

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF PEORIA, MARICOPA COUNTY, ARIZONA, AMENDING THE PEORIA CITY CODE, CHAPTER 21 SECTIONS 21-200 "DEFINITIONS", 21-600 "SPECIAL USES, DISTRICTS AND OVERLAYS", 21-700 "SIGNAGE" AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City wishes to amend the Zoning Ordinance of the City of Peoria within the Peoria City Code (1992) regarding certain provisions in Sections 21-200 "Definitions", 21-600 "Special Uses, Districts and Overlays, and Signage "21-700" pertaining to the development of downtown Peoria; and

WHEREAS, the Planning and Zoning Commission of the City of Peoria, Maricopa County, Arizona, held a public hearing on December 5, 2024, to consider proposed amendments to the Peoria City Code (1992 edition), after notice in the manner provided by law; and

WHEREAS, due and proper notice of such Public Hearing was given in the time, form, substance, and manner provided by law including publication of such in the Peoria Times on October 24, 2024 and November 14, 2024; and

WHEREAS, the Planning and Zoning Commission of the City of Peoria, Arizona at its regularly convened meeting of December 5, 2024 voted to recommend Code Amendment TA24-04 to the Mayor and Council of the City of Peoria, Arizona; and

WHEREAS, the City Council finds that the Ordinance would not have a discernable impact on the cost to construct housing for sale or rent, within the City of Peoria, in accordance with Arizona Revised Statute 9-462.01.E; and

WHEREAS, the City Council has determined the code amendment to the Zoning Ordinance is in conformance with the City of Peoria General Plan, as amended; and

WHEREAS, the Mayor and Council of the City of Peoria, Arizona, have considered the recommendation of the Planning and Zoning Commission of the City of Peoria, Arizona, and deem it to be in the best interest of the public health, safety and welfare of the residents of the City of Peoria, Arizona to amend the provisions and associated sections as specified within the Ordinance; and

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Peoria, Arizona as follows:

SECTION 1. The foregoing recitals are incorporated as if fully set forth herein.

SECTION 2. Chapter 21 of the Peoria City Code shall be amended to read as indicated in Exhibit A of this Ordinance.

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. The City Clerk is hereby authorized to correct clerical and grammatical errors, if any, related to this Ordinance, and to make formatting changes appropriate for purposes of clarity, form, or consistency with the Peoria City Code.

PASSED AND ADOPTED by the Mayor and Council of the City of Peoria, Maricopa County, Arizona this 14th day of January, 2025.

\_\_\_\_\_  
Jason Beck, Mayor

\_\_\_\_\_  
Date Signed

ATTEST:

\_\_\_\_\_  
Agnes Goodwine, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Emily Jurmu, City Attorney

Published in: Peoria Times

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Effective Date:

# Exhibit A

## Downtown Code

Amendment for Adoption to the Peoria City Code, Chapter 21

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### HOW TO READ THIS DOCUMENT

Applicable Sections of the Zoning Ordinance are denoted by **highlighted bold text** for ease of readability during the drafting process.

Unless otherwise stated, provisions or regulations being deleted are shown in bold red strikethrough text or a line through the graphic, like this: ~~**Provisions that are being deleted are shown with a bold red strikethroughs text.**~~ Graphics containing bold red strikethrough are intended to remove the graphic in its entirety as well as any text that is embedded in the graphic.

Provisions or regulations that are being added are shown in double-underlined bold blue text, like this: **Provisions that are being added are shown in double-underlined blue text.** Graphics containing a bold double blue box are intended to add the graphic in its entirety as well as any text that is embedded in the graphic.

Provisions or regulations that are being relocated from one section of the code to another are in bold italic green text, like this: ***Provisions that are being added are shown in bold italic green text.***

Only those changes noted through the above methods for the specific sections and subsections of the code identified shall be made. When regulations, graphics or other text is omitted, or is shown unchanged in adjoining sections or subsections of the code, it shall remain unchanged.

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**Section 1: Amend Chapter 21 - Zoning, Section 21-202, only as follows, leaving all other sections and subsections not specifically referenced unchanged:**

### 21-202. Definitions and Land Use Classifications.

#### **B**

**Banquet and Conference Centers** means Facilities that are rented for short-term events such as weddings, receptions, banquets, and conferences, as a principal business activity (not accessory to another use such as a Place of Worship or Community Center).

#### **C**

**Catering Service Establishment** means an establishment where food is sold for consumption off-premises with no counters or tables for consumption of food on the premises. This definition shall not refer to catering services provided as an ancillary use to a restaurant, banquet, conference centers, or similar use.

**Commercial Entertainment** means the provision of spectator entertainment to the general public including live and motion picture theaters and concert halls. This category excludes cabarets,

nightclubs, and similar establishments providing entertainment incidental to food or beverage sales.

**Commercial Recreation** means the provision of participant or spectator recreation to the general public, excluding public parks and recreation facilities.

- 1) **Small-Scale, Commercial Recreation:** This classification includes small, generally indoor facilities, that occupy less than 50,000 square feet of building area, such as billiard parlors, bowling centers, card rooms, dance studios, exercise studios, health clubs, yoga studios, dance halls, small tennis club facilities, poolrooms, and amusement arcades. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.
- 2) **Large-Scale, Commercial Recreation:** This classification includes large, generally outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, driving ranges, golf courses (daily fee), as well as indoor facilities with more than 50,000 square feet in building area, including fitness centers, gymnasiums, handball, racquetball, or large tennis club facilities; ice or roller skating rinks; swimming or wave pools; miniature golf courses; archery or indoor shooting ranges; riding stables; campgrounds; stables, etc. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

**Community Garden** means an area of land managed and maintained by a group of individuals to grow and harvest food crops and/or non-food, ornamental crops, such as flowers, for personal or group use, consumption or donation. The area may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

**Community Center** means any noncommercial facility established primarily for the benefit and service of the population of the community in which it is located. Examples include youth centers and senior centers. This classification excludes community facilities operated in conjunction with an approved residential or commercial use that are not generally available to the public.

**Clubs and Lodges** means a meeting space, or recreational or social facilities operated by a private or nonprofit organization primarily for use by members or guests. This classification includes union halls, fraternal organizations and social clubs.

**D**

~~**Drive-In Restaurant** means a restaurant, which provides food and beverage service directly to patrons within parked vehicles for consumption primarily on the premises.~~

**E**

**Eating and Drinking Establishments** means a business primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

**K**

*Kiosk* means a free-standing vendor space or stall located within a public space that is established with the intent to help foster small business development.

**M**

*Microbrewery, Microwinery, or Craft Distillery* means an establishment in possession of a valid state license to produce small quantities of alcohol in conjunction with a restaurant or tasting room. All on-site manufacturing and processing of alcohol associated with the microbrewery, microwinery, or craft distillery shall occur wholly within an enclosed building.

*Mixed Use Development* means ~~a tract of land, building, or structure developed for two or more different uses such as, but not limited to, residential, office, light manufacturing, retail, public, or entertainment.~~ the development of a parcel(s) of land, building(s) or structure(s) with more than one (1) type of land use, such as residential, office, retail, public, or entertainment, where the different land uses on the parcel or parcels form a cohesive development with shared vehicular and pedestrian access and parking areas between the parcels, different land uses or both.

- 1) *Horizontal Mixed-Use:* A project that includes two (2) or more attached or detached single-story buildings with a combination of land uses (e.g. residential and commercial).
- 2) *Vertical Mixed-Use:* A project that includes one or more attached or detached multiple-story buildings containing both non-residential and residential dwelling units which are functionally integrated by the use of shared vehicular and pedestrian access and parking areas.

**O**

*Open-Air Markets*, commonly referred to as a *Farmers Market* or *Craft Market*, means a market held in an open area where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, locally produced arts and crafts items (excluding second-hand items). The display and sale of hand-crafted artisan items may be considered as an accessory activity, provided the principal activity remains the sale of the food- or produce-related items.

*Outdoor Display* means ~~display of retail merchandise and retail sales outside of an enclosed structure.~~ an outdoor display or sale of goods which is conducted within an adjoining space, or in close proximity to a principally permitted business on the same parcel of property (or within the same commercial center) upon which the outdoor display is located.

**R**

*Reception Center* ~~see *Banquet and Conference Centers*.~~ ~~means an indoor or outdoor facility for the purpose of hosting meetings, weddings, receptions and/or luncheons.~~

*Recreation and Social Clubs* ~~see *Clubs and Lodges definition*.~~ ~~means buildings and grounds used for and operated by membership or fraternal organizations primarily for recreation and service of members and their guests and not primarily for profit, including but not limited to golf clubs, riding clubs, American Legion halls, Elks clubs, and similar facilities.~~

**Restaurant, Full Service**, means ~~any~~ restaurant providing sit-down table service to patrons who order and are served food prior to receiving a bill. Carry-Out Services may occur as an accessory use. ~~(except a drive-in establishment or a convenience food restaurant as defined in this Section), coffee shop, cafeteria, short order cafe, luncheonette, sandwich stand, drugstore, and soda fountain serving food, and all other eating or drinking establishments provided that at least forty percent (40%) of the total sales are derived from the sale of food.~~

**Restaurant, Limited Service**, means a Restaurant where patrons order and pay before food or drink is consumed on or off premise.

**Restaurant, Walk-Up**, means a restaurant with a walk-up service window. Food and drink is customarily carried off-site for consumption.

**Restaurant, Drive-In or Drive-Up**, means a restaurant that provides food and beverage service directly to patrons within vehicles primarily either for consumption on the premises in a parked vehicle or to take away subsequent to retrieval from a drive-through service.

## S

~~Service Clubs means buildings and grounds used for and operated by non-profit organizations whose membership is open to any resident of the community, including YMCA, YWCA, Boy Scouts, Girl Scouts, Boys and Girls Club and any similar organization having as its primary objective the improvement of the district, neighborhood or community and its social welfare. Service Clubs shall not include Recreation and Social Clubs as herein defined.~~

**Swap Meet**, commonly referred to as an *Flea Market* or *Bazaar*, means a marketplace where groups of sellers rent space to display, barter or sell goods to the public. The marketplace is composed of semi-enclosed or outdoor stalls, stands or spaces, and is distinguished from a farmer's market or craft fair in that the principal items sold, displayed or bartered are used or previously owned items, and are not fresh produce items, art items or handicrafts. This definition does not include *Outdoor Displays*, retail sidewalk sales, or garage sales.

## T

**Tavern, Bar, Lounge** means a business ~~that sells beer or intoxicating liquor for consumption on the premises and having a Liquor License with any of the following classifications: Bar License (Series #06) or Beer and Wine Bar License (Series #07) or the equivalent of such license, and excluding restaurants and recreation and social clubs.~~ serving beverages for consumption on the premises as a primary use including on-sale service of alcohol including beer, wine, or mixed drinks, and businesses that do not meet the definition of *Full Service* or *Limited Service Restaurant*.

