Applications for a Bed and Breakfast Inn shall be made on forms supplied by the Community Development Department and shall include all information required for processing a building or use permit, accompanied by the appropriate fee.

B. Notification of Surrounding Property Owners

Comment [p1]: We cannot require permits for these uses. Will hold the Section for future use to avoid renumbering

Exhibit A

~~Prior to issuance of a permit for the Bed and Breakfast Inn, property owners within 1,000-feet of the subject property in Category A, B, or C Growth Areas, or 1,500-feet of the subject property in a Category D, Rural Area shall be notified by first class mail and given 15-calendar days from the date of the mailing of notice to file written protest with the County Zoning Inspector. Notification shall include the site plan and the procedure and requirements for submitting an appeal. The written protest shall include the name and address of the person submitting the protest and the reasons why the application should not be approved. The protested application shall be presented to the Planning Commission for a decision in the same manner as is used for a Special Use Authorization application and all further actions on this application shall proceed in the manner applicable to a Special Use Authorization application.~~

~~C. Action by the County Zoning Inspector~~

~~A permit for a Bed and Breakfast Inn may be issued by the County Zoning Inspector if no written protest is received or if the application has been approved by the Planning Commission and/or Board of Supervisors.~~

Guest Lodging – A building or group of buildings furnishing rooms or an area for accommodation for overnight or short term lodging such as a hotel or motel, resorts, guest ranches, group camps, and campgrounds and may include recreational facilities, restaurants, meeting rooms or similar facilities. This definition does not include Recreational Vehicle Parks or Bed and Breakfast land uses.

[Remove all B&B Land Uses from Articles 6-15 Permitted & Special Uses](#)

Comment [p2]: This existing language covers everything not called out under the definition of B&B above

Winery Tasting Room – A building or portion thereof, subordinate in size, accessory to, and located on the same site as, a Farm Vineyard, Farm Winery, Small Production Winery or Large Production Winery operation, in which wine may be sampled and/or purchased. If the principal winery [use, including vineyards](#), is exempt ~~as Agricultural Processing Services, On-Site~~ then the tasting room shall be exempt as well. A Winery Tasting Room may also include incidental retail sales of wine and related products.

Comment [p3]: To match interpretation of previous intent

1709 Final Inspection Requirements and Time Limits

1709.01 Prior to occupancy or use pursuant to an issued building/use permit, all conditions of the permit must be satisfied. It is the Applicant's responsibility to call for the final inspection and to call for septic system inspections prior to construction of the system. It is a violation to use/operate prior to passing final inspection.

1709.02 Any building/use permit issued shall be valid without renewal, for a period of 24- months; however, the County Zoning Inspector may, upon written request of the permittee prior to the expiration of the permit, extend the time limit for the permit once for an additional 12-months provided ~~substantial progress has been made.~~ (Note: On-site septic/sewage treatment disposal systems permits are only valid for 2-years and cannot be extended per the Arizona Administrative Code.) The request for the extension must be in writing and include the parcel number, reason for the request, construction completion schedule, and applicable extension fees. [Further extensions shall be granted in accordance with the adopted Building Code.](#) ~~After three years from the date of~~

Comment [p4]: How is this defined or checked?

Exhibit A

initial permit issuance, the permit will be closed. Any work done after that time will require a new permit with all associated fees and requirements.

1709.03 Any building permit issued under the Owner-Builder Rural Residential amendment shall be valid, without renewal, for a maximum period of 36-months; however, the County Zoning Inspector may, upon written request of the permittee, extend the time limit for the permit once for an additional 12-months provided substantial progress has been made.

Comment [p5]: How is this defined or checked?

