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*Off Premise*  
*Signs*



Zoning Ordinance  
Information Series

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# Off Premise Signs

## Applicable Definitions

Off premise sign is a sign which directs persons to a new subdivision, multiple family project or a business that is at a different location from where the sign is located.

New subdivision means the area contained within a final subdivision plat that was recorded not more than ten years prior to the date of the request or one in which a single entity holds title to at least fifty percent of the lots within the final subdivision as originally recorded.

## Off Premise Signs

Off premise signs are allowed in certain zoning districts with a conditional use permit and subject to the regulations set forth below.

1. The sign shall be located in a C2, C3, M1, M2, or PL zoning district if advertising a business. The sign may be located in any zoning district if advertising a new subdivision.
2. Written permission shall be obtained by the applicant from the property owner of the desired off-premise sign location, prior to submittal of an application for a conditional use permit.
3. The design of the sign shall be of an aesthetically pleasing quality. Drawings and a site plan shall be submitted during the conditional use permit process which accurately

describes the sign proposed in terms of its design, materials, and location.

4. The sign copy for the off-premise sign shall be limited to identifying the business or new subdivision benefiting from the off-premise sign and directions to locate that business or new subdivision.
5. The maximum permitted area for an off-premise sign used to advertise a business shall be forty-eight square feet.
6. The maximum permitted area for an off-premise sign used to advertise a new subdivision shall be forty-eight square feet. If said sign is part of a unique branding, marketing package specific to the project the square footage of the sign may increase to seventy-five square feet.
7. The maximum height of any portion of a freestanding type sign structure shall be fifteen feet, with a minimum ground clearance of ten feet. The ground clearance of the sign may be reduced so long as the decrease does not hamper visibility for traffic safety.
8. The maximum height of any portion of a monument type sign structure shall be five feet.
9. The sign shall be set back a minimum of five feet as measured from the property line to the sign structure supporting the sign, provided no portion of the sign projects over any portion of the public right-of-way.
10. The off-premise sign must be a minimum of 500 ft. from any temporary sign advertising the opening of a new subdivision or other off-premise sign located on the same side of the street as the subject sign.

## Conditional Use Permit Process

See a planner and the conditional use permit application handout for further information on this process.

## Fee

Please refer to the fee schedule for applicable fees.

## ADOT Review

Signs visible from Highway 95 are subject to an Arizona Department of Transportation (ADOT) permit process. ADOT can be contacted by calling (602) 255-7386 or (928) 757-5828