Section 2: Amend Chapter 21 - Zoning, Section 21-619 through 21-624, only as follows, leaving all other sections and subsections not specifically referenced unchanged:

Sec. 21-619 through Sec. 21-624 are removed in their entirety and replaced with the following:

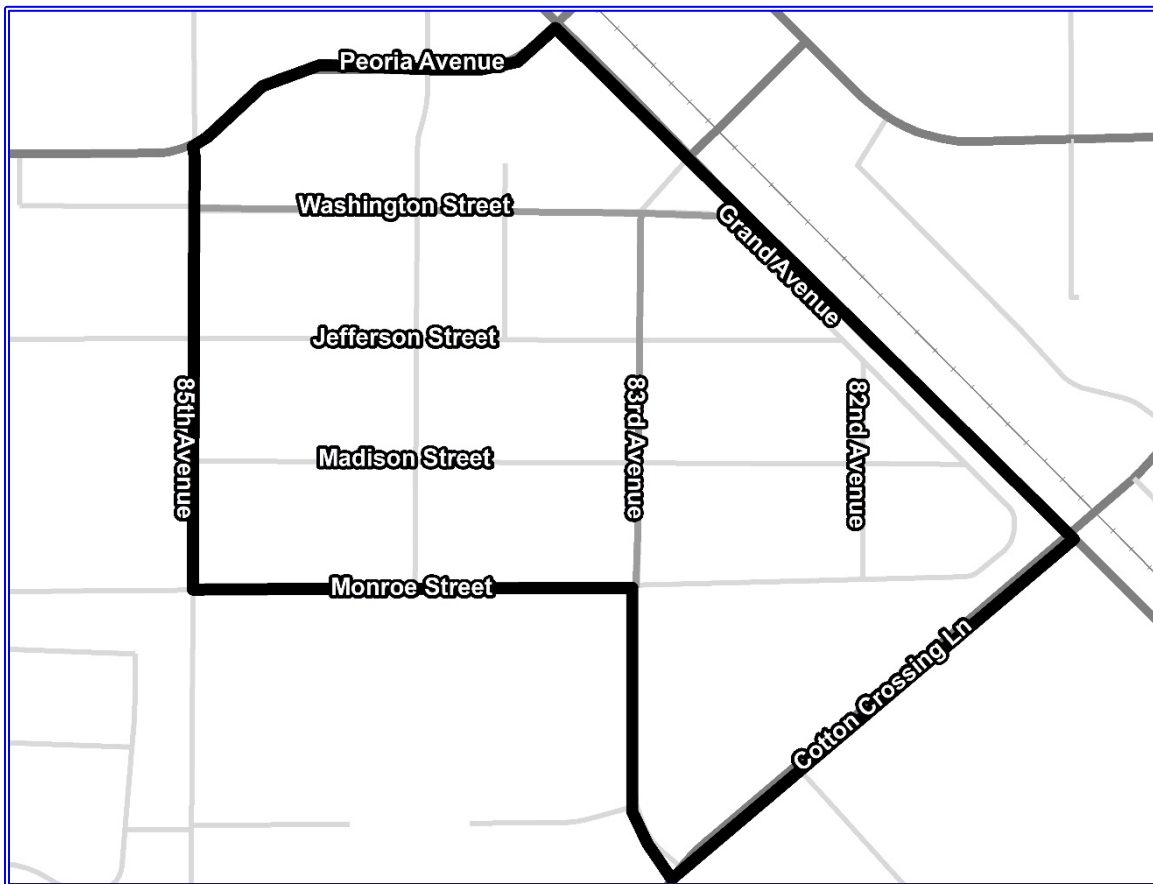
**Sec. 21-619.Downtown (D) District.**

- A. Originally referred to as the Old Town Mixed Use (OTMU) District and the Old Town Core Area, the “Downtown Area” has been envisioned and planned as a vibrant, walkable, mixed-use area for civic, historic, residential, commercial and employment uses. This concentration of complimentary uses and community interests are located within a small geographic area comprised of the sub-districts identified herein.
- B. The purpose of this Downtown (D) District is intended to provide the necessary land use regulations and development standards to implement the goals and policies as set forth in the Peoria General Plan, along with support the principles and guidelines within the Peoria Community Design Guidelines in furtherance of these objectives.
- C. To support the desired high quality, walkable urban development pattern within the “Downtown Area”, the Downtown District regulations and standards provided herein are intended to:
  - 1. Promote and protect the character of the diverse collection of vibrant mixed-use pedestrian-oriented sub-districts;
  - 2. Promote an enhanced, pedestrian-oriented, streetscape environment on key streets within the Downtown Area;
  - 3. Encourage economic niches which may include a variety of commercial and residential uses that activate the streetscape.
  - 4. Encourage development which creates a compacted pedestrian environment and promote pedestrian activities that would balance day and night uses.
  - 5. Incorporate contextually sensitive planning, architecture and urban design;
  - 6. Promote arts and culture as a key component within streetscapes and public gathering areas;  
and
  - 7. Encourage new development or redevelopment to be compatible with adjacent historic or culturally significant structures in scale, massing, building materials, and orientation.

**Sec. 21-620.Applicability**

- A. The “Downtown Area” is bounded by 85th Avenue on the west, Peoria Avenue on the north, and Grand Avenue on the east. The southern boundary follows along Monroe Street from 85<sup>th</sup> Avenue to 83<sup>rd</sup> Avenue, where it then proceeds southward on 83<sup>rd</sup> Avenue until it meets Cotton Crossing. From there, the boundary proceeds northeasterly until it reaches Grand Avenue. Refer to Exhibit 21-620.A which graphically illustrates the “Downtown Area”
- B. The Downtown (D) District regulations and standards shall only be applied to property located within the “Downtown Area” as defined above and illustrated within Exhibit 21-620.A.
- C. All uses shall be subject to the applicable provisions of the Zoning Ordinance. However, where the regulations and standards established by the Downtown District conflict with other provisions of the ordinance, the regulations and standards set forth in the Downtown District shall govern.

Exhibit 21-620.A Downtown Area



Sec. 21-621. Zoning Sub-Districts.

The Downtown District is composed of the following sub-zoning districts:

A. Downtown / Commercial Mixed-Use (D/CM)

The Downtown/Commercial Mixed-Use designation allows for retail and service businesses mixed with residential, cultural, educational, community, recreational, entertainment uses. Architecturally enhanced parking structure, street level office, business, or community uses that create a pedestrian friendly environment are strongly encouraged.

B. Downtown / Residential Mixed-Use (D/RM)

The Downtown / Residential Mixed-Use designation allows for primarily single-family and multi-family residential uses. Limited types of non-residential uses adapted to the residential structures are permitted in the Residential Mixed-Use area. Non-residential uses may include small-scale entrepreneurial, pedestrian-oriented goods and services, family-owned business, bed and breakfast establishments, and small professional or home business whose business is primarily oriented to users in the Downtown area.

Sec. 21-622. Downtown Land Use Matrix.

Table 21-622.A indicates land uses allowed within the base Downtown Zoning District. Specific uses are further defined in Section 21-200, Definitions.

**A. Explanation of Table Abbreviations.**

**1. Permitted Uses.**

- a. "P" indicates that the use is allowed by right. Permitted uses are subject to all other applicable regulations of this Zoning Ordinance, including the use-specific standards, along with compliance with the Peoria Community Design Guidelines.
- b. "PA" indicates that the use is allowed by right, unless it is located within two hundred (200) feet of a residential use, then it shall be deemed as a "Conditional Use" which shall be permitted upon receiving a Conditional Use Permit (CUP) as defined below.

**2. Conditional Uses.**

- a. "C" indicates that in the respective zoning district, the use is allowed only if reviewed and approved in accordance with the procedures of Section 21-321, Conditional Use Permits. Conditional uses are subject to all other applicable regulations of this Zoning Ordinance, including the use-specific standards, along with compliance with the Peoria Community Design Guidelines.
- b. The "C" designation in Table 21-503 does not constitute an authorization or an assurance that such use will be permitted. Rather, each conditional use permit application shall be evaluated as to its probable effect on adjacent properties and surrounding areas, among other factors, and may be approved or denied pursuant to the procedures in Section 21-321, Conditional Use Permits.

**3. Prohibited Uses. "-" indicates that the use is prohibited in the respective zoning district.**

**4. Accessory and Temporary Uses.** The "A" designation indicates the use is permitted within the zoning district as an accessory to a primary use. In those instances where a permanent use is not defined or present, the "T" designation indicates the subject use may be installed on a temporary basis, subject to applicable specific standards.

**5. Use-Specific Standards.** Regardless of whether a use is allowed by right or as a conditional use, there may be additional standards that are applicable to the use. Use-specific standards are noted through a cross-reference in the last column of the table. Cross-references refer to Section 21-505 Use-Specific Standards and apply to all districts unless otherwise specified.

**B. Table Organization.**

In Table 21-622, land uses and activities are classified into general "use categories" and specific "use types" based on common functional, product, or physical characteristics such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts. This classification does not list every use or activity that may appropriately exist within the categories. Certain uses may be listed in one category when they may reasonably have been listed in one or more other categories. Therefore, the "use categories" are intended merely as an indexing tool and are not regulatory.

**C. Use for Other Purposes is Prohibited.**

Approval of a use listed in Table 21-622, and compliance with the applicable use-specific standards for that use, authorizes that use only. Development or use of a property for any other use not specifically allowed in Table 21-622 is prohibited.

**D. Classification of New and Unlisted Uses.** When application is made for a use category or use type that is not specifically listed in Table 21-622, the following procedure shall be followed:

1. The Zoning Administrator shall provide an interpretation of the Ordinance in accordance with Section 21-311 as to the use category and/or use type into which such use should be placed. In making such interpretation, the Zoning Administrator shall consider its potential impacts, including but not limited to: the nature of the use; the amount of noise, odor, fumes, dust, toxic material, and vibration likely to be generated; and the general requirements for public utilities such as water and sanitary sewer.
2. Appeal of the Zoning Administrator’s decision may be made to the Board of Adjustment following procedures under Section 21-162 of this Zoning Ordinance.

<b>Table 21-622 Downtown Land Use Matrix</b>			
<b>LAND USE CLASSIFICATIONS</b>	<b>D/CM</b>	<b>D/RM</b>	<b>USE SPECIFIC STANDARDS</b>
<b>A. Residential Uses</b>			
Multi-Family Residential	P	P	See 21-623.A
Single-Family Residential	-	P	See 21-623.A
<b>B. Commercial and Retail Uses</b>			
Automobile / Vehicle Repair, Minor	C	-	See 21-623.B
Commercial Service Establishments	P	-	See 21-505.H
<b>Eating &amp; Drinking Establishments</b>			
Catering Service	P	-	See 21-200
Microbrewery, Microwinery, or Distillery	P	-	See 21-623.B
Outdoor Dining and Seating Areas	P/A	-	See 21-623.B
Restaurants, Drive through / Drive-up	-	-	See 21-623.B
Restaurants, Full Service	P	P	See 21-623.B
Restaurants, Limited Service	P	-	See 21-623.B
Restaurants, Walk-Up	P / A	-	See 21-623.B
Tavern, Bar, Lounge	P	-	See 21-505.B
<b>Entertainment And Recreation</b>			
Banquet and Conference Centers	PΔ	C	See 21-505.C
Commercial Entertainment, Small-Scale	P	-	See 21-623.B
Commercial Recreation, Small-Scale	P	P	See 21-623.B