1712 Permits – Manufactured Homes & Rehabilitated Mobile Homes

A building permit shall be required for the establishment of any individual manufactured home or rehabilitated mobile home on a site, with the exception of unoccupied manufactured or rehabilitated mobile homes used for display purposes on a manufactured/mobile home sales lot. Occupancy of a manufactured or rehabilitated mobile home shall not occur until completion of the final inspection. If the individual manufactured or rehabilitated mobile home is proposed for occupancy, the permit shall include associated installation fees. Permits for such installations shall be valid for a period of 6-months after issuance. If, after this time, the manufactured home or rehabilitated mobile home has not received a favorable, final installation inspection from the County Zoning Inspector, the permit will be null and void. One extension for an additional 6-month period may be granted upon review and approval by the County Zoning Inspector if the Applicant applies for such an extension in writing prior to permit expiration. All extension requests must be in writing and include the parcel number, reason for the request, completion schedule, and applicable extension fee. After one year from the date of initial permit issuance, the permit will be closed. Any work done after that time will require a new permit with all associated fees and requirements. Permit applications for individual manufactured or rehabilitated homes in a manufactured/mobile home park do not require submission of a site plan.

Manufactured or mobile homes proposed for accessory storage purposes only, and not for use as a dwelling unit, shall only be permitted in RU Zoning Districts on a minimum site of four-acres and shall not require associated installation fees and inspections as described above provided that they are intended to be used for accessory storage purposes only and they comply with Article 6 and all applicable standards for accessory structures.

No new building permits will be issued for the installation of a "mobile home," unless rehabilitated as defined in Article 2, "mobile home, rehabilitated". This restriction on the installation of "mobile homes" does not prohibit the continued lawful use and reasonable repair of a "mobile home" provided that the standards under these Zoning Regulations for the continuation of a nonconforming use are met, see Article 20.

Comment [p6]: For reference only. Six months with the possibility of one six month extension is state law.

Article 19 Signs

1903.06 No sign shall have moving or swinging parts, except that:

- A. The rotation of barber poles, permissible changing signs and/or multi-prism signs is permitted, provided that rotations shall not exceed six-revolutions per minute; and
- B. Banners, pennants, or devices set in motion by the wind may be permitted as temporary signs for grand openings, open houses, and model home demonstrations for a period not to exceed ~~30~~14-calendar days each quarter (See Section 1908.34).

1908.34 On-Site feather, harpoon sign; no permit required (New Section)

A specific type of sign which provides a message to the general public, typically advertising a business.

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Exhibit A

Zoning Districts: RU, MR-1, MR-2, NB, GB, LI, and HI

Structural Type: Ground Sign

Maximum Area: 32-square feet

Maximum Height: 15 feet

Illumination: None

Maximum Number: 2 per tenant up to 20,000 square feet, 4 per tenant over 20,000 square feet

Setback: The height of the sign, or 10 feet whichever is greater

Separation: Signs shall be separated from other signs by a minimum of 50 feet

Duration: Signs shall only be displayed during business hours

Exhibit A

Sight Distance Triangles/Required Clear Zones

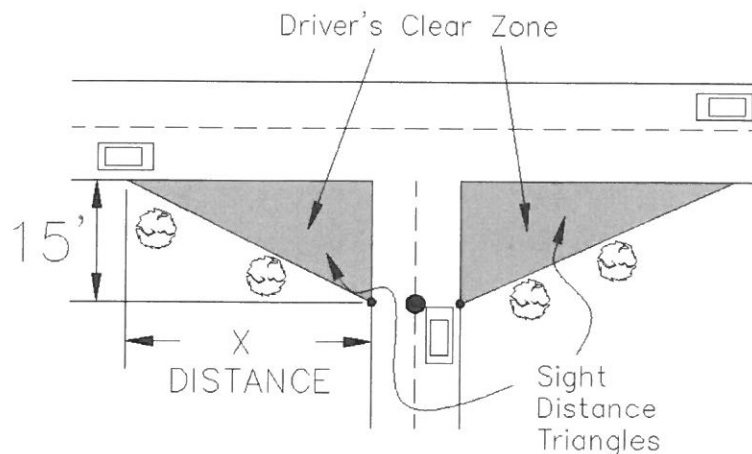
A. Purpose

To define the area adjacent to intersections that must be clear of visual obstruction in order to assure safe turning movements and clear line of sight for drivers.

