



Maricopa County
Planning and Development Department

Debra W. Stark, AICP
Director
501 North 44th Street, Suite 200
Phoenix, Arizona 85008
(602) 372-0688 o
(602) 506-8510 f

Date: December 13, 2013

To: Tom Manos, County Manager

Via: Joy Rich, AICP, Deputy County Manager

From: Debra W. Stark, AICP, Planning and Development Director

DWS

Re: TA2013012 – County Manager's Approval

In accordance with the adopted "Moratorium on Increased Regulatory Burdens," the Planning and Development Department is seeking your approval to proceed with TA2013012 (Commercial Signs). This text amendment is a housekeeping item to clarify that free-standing, on-site signs in Commercial and Industrial zoning districts have maximum height limitations when proximate to Rural and Residential zoning districts unless developed for non-residential use. TA2013012 qualifies for County Manager approval under the moratorium, as the proposed text amendment is a clarification that lessens regulatory burden.

TA2013012 will be processed through the County's Enhanced Regulatory Outreach Program. It is scheduled for a February 28, 2014 Stakeholder Meeting.

A handwritten signature in black ink, appearing to read "Tom Manos", written over a horizontal line.

Approved by Tom Manos, County Manager



Briefing Notification to County Manager
Prepared by the Planning & Development Department



Case #/Title: TA2013012 – Commercial Signs

Supervisor Districts: All Districts

Overview: A text amendment to the Maricopa County Zoning Ordinance, Articles 1403.2.3.2.b & 1404.2.2.2.b and the Chapter 14 Sign Table by Zoning District - to clarify maximum height limitation for free-standing on-site signs in Commercial and Industrial zoning districts proximate to Rural and Residential zoning districts. This is considered a housekeeping item.

The articles limit the height of free standing signs at commercial / industrial sites when proximate to residential sites:

Any sign within two-hundred (200) feet of a Rural or Residential zone, shall not exceed twelve (12) feet in height. However, for each five (5) feet beyond the two-hundred (200) feet as described in the previous section, the maximum may increase one (1) foot to a maximum height of twenty-four (24) feet.

The article is interpreted to limit sign height when proximate to a Rural or Residential zone unless developed for non-residential use. This housekeeping text amendment will the intent of the ordinance. The proposed text amendment language will be (added language underscored):

Any sign within two-hundred (200) feet of a Rural or Residential zone, unless developed for non-residential use, shall not exceed twelve (12) feet in height. However, for each five (5) feet beyond the two-hundred (200) feet as described in the previous section, the maximum may increase one (1) foot to a maximum height of twenty-four (24) feet.

Send any comments to pattyzaricor@mail.maricopa.gov

Next Steps: Scheduled for a 2/28/14 Stakeholder Meeting and tentatively for the 3/27/14 P&Z Commission meeting for formal initiation.