<b>Table 21-622 Downtown Land Use Matrix (continued)</b>			
<b>Financial Institution and Services</b>	<b>P</b>	<b>-</b>	<b>See 21-623.B</b>
<b>General Retail, Indoor</b>	<b>P</b>	<b>P</b>	<b>See 21-623.B</b>
<b>Kiosk</b>	<b>T</b>	<b>-</b>	<b>See 21-623.B</b>
<b>Lodging</b>			
<b>Bed And Breakfast Inn</b>	<b>P</b>	<b>P</b>	<b>See 21-505. I</b>
<b>Hotel Or Motel</b>	<b>P</b>	<b>-</b>	<b>See 21-505. I</b>
<b>Maintenance and Repair Services, Indoor</b>	<b>P</b>	<b>P</b>	<b>See 21-623.B</b>
<b>Personal Services</b>			
<b>Body Piercing and Tattoo Studios</b>	<b>C</b>	<b>-</b>	<b>See 21-505. K</b>
<b>Dry Cleaning or Laundry Service</b>	<b>P</b>	<b>-</b>	<b>See 21-623.B</b>
<b>General Personal Services</b>	<b>P</b>	<b>-</b>	<b>See 21-623.B</b>
<b>Office and Business Services</b>			
<b>Business or Professional Offices</b>	<b>P</b>	<b>P</b>	
<b>Business Services</b>	<b>P</b>	<b>P</b>	
<b>Medical or Dental Offices</b>	<b>P</b>	<b>P</b>	<b>See 21-505.J</b>
<b>Open-Air Market</b>	<b>P / T</b>	<b>-</b>	<b>See 21-623.B</b>
<b>C. Public, Civic and Institutional Uses</b>			
<b>Clubs and Lodges</b>	<b>P</b>	<b>P</b>	<b>See 21-505.C</b>
<b>Community Garden</b>	<b>A / T</b>	<b>A / T</b>	<b>See 21-623.C</b>
<b>Cultural and Educational Institutions</b>	<b>P</b>	<b>P</b>	<b>See 21-505.F</b>
<b>Day Care Centers and Pre-School Centers</b>	<b>C</b>	<b>C</b>	<b>See 21-505. F</b>
<b>Government Buildings and Public Facilities</b>	<b>P</b>	<b>P</b>	<b>See 21-505</b>
<b>Group Care Facility</b>	<b>C</b>	<b>C</b>	<b>See 21-812.C</b>
<b>Group Homes, Less Than 10 Residents</b>	<b>P</b>	<b>P</b>	<b>See 21-812.C</b>
<b>Park / Open Space</b>	<b>P</b>	<b>P</b>	
<b>Parking Lot, Garage, and Parking Structure</b>	<b>P / T</b>	<b>P / T</b>	<b>See 21-623.C</b>
<b>Places of Worship</b>	<b>P</b>	<b>P</b>	<b>See 21-505.F</b>
<b>D. Accessory Uses</b>			
<b>Outdoor Sales and Display Area</b>	<b>A</b>	<b>A</b>	<b>See 21-623.C</b>

**Sec. 21-623. Use Specific Standards for Downtown**

In the D/CM and D/RM Zoning Sub-Districts, uses identified in Table 21-622 are subject to limitations outlined in Sections 21-505 of the Peoria Zoning Ordinance except as modified herein:

**A. Residential Land Uses**

1. Residential uses are prohibited on the first floor of all buildings located along or abutting Washington Street and 83<sup>rd</sup> Avenue.
2. Accessory buildings for single-family residences shall be subject to the limitations contained in Section 21-315 of this Ordinance.

**B. Commercial and Retail Uses**

**1. Within the D/CM and D/RM district, all of the following shall apply:**

- a) All Drive Through and/or Drive-Up Services are prohibited. Drive Through and/or Drive-Up Services include, but are not limited to services offered by a Restaurant, Financial Institution, Pharmacy, Dry Cleaning or Laundry Service, Convenient Stores, etc.
- b) Warehousing or indoor storage of goods and material beyond that normally incidental to permitted uses shall be prohibited.

**2. Automobile Related**

- a) Automotive Uses shall be limited to developments with arterial street frontages and to properties having a Certificate of Occupancy as of July 1, 2005.

**3. Eating & Drinking Establishments**

**a) Microbrewery, Microwinery, or Distillery**

- i. The restaurant or serving area operating in conjunction with the *Microbrewery or Distillery* shall occupy a minimum of 25% of the total floor area.

**b) Outdoor Dining and Patio Areas are subject to the following additional provisions:**

- i. Hours of operation shall be limited to the hours of operation of the associated primary use.
- ii. A four (4) foot unobstructed walkway containing at least seven (7) feet of vertical clearance shall be maintained at all times.
- iii. Outdoor seating areas shall not obstruct pedestrian circulation, drive aisles, fire lanes, loading zones, or any location that may cause hazardous conditions, or constitute a threat to the public health, safety and welfare.

**c) Restaurant, Full Service**

- i. Full Service and Limited Service Restaurants located in Downtown / Residential Mixed-Use (D/RM) shall not exceed 2,000 square feet of gross floor area for kitchen preparation, serving area, and outdoor dining.
- ii. Drive-through services are not permitted as referenced herein (see Sec. 21-623.B.1).

**d) Restaurant, Limited Service**

- i. Full Service and Limited Service Restaurants located in Downtown / Residential Mixed-Use (D/RM) shall not exceed 2,000 square feet of gross floor area for kitchen preparation, serving area, and outdoor dining.**
- ii. Drive-through services are not permitted as referenced herein (see Sec. 21-623.B.1).**

**e) Restaurant, Walk-up**

- i. The maximum floor area of the restaurant shall be limited to 250 square feet when operating as a stand-alone business.**
- ii. The maximum floor area of the Walk-Up restaurant does not apply when operating as an accessory use to an existing Full Service or Limited Service Restaurants.**

**4. Entertainment and Recreation**

- a) The total gross floor area of a Commercial Entertainment or Commercial Recreation use shall not exceed 5,000 square feet in the D/CM and D/RM sub-district. The area restriction excludes a Public, Civic and Institutional uses and amenity areas for a multi-family residential development.**

**5. Financial Institution and Services**

- a) Automated Teller Machines (ATMs) are permitted as a walk-up or walk-in ancillary use to principally permitted use. Standalone ATMs are not permitted.**
- b) As referenced in Sec. 21-623.B.1, drive-through services are not permitted.**

**6. General Retail, Indoor**

- a) Refer to Sec 21-505.E for special limitations on General Retail except as modified herein.**

**7. Kiosk**

- a) Operators shall secure a lease agreement to operate on City property.**

**8. Maintenance and Repair Services, Indoor, means the on-site maintenance or repair of office machines, household appliances, furniture, and similar items.**

- a) This classification excludes maintenance and repair of vehicles or boats and personal apparel (See Personal Services).**

**9. Personal Services**

- a) Refer to Sec 21-505.K for special limitations on Body Piercing and Tattoo Studios**
- b) Pursuant to Sec. 21-623.B, drive-through services are not permitted.**

**10. Open-Air Markets**

- a) Open-air market shall occur wholly within a property (or properties) without interference of fire lanes, creation of a cause hazardous conditions, or constitute a threat to the public health, safety and welfare.**

**C. Public, Civic and Institutional Uses**

**1. Clubs and Lodges**

- a) Refer to Sec 21-505.C for special limitations on Recreation, Social Clubs.

**2. Community Garden.**

- a) Mobile restrooms are prohibited.
- b) Community Garden may operate as an Accessory Use in conjunction with a non-residential or multi-family residential principal use on the subject site or adjoining lot.
- c) When operating as a temporary use, a Community Gardens shall secure a Temporary permits from the City.
  - i. Temporary Use permits for a Community Garden shall be limited to a maximum duration of twelve (12) months per approval.
  - ii. Temporary Use permits for a Community Garden may be renewable provided the Community Garden is in good-standing and the cumulative allowance of gardening operation on the lot does not exceed three (3) consecutive years.
  - iii. Each renewal requires a new Temporary Use Permit application and fee.

**3. Day Care Centers and Pre-School Centers**

- a) Refer to Sec 21-505.F for special limitations.

**4. Group Care Facility**

- a) The identified provisions in Sec 21-812.C for special limitations that shall similarly be applied within the D/RM and D/CM zoned districts.

**5. Group Homes, Less Than 10 Residents**

- a) The identified provisions in Sec 21-812.C for special limitations that shall similarly be applied within the D/RM and D/CM zoned districts.

**6. Parking Lot, Garage or Structure.**

- i. A street frontage landscape buffer with a minimum width of 15 feet is required for any parking structure.
- ii. Parking spaces within the front setback areas are discouraged.

**D. Accessory Uses**

**1. The following uses are prohibited as Accessory Uses within the D/CM and D/RM sub-district:**

- i. Permanent Outdoor Storage. Permanent and/ or persistent outdoor storage of goods and materials is prohibited.
- ii. Storage or parking of recreational vehicles and utility trailers.
- iii. Moving Truck, Trailer, and Equipment Rental.
- iv. Donation/Recycling Drop-Off Boxes.

2. Within the D/CM and D/RM sub-district, uses that are customarily incidental to a permitted principal use on the site are allowed to occur as an Accessory Use on the site when operating in compliance with all other applicable city requirements.
3. Outdoor Displays and Sales Area are permitted accessory uses to subject to the special limitations identified in Section 21-505, and as modified herein:
  - a. No merchandise shall be located beyond eight (8) feet from the building frontage.
  - b. A four (4) foot unobstructed walkway containing at least seven (7) feet of vertical clearance shall be maintained at all times.
  - c. The use shall not obstruct pedestrian or vehicle circulation, or be located within drive aisles, fire lanes, loading zones, or any location that may cause hazardous conditions, or constitute a threat to the public health, safety and welfare.
  - d. The site shall be restored to its previous condition after each use. Permanent alterations to the site are prohibited.

**Sec. 21-624. Property Development Standards**

- A. **Parking Facilities.** There is no minimum requirement for parking spaces in the Downtown Area. To promote the urban form outlined in Section 21-619, developments are encouraged to locate parking facilities behind buildings and structures, and/or offer shared or joint parking arrangements.
- B. **Landscape Requirements.** There are no minimum on-site landscape requirements. However, all portions of the development not occupied by buildings, structures, vehicular access, and parking shall be landscaped in accordance with Section 21-818.
- C. **Downtown District Standards:** The development standards provided herein are applicable to all subzones within the Downtown District.

Table 21.624.D.1 is applicable when only non-residential uses are proposed, or they are proposed in combination with residential uses. For residential (only) projects, utilize Table 21.624.D.2.

<u>Table 21-624.D.1 Non-Residential Uses and Mixed-Use Projects</u>	
<u>Development Standard</u>	<u>All Districts</u>
<u>Setbacks (FT)</u>	
<u>Front, Minimum</u>	<u>0 FT</u>
<u>Front, Maximum</u>	<u>15 FT</u>
<u>Rear, Minimum</u>	<u>0 FT</u>
<u>Side, Minimum</u>	<u>0 FT</u>
<u>Corner, Minimum</u>	<u>0 FT</u>
<u>Maximum Building Height (FT)</u>	<u>60 FT</u>

<u>Table 21-624.D.2 Residential Projects</u>		
<u>Development Standard</u>	<u>Multi – Family Residential</u>	<u>Single – Family Residential</u>
<u>Minimum Setbacks</u>		
<u>Front</u>	<u>10 FT</u>	<u>10 FT</u>
<u>Rear</u>	<u>5 FT</u>	<u>5 FT</u>
<u>Side</u>	<u>5 FT</u>	<u>5 FT*</u>
<u>Corner</u>	<u>8</u>	<u>8 FT</u>
<u>Maximum Building Height</u>	<u>30</u>	<u>30 FT</u>
<u>Maximum Lot Coverage</u>	<u>=</u>	<u>45 %</u>
<u>Notes:</u>		
<u>*</u>	<u>Not required along common wall for attached product.</u>	

**Section 3: Amend Chapter 21 - Zoning, Section 21-827 through 21-837, only as follows, leaving all other sections and subsections not specifically referenced unchanged:**

**Sec. 21-700.SIGNAGE.**

**Sec. 21-~~701~~<sup>827</sup>. Applicability**

Any sign erected, altered, or maintained after the effective date of this Section, referred to herein as the Sign Code or Section, shall conform to the following regulations within Sections 21-827 through 21-837 of the Zoning Ordinance. Where other regulations apply, such as property located within an approved Planned Area Development (PAD) or Planned Community District (PCD), or where property is subject to an approved Comprehensive Sign Plan (CSP) existing at the time of the adoption of this Ordinance, the time, place and manner provisions of said PAD, PCD, or CSP shall apply. Whenever an approved PAD, PCD or CSP is silent on a matter relating to signage, the provisions of this Section shall apply to the extent that such provisions are not in conflict with the provisions of the approved PAD, PCD, or CSP.