B. Calculation of Sight Distance Triangle

The sight distance triangle shall be determined for each controlled street or driveway that intersects a through or uncontrolled street. The determination of this sight distance triangle shall be made according to the minimum sight distance at intersections chart and diagram below or as designated by a traffic or civil engineer.

POSTED THROUGH SPEED	X DISTANCE
25 MPH	280 FEET
35 MPH	390 FEET
45 MPH	500 FEET
55 MPH	550 FEET
65 MPH	650 FEET



Step 1. On your scaled site plan, show your driveway or street intersection to the through street. Indicate a point center of your driveway or street located 15 feet back from the edge of the curb line, edge of pavement or edge of travelway.

Step 2. Identify the speed limit of the through street. Connect the driveway centerpoint to the curb, line, edge of pavement or edge of travelway for a scaled distance noted in the table above in both directions.

Step 3. Shade that triangle area in. Make sure that no visual obstructions are placed in that area.

C: Preservation of Sight Distance Triangle Area

Exhibit A

No screening, landscaping, vegetation, structures, parking areas or other obstruction to visibility between the heights of 3 and 10 feet above the top of curb or centerline grade of the street shall be permitted within the clear zone, as defined by the sight distance triangular area. Development shall be set back or restricted in order to provide a clear sight distance.

EXHIBIT B

1903.02 No sign over three-feet in height shall be erected within the sight triangles described in Article 18.

1903.03 No Ground Sign shall be located closer than 10-feet to a public right-of-way.

1903.04 All illuminated signs shall conform with the provisions of the Cochise County Light Pollution Code, and shall be so placed as to prevent glare or reflection from being cast on any adjoining residential District, or any beam or ray of light from being directed at the sky and at any portion of a public street, alley, or other right-of-way.

1903.05 Illumination of signs shall not be flashing, intermittent, rotating, or animated, nor constitute a nuisance in any manner.

1903.06 No sign shall have moving or swinging parts, except that:

- A. The rotation of barber poles, permissible changing signs and/or multi-prism signs is permitted, provided that rotations shall not exceed six-revolutions per minute; and
- B. Banners, pennants, or devices set in motion by the wind may be permitted as temporary signs for grand openings, open houses, and model home demonstrations for a period not to exceed 30-days.

1903.07 No sign shall be erected or maintained at any location where, by reason of its position, shape, color, illumination or supporting structure, it may interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device, or with any device mounted on a police or fire protection vehicle; or which makes use of the words, "STOP," "LOOK," "DANGER," or any other word or phrase, symbol or character in such a manner as to interfere with, mislead, or confuse traffic.

1903.08 No sign shall be erected, relocated, or maintained so as to prevent free ingress to or egress from any door, window, or fire escape, nor shall any sign be attached to a standpipe or fire escape.

1903.09 No sign shall be located less than six-feet horizontally or 12-feet vertically from overhead electrical conductors which are energized in excess of 440-volts; "overhead conductors" shall refer to any electrical conductor, either bare or insulated, installed above the ground, except such conductors that are enclosed in rigid iron conduit or other material covering of at least equal strength.

1903.10 No sign, other than hazard warnings or identification placed by the utility itself, shall be attached to any utility pole.

1903.11 No sign shall be attached to any traffic control structure except as erected by the responsible governmental entity.

1903.12 The regulations of this Article shall not apply to memorial plaques and building cornerstones of metal, stone, or other incombustible material when built into or permanently affixed to the walls of a building or structure and made an integral part of that structure, provided that such plaques and cornerstones shall not exceed 12-square feet in area.

1903.13 Other sign regulations notwithstanding, the provisions of this Article shall not be construed to prohibit or restrict the erection and maintenance of traffic control, directional or informational signs by governmental and public utility officials.

1903.14 Other sign regulations notwithstanding, the provisions of this article shall not be construed to prohibit the erection and lighting of holiday displays, provided that such displays do not interfere with the safe operation of traffic control signals and signs.

- H. **One (1) temporary, non-illuminated sign for a major project under construction not exceeding thirty-six (36) square feet in area. Message limited to identification of architect, engineers, contractors, and other individuals or firms involved with the construction and the name of building, purpose for which intended and expected completion date. It shall be removed prior to the issuance of the certificate of occupancy.**
- I. **Temporary political signs not exceeding thirty six (36) square feet advertising candidates or issues may be erected during the campaign for a period of forty-five (45) days prior to the election in which such candidates or issues are to be voted upon. Such signs shall be removed no later than 15 days following the final election for that candidate or issue. Successful primary candidates will not be required to remove temporary political signs between the primary and general elections. Unrecognized party candidates and issues appearing on the general election ballot may place temporary political signs in accordance with this Article upon announcement of the unofficial results of the primary election.**
- J. **One (1) non-illuminated name plate for a home occupation sign not exceeding three (3) square feet.**
- K. **Temporary signs which are intended for use at grand openings of new businesses only and limited to a maximum period of fourteen (14) calendar days. Size of this sign shall not exceed thirty-six (36) square feet. This includes banners, pennants, A-frame signs and inflated objects, portable signs and or signs painted on vehicles**
- L. **One (1) temporary sign per subdivision not exceeding thirty-six (36) square feet in area, message limited to identification of the subdivision and its sales agent. Two (2) such signs are permitted if the subdivision is five (5) acres or larger or if the subdivision has more than one (1) street frontage. Such sign or signs may remain for the life of the active development, but in no instance for longer than two (2) years from the date the subdivision was approved by the Board of Supervisors.**
- M. **Garage sale type signs located with the permission of the owners of the premises upon which the sign is located. Such signs, not to exceed a total area of four (4) square feet shall be removed within five (5) days after erecting, and shall not be to placed in public right-of-way nor on utility poles or structures.**
- N. **One (1) temporary, non-illuminated sign per residential lot, not exceeding three (3) square feet in area per contractor or subcontractor working on the lot, not to exceed six (6) square feet in total area. Each such sign shall be removed from the premises within twenty (20) days after completion of such construction or repairs.**

SANTA CRUZ COUNTY, AZ



18.79.050 - Exceptions.

- A. 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:
1. 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.
 2. Concealed sign.
 3. Six or fewer flags with poles no greater than twenty feet in height.
 4. Governmental sign.
 5. Professional nameplate and home occupation sign, provided:
 - a. Maximum area: two square feet;
 - b. Setback. Main building setbacks for that zone.
 6. House numbers, nameplates and addresses with numbers or letters no more than three inches high.
 7. Memorial sign, tablet or cornerstone, not exceeding eight square feet in area.
 8. Noncommercial mural.
 9. Open house directional sign used to direct customers to a single residential lot for sale or subdivision sales center, provided:
 - a. Maximum area: Four square feet;
 - b. Maximum height: Three feet;
 - c. Maximum number: Four or six signs at a grand opening for two weekends;
 - d. The sign shall carry the identity and address of the sign owner;
 - e. The sign shall be removed by six p.m. of the day of posting.
 10. Trespassing sign, not exceeding two square feet in area.
 11. 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.
 12. Sign that indicates physical disabilities, not exceeding two square feet in area.
 13. Sign attached to a service station pump.

(Ord. 1986-65 § 1 (part), 1986)

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. Ten 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.
- F. Landmark Sign. A sign erected prior to the effective date of the ordinance codified in this chapter shall be given the status of a landmark sign and shall be exempt from the regulations of this chapter if the design review committee finds it has significant cultural or historical character as a landmark.
- G. Two for One Replacement of Billboard Support Structure. A billboard with a wooden support structure may be replaced with a metal support structure may be replaced with a metal support structure for a billboard of the same sign area provided it meets the following requirements:
1. Illumination: None;
 2. Maximum height: Twenty-four feet; and
 3. A second existing billboard with a wooden support structure is removed within thirty days of the issuance of a permit for the replacement support structure.

(Ord. 1986-65 § 1 (part), 1986)

“Banner, feather” means a vertical portable 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 2.)