**Sec. 21-~~702~~<sup>828</sup>. Purpose**

Signs perform an important function in identifying and promoting properties, businesses, services, residences, events, and other matters of interest to the public; however; they may obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation.

- A. The purpose of this Section is to regulate the size, color, illumination, movement, materials, location, height and condition of signs placed on private property for exterior observation, thus ensuring the stability of the community, the character of the various neighborhoods, the creation of a convenient, attractive and harmonious community, protection against destruction of or encroachment on historic convenience to citizens, and encouraging economic development. This Section allows adequate communication through signage while encouraging aesthetic quality in the design, location, size and purpose of all signs. This Section must be interpreted in a manner consistent with the First Amendment guarantee of free speech.
- B. The intent of this Section is to regulate signs within the City of Peoria to ensure that they are appropriate for their context, in keeping with the appearance of the affected property and surrounding environment, and protective of the public health, safety, and general welfare. These regulations do not regulate every form and instance of visual communication that may be displayed anywhere within the jurisdictional limits of the City of Peoria.
- C. A sign placed on land or on a building for the purpose of identification, protection or directing persons to a use conducted therein must be deemed to be an integral but accessory and subordinate part of the principal use of land or building. Therefore, the intent of this Section is to establish limitations on signs in order to ensure they are appropriate to the building, use, or status of the land to which they are appurtenant and are adequate for their intended purpose while balancing individual and community interests.
- D. These regulations are intended to promote signs that are compatible with the use of the property to which they are appurtenant, landscape and architecture of surrounding buildings, are legible and appropriate to the activity to which they pertain, are not distracting to motorists, and are constructed and maintained in a structurally sound and attractive condition.
- E. These regulations do not regulate every form and instance of visual communication that may be displayed anywhere within the jurisdictional limits of the City of Peoria. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.

## Ordinance 2025-01

- F. These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.
- G. These regulations are not intended to and do not apply to signs erected, maintained or otherwise posted, owned or leased by the government of the United States, the State of Arizona, or the City of Peoria. The inclusion of “government” in describing some signs does not intend to subject the government to regulation, but instead helps illuminate the type of sign that falls within the immunities of the government from regulation.
- H. Graphical representations are often used throughout this Section to further clarify the intent of the text and serve as examples. However, whenever there is a conflict between the text and the illustration, the language of the text shall prevail.

### Sec. 21-~~703829~~. Severability

- A. If there is a conflict between provisions of this Section and other provisions of the Zoning Ordinance or other regulations/ordinances of the City of Peoria, the more restrictive provisions shall apply.
- B. The provisions of this Section shall apply to the erection, design, construction, alteration, use, location and maintenance of all signs within the City of Peoria, except as specified in this Section.

### Sec. 21-~~704830~~. Nonconformity and Modification

A sign lawfully in existence on the date of adoption of this Section, and which does not conform to the provisions of this Sign Code, but which was in compliance with applicable regulations at the time it was constructed, erected, affixed or maintained shall be regarded as a legal nonconforming sign.

- A. Reasonable repairs may be made to legal nonconforming signs. However, to the extent any legal nonconforming sign is: 1) damaged in any manner and that damage exceeds fifty percent (50%) of the reproduction cost according to an appraisal by licensed appraisers or fair market cost, 2) is destroyed, or 3) is removed by any means whatsoever, including acts of God or other calamities, then such sign may be restored, reconstructed, or altered only in conformance with the provisions of this Sign Code.
- B. Any sign which does not fall within the provisions of 21-830 shall be brought immediately into compliance with all provisions of this Sign Code.

### Sec. ~~705831~~. Definitions

Words and terms used in this Sign Code shall have the meanings given here, or in Section 21-202, Definitions if not defined herein. Unless expressly stated otherwise, any pertinent word or term not part of this listing or Section 21-202, but vital to the interpretation of this Section, shall be construed to have its legal definition, or in absence of a legal definition, their commonly accepted meaning, unless its context makes clear otherwise.

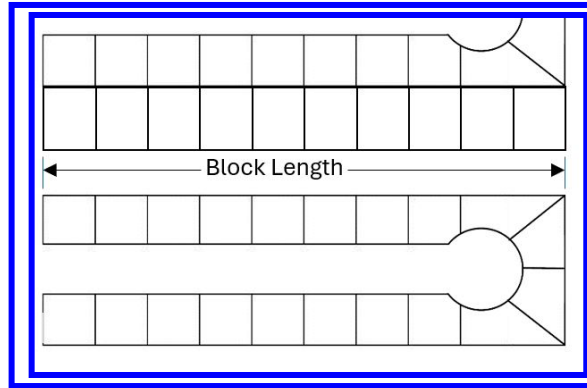
### List of Defined Terms

A – B

[Awning Sign. See “Canopy Sign” Definition.](#)

**Backlit Sign.** Also described as a sign that is internally illuminated, or has indirect lighting. A sign that is illuminated by a light source hidden by the sign itself so that illumination shines from behind the sign, creating a halo around the sign. Reverse pan-channel letters are an example of a backlit sign.

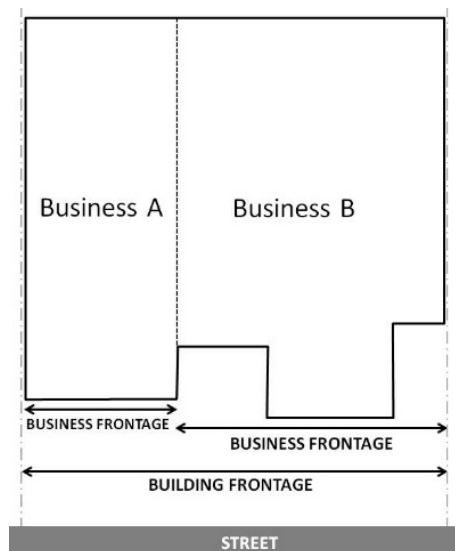
**Block Length.** The distance along a street between the centerline of two intersecting through-streets. Intersecting alleys or cul-de-sacs shall not be considered through streets.



**Blade Sign.** A sign attached to a thin or narrow architectural feature of a building façade that projects from the building façade, typically at a ninety-degree (90°) angle. Blade signs are generally used as a tenant signage.

**Business.** The word “business” includes organizations and other entities, whether for-profit or non-profit that may occupy a building or suite within a building.

**Building Frontage.** Means the total linear business frontage associated with multiple “in-line” suites or business that are attached by sharing one or more walls, but have a separate entrance for each business.



**Business Frontage.** Means the lineal distance of the building space (suite or whole building) occupied by the particular business or use measured on a straight line parallel to the street. In the event that a business fronts on two (2) or more streets, the property owner shall be given the option of selecting one (1) street frontage for the purpose of computing allowable sign area. Where a business does not parallel a street, the frontage shall be measured along the exterior of the building space occupied by the particular business or use.

## C – D

**Canopy Sign.** A sign installed, attached, or otherwise applied to or located directly on the roof of a canopy or awning.

**Cabinet Sign.** A sign that contains all sign copy within a single enclosed cabinet that is mounted to a wall or other surface.

**Changeable Copy Sign.** A sign that is static and changes messages by any means, including electronic process or remote control.

**Commercial Campus.** Refer to “Commercial Center” definition.

**Commercial Center.** Means one or more parcels which contains a combination of individual pads, and/or multi-tenant buildings, that together have a common branding or location specific name which is generally understood by the public to refer that specific group of properties and/or buildings. Characteristics that define the Commercial Center may include shared ingress and egress driveways, parking areas, and /or common street frontage.

1. **Commercial Center, Small** means a Commercial Center that occupies less than 20 acres. Typically these centers may contain a collection of smaller commercial or retail uses, which may be anchored by a single medium to large sized commercial / retail user.
2. **Commercial Center, Large** means a Commercial Center that occupies 20 acres or larger. Typically these centers may be contain a combination of small, medium and up to multiple large sized commercial, retail or employment users.

## E – F

**Electric Sign.** Any sign containing electric wiring. This does not include signs illuminated by an exterior floodlight source.

**Electronic Message Center or Board.** A sign that is static and changes messages by any electronic process or remote control.

**Flag.** A piece of fabric or other flexible material attached to a permanently installed pole, which may be ground mounted or affixed to a building or other structure.

**Flashing Sign.** Any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and color at all times when such sign is in use. For the purpose of this Sign Code, a message change no more frequently than twice per day is not considered flashing for electronic message boards.

**Freestanding Sign.** A sign erected and maintained on its own self-supporting permanent structure or base, not attached to any building.

**Freeway Monument Sign.** A freestanding sign with a monument base (width of base is at least 50% width of the sign) that is erected and maintained on property adjacent to and within the view of motorists who are driving on a freeway recognized by the City of Peoria.

## G – H

**Government Sign.** A sign that is constructed, placed, maintained, or required by law by the federal, state, county, or city government either directly or to enforce a property owner’s rights.

**Graffiti.** Any unauthorized inscription, word, figure, painting or other defacement that is written, marked, etched, scratched, sprayed, drawn, painted, or engraved on or otherwise affixed to any surface of public or private property by any graffiti implement, to the extent that the graffiti was not authorized in advance by the owner or occupant of the property, or, despite advance authorization, is otherwise deemed a public nuisance by the City.

**Grand Opening/New Business Sign.** A sign displayed at a new business, store, shopping center, office, or other use, or one that has changed ownership, within the first six months of receiving a valid business license.

[Hanging Sign. A sign that is attached to and suspended entirely under a covered porch, covered walkway, or awning. Hanging signs are generally used as tenant storefront signage and hung perpendicular or parallel to the face of the building.](#)

## I – L

(None)

## M – N

**Monument Sign.** A freestanding sign with a base that is at least 50 percent of the width of the sign.

[Mural. See “Original Art Display” definition.](#)

## O – P

**Original Art Display.** A hand-painted work of visual art that is either affixed to or painted directly on the exterior wall of a structure with the permission of the property owner. An original art display does not include mechanically produced or computer generated prints or images, including but not limited to digitally printed vinyl; electrical or mechanical components; or changing image art display.

**Permanent Sign.** Any sign that is intended to be, and is constructed to remain unchanged in character and position and affixed to features such as the ground, a wall, or building for one (1) year or more. A temporary sign left in place for one (1) year or more does not become a permanent sign.

**Portable Sign.** Any structure without a permanent foundation or otherwise not permanently attached to a fixed location. This does not include Vehicle Signs.

**Projecting Sign.** A sign that is attached to ~~and or~~ supported by a building or other structure, column, awning, or other building feature. ~~which projects more than 14 inches beyond the building.~~ The primary sign faces of a projecting sign are generally perpendicular and are not parallel to the wall from which it projects.

## Q – R

**Roof-Mounted Sign.** A sign located on or above the roof of any building, but does not include a false mansard roof, canopy, or other fascia. Signs located on these elements shall not project above the roof or the roofline.

## S – T

**Sign.** A name, identification, description, display or illustration, which is affixed to, painted or represented directly or indirectly upon a building or other outdoor surface which directs attention to or is designed or intended to direct attention to the sign face or to an object, product, place, activity, person, institution, organization or business. Signs located completely within an enclosed building, and not exposed to view from a street, shall not be considered a sign. Each display surface of a sign or sign face shall be considered to be a sign.