Figure 2

Canopy. Same as “Awning.”

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

“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.

“Frontage” means the length of property line of any one premises along a public right-of-way on which it borders.

“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 lighted 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” 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 a facade with a slope approaching the vertical which imitates a roof.

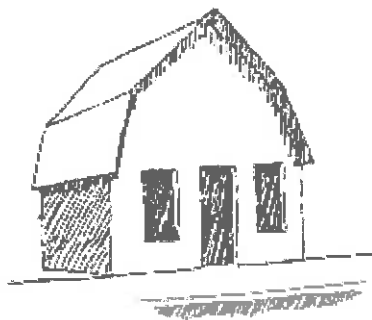


Figure 3

“Marquee” means a permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building, to be considered a canopy for sign allowances.

“Parapet” means the extension of a false front or wall above a roof line.

PINAL COUNTY, AZ

3. On-site signs for subdivisions (including condominium projects), advertising only the subdivision and the sale of lots or units from a recorded plat, shall be permitted provided there shall be no more than 100 square feet of total sign area for each subdivision and a total of five signs. They shall not extend into any required yard nor shall any sign exceed 12 feet in height. Such on-site signs shall be permitted until sales office is abandoned in the subdivision or for a maximum of two years, 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, apartment or group housing complexes of 30 units or more shall be considered within the definition and regulations of a "subdivision" in subsection (B)(3) of this section. Apartment complexes may display directional signs for a period of one year following construction completion, subject to the additional regulations of subsection (A)(1) of this section.

5. Office buildings or complexes, shopping centers and industrial parks may display leasing and rental signs for a period of one year following construction completion. These signs shall be limited to one freestanding sign and two building-mounted signs not to exceed a combined total of 100 square feet in area. Freestanding signs shall not exceed eight feet in height. After this one-year period, the regulations of subsection (B)(1) of this section shall apply.

C. Temporary Promotional Signs.

1. Promotional Event Types.

a. Grand opening signs 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.

b. Sale or event signs are signs designed to promote a sale or event or for some other short-term promotional purpose.

2. Allowed Signs.

- a. Banners, feather banners, pennants, inflatable structures.
- b. A-frame signs subject to PCDSC 2.145.030(T).

3. Approvals Required. A temporary sign permit will be required.

4. Time Limitations.

- a. Permits shall be for a maximum of 45 days.
 - i. Grand opening signs shall be permitted no more than once in any 12-month period.
 - ii. Sale or event signs shall be permitted no more than twice in any 12-month period.

5. Requirements for all temporary promotional signs:

- a. Located on the property for which the temporary sign permit has been issued.

- b. Cannot be affixed to any utility pole, tree or similar object.
- 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 Requirements.

- a. Maximum size: 20 feet by five feet.
- b. One-sided.
- c. Securely attached to the building for which the temporary sign permit has been issued.

7. Additional Feather Banner Requirements.

- a. Maximum size: 10 feet in height measured from the base and a maximum of 30 square feet in area.
- b. Separated from any other sign, driveway or intersection by at least 50 feet; excluding wall-mounted and gasoline pricing signs.
- c. Two feather banners are permitted per tenant up to 20,000 square feet of building area.
- d. Four feather banners are permitted per tenant over 20,000 square feet of building area.

D. Temporary Kiosk Sign.

1. Temporary kiosk signs are approved for the following entities only: communities, planned area developments, named subdivisions, builders, and governmental entities. There will be no additional advertising outside of the company name, logo, and directional arrow.
2. All temporary kiosk sign structures will be required to get a temporary sign permit and will comply with the size, construction type, and color scheme as set forth by the planning department.
3. All applications shall require a minimum of one contract from an existing community and/or builder within the service area.
4. All applications shall require a written contract from the property owner for which the proposed sign is to be located. If on state land, a permit must be obtained first from the state. The planning department will not hold locations pending approval from any entity, whether private or public. Under no circumstances will signs be permitted in a right-of-way.
5. A temporary kiosk sign located in the vicinity of state highways must obtain a state permit prior to submitting to the planning department.
6. All locations must be approved by the planning department prior to the installation of the sign. These locations will be approved only if the site is beneficial to the surrounding area.
7. Only one temporary kiosk sign shall be allowed per applicant per corner/location until that customer's original kiosk 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.
8. Off-premises temporary kiosk signs located outside of an intersection must maintain a minimum of 500 feet from closest intersection.