**Sign Area.** The space enclosed within the extreme edges of the sign for each sign face, not including the supporting structure. Where attached directly to a building wall or surface, the space within the outline enclosing all the characters of the words, numbers, or design, including any background panel or distinctively painted area installed as a background for the sign.

# Sign Area Calculation

**Sign Copy.** The words, letters, symbols, illustrations, or graphic characters used to convey the message of a sign.

**Sign Face.** The entire display surface area of a sign upon, against or through which copy is placed.

**Sign Walker.** A person who wears, holds, or balances a sign that conveys a commercial message, including a costume sign. A “costume sign” is defined as clothing that is integral to the conveyance of a commercial message. Commercial logos and other commercial identification on shirts, hats, and other aspects of personal appearance are not costume signs.

**Street Frontage.** [See “Lot Line” definition in Section 21-202 of the Zoning Ordinance.](#)

**Temporary Sign.** A banner, pennant, poster or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood or other like materials and that appears to be intended or is determined by the code official to be displayed for a limited period of time.

## U – Z

**Vehicle Sign.** A sign that can be carried, towed, hauled or driven and is primarily designed to be mobile rather than be limited to a fixed location regardless of modifications that limit its mobility. This includes, but is not limited to signs mounted, attached, or painted on trailers, boats, or vehicles, or any sign attached to or displayed on a vehicle.

### **Sec. 21-706~~832~~. Prohibited Signs**

The following signs are unlawful and are prohibited unless constructed pursuant to a valid building permit when required under this Sign Code, or are otherwise specifically authorized under this Sign Code:

- A. All signs mounted on, or applied to trees, utility poles, rocks, or City owned property, except as otherwise provided [herein this Section](#).
- B. Any sign placed on private property by someone other than the property owner or their authorized representative without the property owner's written approval.
- C. Billboards.
- D. Cabinet signs over six (6) square feet in area, unless cabinet is a stylized, non-rectangular shape to accommodate the sign copy.
- E. Changeable copy signs, except as otherwise specifically permitted by this ordinance.
- F. Any exposed light bulbs or unshielded tube lighting such as neon, [unless otherwise permitted herein this Section](#). Light Emitting Diodes (LEDs) are not considered to be light bulbs.
- G. Freestanding signs within public utility easements, unless otherwise approved by the City Engineer.
- H. Portable signs that do not comply with the location, size, or use restrictions of this Sign Code.
- I. Pylon or pole signs (without pole cover) over 3 feet in height.
- J. Roof mounted signs.
- K. Signs in the existing and future public right-of-way, as defined in the Peoria General Plan or the Peoria Street Classification map, whichever is more restrictive, except as may otherwise be provided in this Ordinance.
- L. Signs that have blinking, flashing or fluttering lights, or other illuminating devices that exhibit movement.
- M. Signs of a size, location, movement, coloring, or manner of illumination which may be confused with or construed as a traffic control device, or which hide from view any traffic or street sign or signal.
- N. Signs which contain or consist of balloons, banners, beacons, flags, inflatable signs, pennants, posters, ribbons, search lights, strobe lights, streamers, strings of light bulbs, spinners, or other similarly moving devices or signs which may move or swing as a result of wind pressure, except as otherwise provided. These devices when not part of any sign are similarly prohibited, except as otherwise specifically permitted by this ordinance.

- O. Vehicle signs. Vehicle signs are exempt if the vehicle is consistently used in the normal daily conduct of the business (e.g. delivery or service vehicle). The vehicle shall be operable, properly licensed, and parked in a lawful manner. The intent of these regulations is to prohibit the use of vehicle signs as permanent freestanding signs in order to protect the aesthetic qualities of the City's built environment and promote the effectiveness of permitted signs as provided for in this Section.

**Sec. 21-707~~833~~. Authorized Signs, All Zoning Districts – No Permit Required**

The following signs are authorized within the City:

- A. Government Signs. The signs described herein, are an important component of measures necessary to protect the public safety and serve the compelling governmental interest of protecting traffic safety, serving the requirements of emergency response and protecting property rights or the rights of persons on property. Government signs, including, but not limited to the following:
  - 1. Address Signs. Numerals that identify the street address of a property for public safety purposes as required and regulated by applicable Building and Fire Codes adopted by the City of Peoria.
  - 2. Emergency or Warning Signs. Where a federal, state or local law requires a property owner to post a sign on the owner's property to warn of a danger or to prohibit access to the property either generally or specifically, the owner must comply with the federal, state or local law to exercise that authority by posting a sign on the property.
  - 3. Government Flags. Flags that have been adopted by the federal government, this State, or the City of Peoria may be displayed as provided under the law that adopts or regulates its use.
    - a. The flags described in this Section are permitted to serve a compelling governmental interest in promoting the rule of law by establishing symbolic representations of the governments who pass, protect and preserve those laws.
  - 4. Traffic Signs. Traffic signs and traffic control devices installed and maintained in compliance with the regulations of an authorized public agency.
  - 5. Official Notices or advertisements posted or displayed by or under the direction of any public or court officer in performance of official or directed duties; provided that all such signs must be removed by the property owner no more than ten (10) days after their purpose has been accomplished or as otherwise required by law.
- B. Grave markers, headstones, statuary, or similar remembrances of persons.
- C. Holiday and Seasonal Decorations. Temporary, non-commercial decorations or displays associated with the celebration of a particular civic, patriotic, or religious holiday or season. Such decorations shall be displayed for a maximum of 60 days total during the relevant season, and must be maintained in good condition (e.g. not torn, soiled, or faded). Such decorations shall not be displayed in such a manner as to constitute a hazard to pedestrian or vehicular traffic.
- D. Interior Signs. Signs located inside a building, or other enclosed facility, which are not intended to be viewed from the outside.
- E. Memorials, public monuments, or historical identification signs installed in accordance with all applicable regulations, including historical markers up to three (3) sq. ft. in area.
- F. Original Art Displays approved by the Peoria Arts Commission or other authorized City of Peoria department or agency.

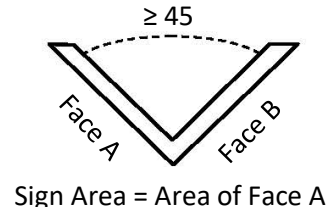
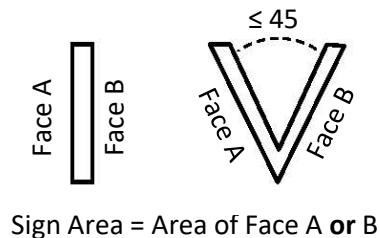
- G. Signs not located in an enclosed building and not visible to the naked eye from a street or public right of way so long as the signs do not pose a hazard.
- H. Temporary Signs for Exterior Sales where the property is one (1) acre or greater in size. Signs located on the premises where most of the business is conducted, or items are displayed, in an open exterior area in compliance with all City Codes. For this allowance, temporary signs may include banners, balloons (under 24 inches in diameter), flags, streamers, or pennants. These signs shall be limited in duration from Friday through Sunday, and on recognized holidays. Such signs shall meet all other General Requirements for Temporary Signs (Section 21-836.A).
- I. Utility Signs. Signs installed or required by utilities, including traffic, safety, railroad crossings signs, as well as, identification or directional signs for public facilities [and public parking](#).
- J. Vending Machine Signs. Signs integral to a legally located vending machine.

**Sec. 21-708~~834~~. General Provisions**

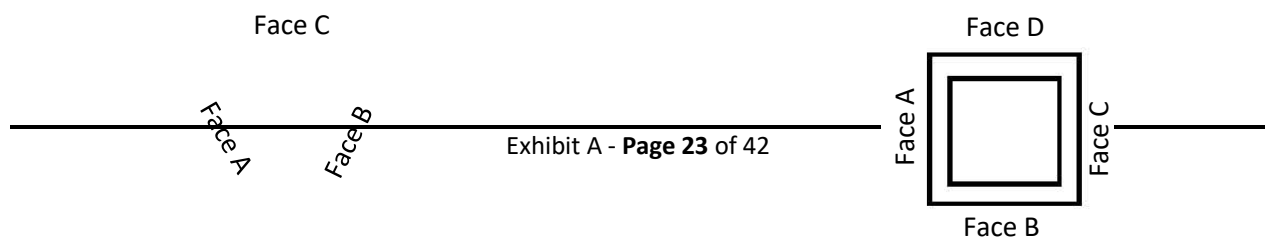
A. Noncommercial Speech. Signs containing noncommercial speech are permitted anywhere that other signs are permitted, and are subject to the same regulations applicable to such signs.

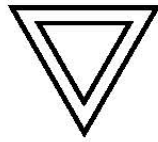
B. Sign Area Calculations.

1. Building Wall Signage. A building owner may choose to have the entirety of a building used for computing sign area, even if it is divided into multiple suites occupied by separate tenants. In this case, it is the responsibility of the building owner to determine the percentage of total allowable signage that shall be allocated to every business/tenant. Signage for individual businesses/tenants in buildings where signage is approved on a whole-building basis may be placed on any facade otherwise meeting the regulations of this Sign Code, regardless of the location of the tenant’s main entrance. Whole building calculations shall afford a minimum of 20 SF of signage to each business/tenant.
2. Multiple Sign Faces. Calculating the sign area shall be based on the number of sign faces as described below. Architectural embellishments are not considered as sign area, so long as they do not constitute an area that is more than twenty percent (20%) of the total sign area.
  - a. One (1) face - Area of the single face only.
  - b. Two (2) faces - If the interior angle between the two faces is 45 degrees or less, the area will be the area of one (1) face only; if the interior angle between the two (2) sign faces is greater than 45 degrees, the sign area will be the sum of the areas of the two (2) faces.



c. Three (3) or more faces - The sign area will be the sum of the areas of each of the faces.

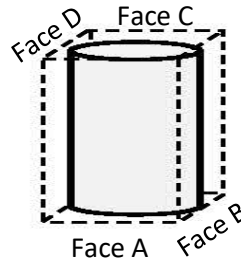




Sign Area =  
Area of Face A + B + C, etc

- d. Spherical, free-form, sculptural, other non-planar signs - Sign area will be the sum of the area using only the four (4) vertical sides of the smallest cube that will encompass the sign.

Sign Area =  
Area of Face A + B + C + D



C. Sign Height Calculations, Freestanding Signs.

1. The height of freestanding signs shall be measured from the existing grade within two (2) feet of the proposed sign location to the top of the sign structure.
2. In instances where the existing grade of the proposed sign location is lower than the adjacent roadway, the sign height shall be measured from the top of curb, or crown of roadway where no curb exists, to the top of the sign structure.

D. Street Designations. When the sign standards refer to a specific street, or the functional classification of street (e.g. Parkway), this shall mean the corresponding street alignment or street classification as designated on the City's Street Classification Map.

E. Signage Placement, Multi-Story Buildings. The building owner(s) shall be responsible for designating the allowable areas where signs may be placed on the building façade. For multi-story buildings, the allowable areas may be located anywhere on the building façade, so long as the signage does not project above the roof of the building.

F. Signage Projection. Building Wall Signage may be extend up to fourteen (14) inches away from the building. For buildings constructed on or near a property line that abuts a public right-of-way or public access easement (e.g where no building setback exists), the projection may encroach into the public right-of-way or public access easement provided such signs are located higher than eight (8) feet above ground level.

**21-709835. Permanent Sign Types**

General Standards:

- A. Authorized Signs. Authorized Permanent Signs are noted on the following pages, and comprise of the following Tables:

Table 1: Building Sign Specifications

Table 2: Freestanding Sign Specifications

Table 3: Other Sign Type Specifications

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- B. Accessory Use. All permanent signs are considered ancillary, or accessory, uses. As such, a principal use must be legally established and developed on a property in order for a permanent sign to be allowed on the property.
- C. Changeable Copy. Electronic message centers may be utilized for permanent signs where changeable copy is permitted.
- D. Design and Integration. All permanent signs shall be fully integrated with the design of the building and the site development, reflecting the architecture, building materials and landscape elements of the project.
  - 1. The means of integrating freestanding monument signs within the architecture of the building shall be achieved through replication of architectural embellishments, colors, building materials, texture and other elements exhibited in the building design.
  - 2. In no case shall any sign be secured with wires such as guy wires or strips of wood which are visible and not an integral part of the sign.
  - 3. Signs shall be designed in coordination with landscape plans, planting materials, storm water retention requirements, and utility pedestals, so as not to create problems with sign visibility or prompt the removal of required landscape materials.
- E. Illumination:
  - 1. In residential zoning districts, illuminated signs for permitted non-residential uses within two hundred (200) feet of residential uses or undeveloped residentially zoned property, whether directly adjacent or across a road, shall go dark between the hours of 10 pm and 5 am or when the establishment is closed, unless otherwise permitted within this Section.
  - 2. All signs with exposed LED illumination shall be limited to a brightness of 0.3 foot candles above ambient lighting. All other internally illuminated signs shall be limited to a brightness of 0.6 foot candles above ambient lighting.
  - 3. Signs allowed to be illuminated may utilize internal illumination (direct or backlit) or external illumination, unless otherwise specified in Tables 1 and 2.
  - 4. External illumination shall be compliant with Dark Sky light control requirements, including the requirements in Chapter 20 of the Peoria City Code.
  - 5. Within the Downtown / Commercial Mixed Use (D/CM) District, signage with neon shall:
    - i. Be equipped with automatic dimming technology that automatically adjusts the sign's brightness in direct correlation with ambient light conditions.
    - ii. Where signs directly face properties zoned D/RM or a single-family residential use, whether directly adjacent or across a road, the sign shall be equipped with a sensor or other device that automatically adjusts the brightness of the lighting to comply the limitation of 0.3 foot candles above ambient light between the hours of 11 pm and 5 am, or when the establishment is closed, whichever is more restrictive.
    - iii. The lighting level shall have a smooth transition at a constant rate between daylight to nighttime brightness.
    - iv. At no time shall lighting on the sign blink, flash or flutter.
- F. Landscaping. All permanent freestanding signs shall be located with the base of the sign in a landscape area. This landscape area shall be equal to a minimum of 4 square feet for each square foot of sign area.

- G. Location. All design and structural components of a freestanding sign (e.g. the footer, base, etc) shall be setback a minimum of one (1) foot from the edge of the street right-of-way.
- H. Monument Sign Base Material. All permanent freestanding signs greater than three (3) feet in height shall have a masonry base (e.g. brick, CMU, stone) that is consistent with the site’s architectural/thematic design.
- I. Standard Abbreviations. Standard abbreviations used within the tables are identified below:



**Standard Abbreviations**

Adj.	Adjacent	Rd.	Road
FT	Feet or Foot	Pkwy.	Parkway
IN	Inches	Min	Minimum
LF	Linear Feet or Linear Foot	Max	Maximum
N/A	Not Applicable or Not Allowed	>	Greater Than
SF	Square Feet or Square Foot	≥	Greater Than or Equal To
SVT	Sight Visibility Triangle	<	Less Than
ROW	Right-of-Way	≤	Less Than or Equal To



**Table 1: Building Sign Specifications**

A. ADDRESS SIGN		Permit: No		
	<b>Description</b>	Numerals that identify the street address of a property for public safety purposes		
	<b>Residential Uses &amp; Non-Residential Uses</b>	Permitted in compliance with Building and Fire Code requirements		
	<b>Notes:</b> None			
B. AWNING AND ATTACHED CANOPY SIGN		Permit: Yes		
 	<b>Description:</b>	A sign which is printed, painted, or affixed to an awning or canopy which is attached to a building		
	<b>Residential Uses</b>	<i>Total Sign Area Allowed</i>	N/A	
	<b>Non-Residential Uses</b>	<i>Max Quantity</i>	N/A	
		<i>Max Height</i>	1 <sup>st</sup> Floor awnings only #	
		<i>Illumination Allowed</i>	Internal, backlit, external	
		<i>Max Sign Area Allowed</i>	2 SF per 1 LF of <u>an awning Business Frontage</u> ♦	
<b>Notes:</b>				
# Signs may be mounted on or extend above attached canopy as long as they do not extend above the roof line.				
♦ Sign allowance <b>includes all Awning and Building</b> <u>is in addition to the total area permitted for all</u> Wall Signs.				



**Table 1: Building Sign Specifications (continued)**

C. BLADE AND HANGING SIGNS		Permit: Yes	
	<b>Description</b>	<a href="#">A pedestrian-oriented sign that is attached to and supported by a building or other structure. (See Blade Sign and Hanging Sign Definition)</a>	
	<b>Residential Uses</b>	N/A	
	<b>Non-Residential Uses</b>	<b>Min Height</b>	8 FT above adjacent sidewalks and/or ground level
		<b>Min Projection</b>	14 IN from Building
		<b>Max Projection #</b>	3 FT from wall or less than awning/ canopy depth if attached
		<b>Illumination Allowed</b>	Externally illuminated and backlit only
<b>Max Sign Area Allowed</b>	12 SF♦		
<b>Notes:</b>			
# Maximum projection is based on attachment type.			
♦ Sign allowance is in addition to total area permitted for all Wall Signs			
D. BUILDING WALL SIGN (e.g. Band Signs)		Permit: Yes	
	<b>Description</b>	A permanent sign attached to, painted on, or otherwise assembled against the wall or fascia of a building with the exposed face of the sign parallel to the face of the wall or fascia.	
	<b>Residential uses</b>	N/A	
	<b>Non-Residential Uses</b>	<b>Max Quantity</b>	N/A
		<b>Max Projection</b>	14 IN
		<b>Illumination Allowed</b>	Internal, backlit, external
<b>Max Sign Area Allowed (Per Sign)</b>	Based on <i>Business Frontage</i> ● Ratio is 2 SF per 1 LF, up to Max If Business Frontage LF is: <20,000SF = 125 SF Max 20,000-50,000 = 250 SF Max >50,000SF = 400SF Max		
<b>Notes:</b>			
● Sign allowance <u>includes</u> in the total area permitted for all <b>Awning and Building</b> Wall Signs.			



**Table 1: Building Sign Specifications (continued)**

D. ENTRY SIGN		Permit: No		
	<b>Description</b>	A sign located adjacent to an entry door.		
	<b>Residential Uses &amp; Non-Residential Uses</b>	<i>Max Quantity</i>	1 per dwelling unit <b>or</b> 1 per business	
		<i>Max Height</i>	15 FT from door threshold	
		<i>Max Projection</i>	4 IN	
		<i>Illumination Allowed</i>	External or backlit illumination only	
		<i>Max Sign Area Allowed</i>	2 SF per sign	
<b>Notes:</b> None				
E. FREE STANDING CANOPY SIGN		Permit: Yes		
	<b>Description</b>	Signs on freestanding canopies, such as fuel canopies, and shade structures.		
	<b>Residential Uses</b>	N/A		
	<b>Non-Residential Uses</b>	<i>Max Quantity</i>	N/A	
		<i>Illumination Allowed</i>	Internal, backlit, external	
		<i>Max Sign Area Allowed</i>	12 SF per side	
<b>Notes:</b> None				


**Table 1: Building Sign Specifications (continued)**

F. PROJECTING SIGN <i>(e.g. Blade/Shingle Signs)</i>		Permit: Yes	
 	<b>Description</b>	A pedestrian-oriented sign that is attached to and supported by a building or other structure. (See <u>Projecting Sign</u> in 21-833 Definitions)	
	<b>Residential Uses</b>	N/A	
	<b>Non-Residential Uses</b>	<i>Min Height</i>	8 FT above adjacent sidewalks and/or ground level
		<i>Min Projection</i>	<b>14 IN from Building</b>
		<i>Max Projection #</i>	<b>None ♦ 3 FT from wall or less than awning/canopy depth if attached</b>
		<i>Illumination Allowed</i>	<u>Internal</u> , Externally illuminated, and backlit, <b>only ▲</b>
<i>Max Sign Area Allowed ●</i>	<u>Outside Downtown (D) District</u> ≡ 12 SF		
	<u>In D/CM facing D/RM or single-family residential use = 16 SF</u> <u>In D/CM not facing D/RM or single-family residential use = 36 SF</u>		
<b>Notes:</b>			
<p><b>#</b> — <u>Maximum projection is based on attachment type.</u></p> <p><b>●</b> <u>Sign allowance included in total area permitted for all Wall Signs.</u></p> <p><b>♦</b> <u>Projection signs shall not extend past the property line, unless within the Downtown (D) District when approved as part of a license agreement.</u></p> <p><b>▲</b> <u>Neon in D/CM is allowed subject to provisions of Section 21-709.E.</u></p>			


**Table 2: Freestanding Sign Specifications**

Sign Type Option															
<b>Residential Uses</b>															
Single-Family	N/A														
Multi-Family	Either Primary Monument Sign OR Perimeter Wall Sign														
<b>Non-Residential Uses *</b> Allowed either Primary/Secondary Monument(s) OR Perimeter Wall Sign															
A. FREEWAY SIGN <span style="float: right;">Permit: Yes</span>															
	<b>Description</b> A freestanding monument sign located on property adjacent to a freeway (See <i>Freeway Sign</i> in 21-833 Definitions) #														
	<b>Residential uses</b> N/A														
	<b>Non-Residential Uses</b> <table border="1" style="width: 100%;"> <tr> <td rowspan="3"><i>Max Quantity</i> (Based on Freeway Frontage)</td> <td>≥ 660 LF</td> <td>= 1</td> </tr> <tr> <td>&gt; 1,320 LF</td> <td>= 2</td> </tr> <tr> <td>&gt; 2,640 LF</td> <td>= 3</td> </tr> </table>	<i>Max Quantity</i> (Based on Freeway Frontage)	≥ 660 LF	= 1	> 1,320 LF	= 2	> 2,640 LF	= 3							
	<i>Max Quantity</i> (Based on Freeway Frontage)		≥ 660 LF	= 1											
			> 1,320 LF	= 2											
		> 2,640 LF	= 3												
	<i>Illumination Allowed</i> Internal, backlit, external														
<i>Max Height</i> 60 FT + 3 FT for architectural detail															
<i>Max Sign Area Allowed</i> 250 SF															
<b>Notes:</b> # Sign must be located along the qualifying freeway frontage. Signs are only permitted for non-residential zoned properties. Base of sign must be at least 35% of the full sign width. Minimum Separation: 200 feet separation from other Freeway Signs, 50 feet from non-freeway lot lines, and 200 feet from residentially zoned property.															
B.1 PRIMARY MONUMENT SIGN ( <i>Residential Uses</i> ) <span style="float: right;">Permit: Yes</span>															
	<b>Description</b> A freestanding monument sign adjacent to a residential development (See <i>Freestanding Sign</i> ).														
	<b>Residential uses</b> <table border="1" style="width: 100%;"> <tr> <td><i>Single-family</i></td> <td>N/A</td> </tr> <tr> <td rowspan="3"><i>Multi-family #</i></td> <td><i>Max Quantity</i></td> <td>1 per street frontage</td> </tr> <tr> <td rowspan="3"><i>Max Height</i></td> <td>A designated pkwy., Bell Rd. &amp; Grand Ave</td> <td>12 FT</td> </tr> <tr> <td>Other Major Arterials</td> <td>10 FT</td> </tr> <tr> <td>All Other Roads</td> <td>8 FT</td> </tr> <tr> <td><i>Max Sign Area Allowed</i></td> <td>48 SF</td> </tr> </table>	<i>Single-family</i>	N/A	<i>Multi-family #</i>	<i>Max Quantity</i>	1 per street frontage	<i>Max Height</i>	A designated pkwy., Bell Rd. & Grand Ave	12 FT	Other Major Arterials	10 FT	All Other Roads	8 FT	<i>Max Sign Area Allowed</i>	48 SF
	<i>Single-family</i>	N/A													
	<i>Multi-family #</i>	<i>Max Quantity</i>	1 per street frontage												
		<i>Max Height</i>	A designated pkwy., Bell Rd. & Grand Ave	12 FT											
Other Major Arterials			10 FT												
All Other Roads	8 FT														
<i>Max Sign Area Allowed</i>	48 SF														
<b>Notes</b> # Only allowed either Primary Monument(s) or Perimeter Wall Sign															