Yuma County Zoning Ordinance

810.05--Construction Signs

In addition to a project information sign required under Section 810.11 the following signs shall be permitted as indicated;

Rural, SA/RL, OS/RR -- One (1) construction sign per frontage is permitted with a maximum area of thirty-two square feet (32') and maximum height of eight feet (8'). Such signs shall be no closer than fifteen feet (15') to front property lines and five feet (5') from side or rear property lines.

SR, SSB, R-1, MHS, RVS -- One (1) construction sign per frontage is permitted with a maximum area of sixteen square feet (16') and a maximum height of six feet (6').

R-2, R-3, MHP, RVP, RC, C-1 -- One (1) construction sign per frontage is permitted with a maximum area of thirty-two square feet (32') and maximum height of eight feet (8'). Such signs shall be no closer than ten feet (10') to front property lines.

C-2, LI, HI and II -- Two (2) construction signs per street frontage are permitted with a maximum area of thirty-two square feet (32') per sign and maximum height of eight feet (8'). Such signs shall be no closer than ten feet (10') to front property lines.

810.06--Portable Signs

One (1) portable sign per parcel shall be permitted for a period not exceeding thirty (30) consecutive days. Maximum area permitted is sixteen square feet (16') with a maximum height of six feet (6') and minimum setback of five feet (5') from front property lines. All such signs shall be located at least twenty (20) feet from entries and at least twenty feet (20') from the intersection site triangle (*see Section 1101.00*).

810.07--Festoons

A sign consisting of a decorative chain or strip hanging between two (2) points. Such signs may include incandescent light bulbs, banners, balloons, pennants or other such features as are hung or strung overhead and which are not an integral physical part of the building or structure they are intended to serve.

810.08--Balloons

Balloons, including festoons, are permitted in all commercial, industrial or rural districts for a period not exceeding one hundred twenty (120) days in any given calendar year. They may be any size, but shall not be erected or suspended over one hundred feet (100') above average grade level.

810.09--Flags and Symbols

Flags, logos or other appurtenant symbols may be placed or erected to a height not exceeding thirty-five feet (35') above average grade level. No time limits or setbacks apply.

810.10--Enforcement

All temporary signs, so defined and delineated in this code, may be placed without permits. However, any such sign found to be not in compliance with the design

(j) Directional Signs, as herein defined, may be permitted in any district subject to the following requirements:

(1) Such signs shall be located along a State or Federal highway or an arterial street not more than one-quarter of a mile (1,320 feet) from the intersection of turnoff ramp or roadway providing direct access from said State or Federal highway or arterial street to the facility, institution or business district to which the public is being directed.

(2) Such signs shall be permitted only upon approval by the Building Official of the size, design and precise location of each individual sign, and written approval of the land owner.

(k) Other sign regulations notwithstanding, these regulations shall not be construed to prohibit or restrict the erection and lighting of Christmas displays during the Christmas season.

(l) The Building Official may, upon receipt of application and proof of need, approve an extension of removal time for subdivision development, business, and contractors' signs, provided that such extension shall not exceed one year beyond the removal date otherwise required by these regulations.

(m) City-Sponsored gatepost signs marking entrances to the City or signs to its parts shall be permitted as required.

(n) Banners, non-governmental flag, and pennants and other devices set in motion by the wind shall be limited to one square foot of banner, flag, pennant or other devices set in motion by the wind per one hundred (100) square foot of lot. No single banner, non-governmental flag, pennant, or other device set in motion by the wind may exceed fifty (50) square feet. Larger than fifty (50) square foot single banners, flags, pennants, or other devices in motion by the wind may be allowed if the applicant obtains and approved comprehensive sign plan from the PLANNING & ZONING COMMISSION. (amended by Ordinance 449 8/19/02)

(o) Flashing, intermittent, rotating, animated; beacon or similar illuminated and audible signs are not permitted except as provided under the exemption section.