**Table 2:** Freestanding Sign Specifications (*continued*)

B.2 PRIMARY MONUMENT SIGN ( <i>Non-Residential Uses</i> )		Permit: Yes	
	<b>Description</b> A freestanding monument <a href="#">sign within Large Centers located adjacent to a non-residential development</a> (See <a href="#">Freestanding Sign</a> and <a href="#">Large Center</a> ).		
	<b>Non-Residential Uses *</b> <i>Standards are based on the entire center or campus where applicable #</i>	<b>Max Quantity ♦</b> (Based on length of street frontage)	0 - 599 LF = 1 600 LF - 1,000 LF = 2 > 1,000 LF = 3 LF calculated separately for each street where property has frontage
		<b>Max Height</b>	A designated pkwy, Bell Rd. & Grand Ave. 16 FT Other Major Arterials 12 FT All Other Roads 8 FT
		<b>Max Sign Area Allowed ●</b>	A designated pkwy., Bell Rd. & Grand Ave. 72 SF Other Major Arterials 60 SF All Other Roads 48 SF
	<b>Notes</b> ♦ Sign must be located along the qualifying street frontage. # Only allowed either Primary Monument(s) OR Perimeter Wall sign ● All Primary Monument Signs shall be located a minimum of 60 FT away from all other Primary and Secondary Monument signs.		




**Table 2:** Freestanding Sign Specifications (*continued*)

C. SECONDARY MONUMENT SIGN		Permit: Yes									
	<b>Description</b> A freestanding monument <a href="#">sign for a Small Center or at secondary entrances of a Large Center</a> <del>located adjacent to a non-residential development</del> (See <i>Freestanding Sign</i> and <a href="#">Large Center</a> ).										
	<b>Residential uses</b>	N/A									
	<b>Non-Residential Uses</b> <i>Standards are based on the entire center or campus where applicable</i>	<table border="1"> <tr> <td><i>Max Quantity</i> (Based on amount of street frontage)</td> <td>0 LF - 599 LF</td> <td>= 1</td> </tr> <tr> <td></td> <td>&gt; 1,000 LF</td> <td>= 1 for every 300 LF &gt; 1,000 LF</td> </tr> <tr> <td></td> <td colspan="2">LF calculated separately for each street where property has frontage</td> </tr> </table>	<i>Max Quantity</i> (Based on amount of street frontage)	0 LF - 599 LF	= 1		> 1,000 LF	= 1 for every 300 LF > 1,000 LF		LF calculated separately for each street where property has frontage	
	<i>Max Quantity</i> (Based on amount of street frontage)	0 LF - 599 LF	= 1								
		> 1,000 LF	= 1 for every 300 LF > 1,000 LF								
		LF calculated separately for each street where property has frontage									
	<b>Max Height</b>	<table border="1"> <tr> <td>Designated Pkwy</td> <td>12 FT</td> </tr> <tr> <td>Major Arterials</td> <td>8 FT</td> </tr> <tr> <td>All Other Roads</td> <td>6 FT</td> </tr> </table>	Designated Pkwy	12 FT	Major Arterials	8 FT	All Other Roads	6 FT			
Designated Pkwy	12 FT										
Major Arterials	8 FT										
All Other Roads	6 FT										
<b>Max Sign Area</b> ●	<table border="1"> <tr> <td>A designated pkwy., Bell Rd. &amp; Grand Ave.</td> <td>48 SF</td> </tr> <tr> <td>Other Major Arterials</td> <td>32 SF</td> </tr> <tr> <td>All Other Roads</td> <td>24 SF</td> </tr> </table>	A designated pkwy., Bell Rd. & Grand Ave.	48 SF	Other Major Arterials	32 SF	All Other Roads	24 SF				
A designated pkwy., Bell Rd. & Grand Ave.	48 SF										
Other Major Arterials	32 SF										
All Other Roads	24 SF										
<b>Notes:</b> <ul style="list-style-type: none"> <li>All Secondary Monument Signs shall be located a minimum of 60 FT away from all other Primary and Secondary Monument signs located in the same center or parcel.</li> </ul>											


**Table 2: Freestanding Sign Specifications (continued)**

D. INTERNAL CENTER SIGN		Permit: No		
	<b>Description</b>	Internal freestanding signage within a non-residential center.		
	<b>Residential uses</b>	N/A		
	<b>Non-Residential Uses</b>  <i>Standards are based on the entire center or campus where applicable</i>	<i>Max Quantity</i>	1 sign per parcel, or 1 sign per acre, whichever is greater.  Individual parceled pads within a center <u>are</u> eligible for internal center signs.	
		<i>Max Height</i>	3 FT	
		<i>Max Sign Area Allowed</i>	6 SF	
<b>Notes:</b> Must be located internal to a site, outside of all street frontage landscape areas and buffers.				
E. PERIMETER WALL / SCREEN WALL SIGNS		Permit: Yes		
	<b>Description</b>	A sign consisting of individually mounted characters on a perimeter or screen wall surrounding a development.		
	<b>Residential Uses</b>  <i>Single-Family Developments (2 or more lots)</i>  And  <i>Multi-Family Developments</i>	<i>Max Quantity</i>	2 per street frontage providing direct access to development.	
		<i>Max Height</i>	8 FT or wall height, whichever is less.	
		<i>Max Projection</i>	14 IN	
		<i>Illumination Allowed</i>	External or backlit illumination only	
		<i>Max Sign Area Allowed</i>	32 SF per sign	
		<b>Non-Residential Uses *</b>	<i>Max Quantity</i>	1 per street frontage
	<i>Illumination Allowed</i>		External or backlit illumination only	
	<i>Max Sign Area Allowed</i>		48 SF per sign or < 50% of wall area, whichever is less.	
<b>Notes:</b> * Only allowed either Primary Monument, Secondary Monument(s) OR Perimeter Wall sign.				

**Table 3: Other Sign Type Specifications**

A. DRIVE-THROUGH SIGN		Permit: Yes		
	<b>Description</b>	Signage for uses with a drive-through. #		
	<b>Residential uses</b>	N/A		
	<b>Non-Residential Uses</b>	<i>Max Quantity</i>	2 signs per drive-through lane	
		<i>Max Height</i>	6 FT	
		<i>Max Sign Area Allowed</i>	36 SF per sign	
<b>Notes:</b> # Must be located adjacent to drive-through lanes. Changeable copy is permitted.				
B. GAS STATION MONUMENT SIGN		Permit: Yes		
	<b>Description</b>	Monument sign for a property containing a gas station/fuel service station. #		
	<b>Residential uses</b>	N/A		
	<b>Non-Residential uses</b>	<i>Max Height</i>	8 FT	
		<i>Max Sign Area Allowed</i>	32 SF, including 16 SF changeable copy	
	<b>Notes:</b> # In accordance with Arizona Administrative Code, gas station monument signs shall be permitted in lieu of a primary or secondary monument for stand-alone gas stations, maximum 1 per frontage. Commercial centers containing gas stations shall be allowed Gas Station Monuments in addition to Primary and Secondary Monuments.			
C. FLAGS		Permit: No*		
	<b>Description</b>	See Definitions.		
	<b>Residential uses</b>	<i>Max Quantity</i>	3 Flags, 1 pole	
		<i>Max Height #*</i>	30 FT	
		<i>Max Sign Area Allowed</i>	24 SF per flag	
	<b>Non-Residential uses</b>	<i>Max Quantity</i>	1 flag per 25 LF street frontage, up to 6 total per premises	
		<i>Max Height #*</i>	50 FT	
		<i>Max Sign Area Allowed</i>	36 SF	
<b>Notes:</b> # Flags must meet minimum principal building setbacks and shall not be located in any required utility easements. * Depending on the height, a building permit may be required.				

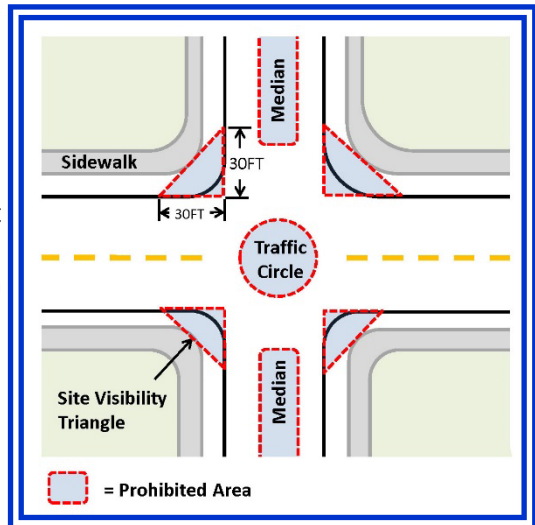
**Table 3: Other Sign Type Specifications (continued)**

D. WINDOW SIGN		Permit: No		
	<b>Description</b>	Signs placed on or within 3 FT of windows so as to attract the attention of persons outside of the building where the sign is placed.		
	<b>Residential uses</b>	<i>Limitations</i>	No limit, non-commercial messages only	
	<b>Non-Residential Uses #</b>	<i>Max Sign Area Allowed*</i>	25% of the total window area on any one side of a building.	
		<i>Illumination Allowed</i>	Max of 2 signs may be internally illuminated, up to 2 SF per sign	
<b>Notes:</b> # Window signage is prohibited above the ground floor of the building. * When window signage is displayed on two or more sides of a building, each side shall comply with the maximum sign area provisions.				

**Sec. 21-701827836 Temporary Sign Types**

A. General Requirements

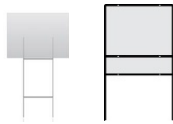

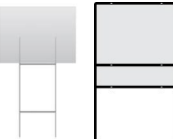



1. In order to ensure structural stability and safety, freestanding signs seven (7) feet or greater in height shall be constructed to standards required for a permanent sign as described by the Arizona Sign Association.
2. Signs seven (7) feet or greater in height require a sign permit.
3. Temporary Signs shall be located outside of the visibility triangles, as shown in Figure 1.
4. Signs shall be maintained in good condition and shall be removed if torn, soiled, or faded.
5. Signs shall be weighted and/or secured to resist displacement by wind or similar disturbances.
6. Temporary signs shall not be illuminated.
7. Contact information of the party responsible for the sign shall be listed on the back of all temporary signs, except those located on developed single family residential lots.
8. Such signs which are deemed to be unsafe, defective, or which create an immediate hazard to persons or property, or are not in compliance with the provisions of this Section, shall be declared to be a public nuisance and subject to removal by the City in accordance with state statutes.




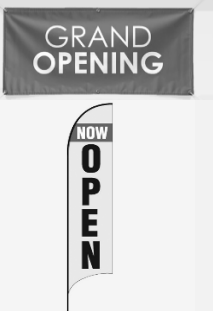
B. Duration: The following temporary signs are authorized for the durations noted in Table 4.

C. Standard Abbreviations. The standard abbreviations for Tables 1-3 are applicable to Table 4.






**Table 4: Temporary Sign Type Specifications**

A. UNDEVELOPED PROPERTIES					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
<b>1. Parcels ≤1 ac</b> 	1	Residential Use: 6 SF Non-Residential Use: 16SF	Residential: 5 FT Non-Residential: 8 FT	Up to 1 Year	Yes, if ≥7 FT in Height
<b>Limitations:</b> <ul style="list-style-type: none"> <li>N/A</li> </ul>					
<b>2. Parcels &gt;1 acre</b> 	1 sign + 1 additional sign for every 600 LF of street frontage	32 SF	8 FT	Up to 1 Year, and may be renewed 2x for 3 years total	Yes
<b>Limitations:</b> <ul style="list-style-type: none"> <li>Placed &gt; 30 FT from any intersection or driveway, and 100 FT from all signs &gt; 6 SF.</li> </ul>					
B. RESIDENTIAL PROPERTIES					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
<b>1. Yard Sign</b> 	1	6 SF	5 FT	Up to 3 Months	No
<b>Limitations:</b> <ul style="list-style-type: none"> <li>Located on a developed residential lot</li> </ul>					
<b>2. Neighborhood</b> 	1 sign per neighborhood entrance	6 SF	5 FT	Up to 2 Weeks	No
<b>Limitations:</b> <ul style="list-style-type: none"> <li>Located within neighborhood common area</li> </ul>					
<b>3. New Subdivision</b> 	1 sign per street frontage	32 SF/sign* *Development ≥150 AC: Interior Streets = 32 SF Perimeter Streets = 96SF	16 FT	Up to 3 years	Yes
<b>Limitations:</b> <ul style="list-style-type: none"> <li>Must be removed once all lots in subdivision are sold</li> </ul>					
<b>4. Subdivision Flags</b> 	6 flags	15 SF / flag	30 FT	Up to 3 years	No
<b>Limitations:</b> <ul style="list-style-type: none"> <li>For new subdivisions and/or new developments only.</li> <li>Max Quantity is per new development or per model complex</li> <li>Must be identified in Model Home Complex Building Permit</li> </ul>					





**Table 4:** Temporary Sign Type Specifications *(continued)*

B. NON-RESIDENTIAL PROPERTIES					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
<p><b>1. Entry A-Frame / T-Frame</b></p> 	<p>1 A-frame or T-frame sign <u>per business</u></p>	<p>6 SF</p>	<p>3 FT</p>	<p>Only during business hours</p>	<p><del>No</del> <u>Yes*</u></p>
<p><b>Limitations:</b></p> <ul style="list-style-type: none"> <li>• <u>Signs shall not be allowed with a public right-of-way, unless the business is located within the D/CM District.</u></li> <li>• Signs shall be located within <u>eight (8) FT</u> of the business entry <u>unless the business is located within the D/CM Zoning District, then the sign may be located along the Building Frontage.</u></li> <li>• A minimum of <u>four (4) FT</u> must be maintained to allow unobstructed pedestrian access, and vehicular circulation, <u>and a minimum of one (1) FT shall be maintained between the sign and the edge of the street curb.</u></li> <li>• Signs cannot be placed within required parking.</li> <li>• <u>A minimum separation of twenty (20) FT shall be provided between all A-Frame or T-Frame signs.</u></li> </ul>					
<p><b>Notes:</b></p> <p><u>* Signs located within the D/CM District and within the public right-of-way require a permit be obtained prior to installation of the sign.</u></p>					
<p><b>2. Grand Opening/ New Business</b></p> 	<p>Includes Banners, Balloons, Flags, Pennants and, Streamers</p>	<p>N/A</p>	<p>N/A</p>	<p>60 days</p>	<p>No</p>
<p><b>Limitations:</b></p> <ul style="list-style-type: none"> <li>• See Definition for <i>Grand Opening/ New Business</i></li> <li>• Must be obtained within 6 months of receiving a valid business license</li> <li>• Not permitted for Home Occupations.</li> <li>• Merchandise may be displayed adjacent to business if a minimum of 4 FT clearance is maintained, allowing unobstructed pedestrian access and vehicular circulation.</li> </ul>					

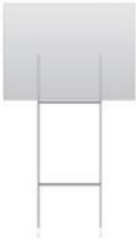
**Table 4: Temporary Sign Type Specifications (continued)**


C. NON-RESIDENTIAL PROPERTIES (continued)					
<b>3. Special Promotion</b>   	2 Wall-Mounted Banners	32 SF Total	N/A	Maximum 30 days per installation  Maximum 4x per year	Yes, For Each Install
	2 Pole Mounted Banners "Swooper Signs"	32 SF per sign	15 FT		
	1 A-frame or T-frame sign portable sign	6 SF	3 FT		
	<b>Limitations:</b> <ul style="list-style-type: none"> <li>Maximum Width is 3 FT for Pole Mounted or Swooper Signs</li> </ul>				
D. SPECIAL CONDITIONS – In addition to temporary signage permitted by use/development character, the following signs are allowed when special conditions occur.					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
<b>1. Property Offered For Sale, Lease, or Rent</b>					
<b>a. Parcels ≤ 1 acre</b>  	1 Sign *See Limitations For Quantity	6 SF	Freestanding: 5 FT  Other: *See Limitations For Placement	*See Limitations	No
	<b>Limitations:</b> <ul style="list-style-type: none"> <li>Quantity: A residential property abutting an arterial or collector roadway may have one (1) additional sign, maximum four (4) SF in size. The additional sign shall be placed in a manner where it is visible from the abutting roadway.</li> <li>Placement: Where freestanding signage is not possible or prohibited, the sign may be displayed within a window of the subject property.</li> <li>Duration is limited to while the property is offered for sale, lease or rent until 10 days after completion or execution of a lease, sale, or rental transaction.</li> </ul>				

**Table 4: Temporary Sign Type Specifications (continued)**

C. SPECIAL CONDITIONS (continued)					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
<b>b. Parcels &gt; 1 acre</b> 	1 sign + 1 additional sign for every 600 LF street of frontage	32 SF	Freestanding Sign: 8 FT  Other Signs: N/A	While property is offered.	Yes, if ≥7 FT in Height
<b>Limitations:</b> <ul style="list-style-type: none"> <li>Minimum spacing of 150 LF between signs.</li> </ul>					
<b>2. Property Under Construction</b>					
	1	32 SF	8 FT	From Issuance until Close of 'Building Permit'	No
<b>Limitations:</b> <ul style="list-style-type: none"> <li>An active Building Permit is required.</li> </ul>					
<b>3. Temporary Use</b>					
	1 Banner and 3 A-frame or T-frame Portable Signs	Banner: 24 SF  A-frame: 6 SF	Banner: N/A  A-Frame: 3 FT	For the duration of the approved Temporary Use Permit	Temp. Use Permit
<b>Limitations:</b> <ul style="list-style-type: none"> <li>An active Building Permit is required.</li> </ul>					
<b>4. Right-of-Way Signage</b>					
<b>a. Residential Roadway Signs</b> 	1 sign per turning movement within radius * See Limitations	6 SF	3 FT	3 hours before and 3 hours after an event	No
<b>Limitations:</b> <ul style="list-style-type: none"> <li>Radius: These signs are only allowed in right-of-ways adjacent to residential zoned property, and shall be located a maximum one (1) mile radius from the subject owner's/resident's property within the City of Peoria.</li> <li>Signs may be placed by owners of residential property in Peoria, residents of Peoria, or agents of either party.</li> <li>Subject to same Placement Limitations as noted in Election Season Signs below.</li> </ul>					

**Table 4: Temporary Sign Type Specifications (continued)**

D. SPECIAL CONDITIONS (continued)					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
<p><b>b. Election Season, Non-Commercial Messages</b></p> 	Not limited	Adjacent to Rural or Local Road: 16 SF  Other: 32 SF	< 7 FT	90 days prior to Primary Election and up to 15 days after General Election	No
<p><b>Limitations:</b></p> <ul style="list-style-type: none"> <li>• Signs can be placed in the public right-of-way, and on private property if the owner or their appointed agent grants permission.</li> <li>• Except as provided herein, such signs shall not be located on City-owned property, buildings, or structures.</li> <li>• Contact information of the party responsible for the sign must be listed on the back of the sign.</li> <li>• Placement Limitations. Per ARS § 16-1019, such signs may be located within the City right-of-way provided they are not:                             <ol style="list-style-type: none"> <li>1. Hazardous to public safety;</li> <li>2. Within a roadway median or traffic circle;</li> <li>3. Affixed to any City-owned utility pole, traffic control device or safety barrier;</li> <li>4. Located in a manner that interferes with the requirements of the Americans with Disabilities Act;</li> <li>5. Located in a designated commercial tourism, commercial resort, and hotel sign-free zone designated by the City Council pursuant to ARS §16-1019 including the Sports Complex Commercial Tourism Zone pursuant to Resolution 2012-39 ; and</li> <li>6. Otherwise in violation of a requirement found in this Section.</li> </ol> </li> </ul>					

D.SPECIAL CONDITIONS (continued)					
Sign Type	Quantity	Max Sign Area	Max Height	Duration	Permit
<b>5. Sign Walker</b> 	N/A	12 SF	6 FT	Daylight hours	No
<b>Limitations:</b> <ul style="list-style-type: none"> <li>• Maximum width shall be 6 feet.</li> <li>• Shall not be located adjacent to local or collector roads in Residential Zoning Districts.</li> <li>• Shall be at least thirty (30) feet away from any street intersection or driveway entrance.</li> <li>• Shall not be located in any drive aisle, parking stall, driveway, or on sidewalks in a manner that provides less than a four (4) foot free and clear pathway for pedestrians.</li> <li>• Shall not be located within a median or on a street.</li> <li>• Shall not be located on walls, boulders, planters, other signs, vehicles, utility facilities, or any structure.</li> <li>• Shall not compromise public safety in any manner.</li> </ul>					

**Sec. ~~21-710827~~837 Administration**

- A. Permit Application. For signs requiring permits as described in this Section, a Sign Permit application shall be submitted to the Department, together with the required materials, and applicable fee, on an official form provided by the Department. The application shall satisfy the submittal requirements of the associated Process Guide for the appropriate sign type.
- B. Permit Expiration. Permits issued by the City under the provisions of this Sign Code shall expired and become void if the work authorized by such permit is not completed within 180 days from the date of issuance of said permit.
- C. Permit Revocation. The Department Director or designee shall have continuing jurisdiction over all permits issued under the provisions of this Sign Code and may revoke a permit if it was obtained by fraud or misrepresentation.
  - 1. Notice of the City’s decision to revoke a sign permit shall be provided to the property owner by first class mail, or delivered in person to any person responsible for the premises on which the sign is located, or if no responsible party can be identified, by affixing a copy of the notice in a conspicuous location at the entrance to the premises.
- D. Nuisance. No permit issued under the provisions of this Sign Code shall be deemed to constitute permission or authorization to maintain a public or private nuisance, nor shall such permit constitute a defense in an action to abate a nuisance.