(p) Permits are required for all signs except those specifically exempted under the Sign Permit section.

(q) Signage authorizations are not transferable either in whole or in part from one building frontage or business to another.

(r) On buildings having more than one street frontage, the maximum allowable square footage of on-site signs is permitted for each street frontage.

- a. Special Events. Sign used to promote a sale or special event.
- 1) For the purpose of this regulation, special event signs shall include sign banners, balloons, flags, streamers, and pennants. Vehicle mounted signs, flashing lights, search lights and portable signs are prohibited, except as may otherwise be provided in this Ordinance. (Ord. No. 03-01)
 - 2) Banner signs shall be limited to a maximum total square footage of thirty-two (32) square feet.
 - 3) Signs shall be allowed four (4) times per year for a maximum period of fourteen (14) consecutive days. A minimum of thirty (30) days shall pass between each such sale.
 - 4) For a period extending no later than June 30th, 2012, the following allowances for special event signage shall apply:
 - a) Signs shall be allowed four (4) times per year for a maximum period of thirty (30) consecutive days for each occurrence.
 - b) Advertising Flags
In addition to allowable banner, streamer, and pennant signage, establishments may have two (2) pole-mounted advertising flag signs, such as the types of signs commonly referred to as a "swooper flag", "feather flag", or "teardrop flag". Each sign shall not exceed a total of fifteen (15) feet in height including mounting hardware, three (3) feet in width, nor thirty-two (32) square feet in sign area. All such signs shall be securely fastened to resist displacement by wind or similar disturbances and shall only be displayed during the hours the business / establishment is open. For establishments located in multi-tenant buildings or complexes, such signs may be placed at the perimeter of the complex with the property owner's consent.
 - c) Portable A-frame signs
Establishments may also have one (1) portable "A-frame" (or similar) sign, provided that the sign shall not exceed thirty-six (36) inches in height nor a total of six (6) square feet in area. Such signs shall be weighted to resist displacement by wind or similar disturbances and shall only be displayed during the hours the business / establishment is open. For establishments located in multi-tenant buildings or complexes, such signs may be placed at the perimeter of the complex with the property owner's consent.
 - d) All such signs shall be placed on private property and shall not impede pedestrian or vehicular visibility or traffic.
 - 5) All such signs shall include wind cuts as necessary to reduce sign billowing or sailing and shall be securely fastened to the building or other permanent structure attached to the building containing the subject

Sec. 18-776. - Feather flag.

- (a) *Applicability* . Feather flags are permitted in nonresidential districts only, except with a valid special event sign permit issued in accordance with Section 18-773.
- (b) *Maximum sign area* . 30 square feet.
- (c) *Maximum number of signs* . One per business in nonresidential districts.
- (d) *Maximum sign height* . Ten feet.
- (e) *Minimum setback* .
 - (1) Five feet or the height of the feather flag, whichever is greater; and
 - (2) 25 feet from intersecting rights-of-way.
- (f) *Illumination* . Feather flags shall not be illuminated.
- (g) *Additional requirements* .
 - (1) No permit is required.
 - (2) Feather flags shall be securely fastened to the ground to prevent it from falling over or being blown over in the wind. Feather flags that fall onto the public rights-of-way shall be removed in accordance with the provisions in Chapter 70 of the Code.
 - (3) Each business in a nonresidential district may display either a feather flag as authorized by this section or a temporary sign as authorized by Section 18-772. Only one sign may be displayed.
 - (4) For businesses located in a commercial center, the feather flag authorized by this section may be displayed on any lot within the commercial center with the written approval of the property owner or owner's representative. In all other cases, the feather flag shall be located on the lot with which it is associated.

(Ord. No. 3318, § 2, 12-16-14)

