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CHAPTER I

ADMINISTRATION

Title

Section 101. This Code shall be known as the "Sign Code of the City of Casa Grande", may be cited as such, and will be referred to herein as "this Code".

Purpose and Intent

Section 102. The purpose of this Code regulating signs of all types is to (a) preserve and protect the public health, safety and welfare within the City of Casa Grande; (b) encourage development of private property in harmony with the desired character of the City while providing due regard for the public and private interests involved; (c) to promote the effectiveness of signs by preventing their over-concentration, improper placement and excessive size; (d) to enhance the flow of traffic and convenience, ease and enjoyment of travel within the City of Casa Grande; and (e) to protect travelers in the City of Casa Grande from injury or damage as a result of distraction or obstruction of vision attributable to faulty construction or improper situation of signs within the City of Casa Grande.

The intent of this Code is to (a) reduce advertising distractions, which may contribute to traffic accidents; (b) assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets and other public structures and spaces shall be protected by exercising reasonable controls over the character and design of private structures; and (c) to provide an improved visual environment for the citizens of and visitors to the City of Casa Grande.

Scope

Section 103. The provisions of this Code shall apply to the construction, erection, alteration, use, location and the maintaining of signs. Where expressly stated, the provisions of this Code shall apply to signs existing on the effective date of this Code.

A. The provisions of this Code shall not apply to the following:

1. Flags of any Nation, State, County, City or other political unit, church, religious organization, fraternal organization, registered corporation or decorative flags provided the following are met:

(a) Only one of each flag mentioned above with a maximum of three flags on any one site, parcel or structure shall be allowed.

- (b) Any flag flown in conjunction with the United States and/or Arizona flag shall be flown beneath them and shall not exceed them in size.
 - (c) Flag poles in residentially zoned districts shall not exceed twenty feet in height. Flag poles in all other zoning districts shall not exceed thirty five feet in height.
 - (d) Flags may be flown from a flag pole only if the flag pole complies with any and all applicable building permit requirements.
 - (e) The maximum lateral dimension of any flag shall not exceed twenty-five percent of the height of the pole or other structure to which the flag is affixed.
 - (f) Flags of registered corporations shall only be allowed on the developed property of said corporation.
 - (g) Flags of any Nation, State, County, City or other political unit, church, religious organization, fraternal organization, or decorative flags shall not contain any advertising copy.
2. Tablets, grave markers, headstones, statuary or remembrances of persons or events non-commercial in nature.
 3. Works of fine arts when not displayed in conjunction with a commercial enterprise which may derive direct commercial gain from such display.
 4. Temporary decorations or displays celebrating the occasion of traditionally accepted patriotic, religious or local holidays and events.
 5. Temporary signs for events of a general city-wide civic or public benefit.
 6. Signs not intended to be primarily viewed beyond the boundaries of the lot or parcel upon which they are located, or from any motorized vehicular public right-of-way or thoroughfare, providing that such sign does not constitute a danger to public safety.
 7. The erection, construction, and maintenance of official traffic, fire and police signs, signals and devices and markings of the State

of Arizona and the City of Casa Grande or other authorized public agency, nor the posting of notices as required by law.

8. Non-illuminated directional or informational signs of a public or quasi-public nature, but not including directions to commercial establishments, which do not exceed six (6) square feet.
9. Product dispensing machines such as soft drink, candy or food machines.
10. Point of purchase advertising displays such as oil dispensing racks, tire racks, etc., but not including signs placed upon such displays.
11. Window displays that are entirely located within the inside of the building and are not intended to be primarily viewed by the vehicular motorist public in his journeys.
12. City owned kiosk structures that provide directional information to community facilities or residential developments that have an approved model home complex in place. For purposes of this section a "kiosk" is defined as a free standing structure with one or more surfaces used to provide directional information to community facilities or residential developments.
13. Casa Grande Historic Downtown reader boards listing the names of business located on Florence Street within Casa Grande Townsite blocks 14, 15, 16, 20, and 22 as contained in the Pinal County Assessor's parcel map 507-07. Only one reader board, no larger than 30" wide and 72" high, shall be attached to the side of the building nearest Florence Street. No reader board shall be attached to the Florence facing façade of any building. All review boards installed pursuant to this section must first obtain a sign permit through the City of Casa Grande.

Validity of Other Laws

Section 104. It is not intended by this Code to repeal, abrogate, annul or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by this Code, or with private restrictions placed upon property by covenant, deed or other private agreement. Where this Code imposes a greater restriction on signs than is imposed or required by such existing provisions of the law, ordinance, contract or deed, the provisions of this Code shall control.

Code Conformance

Section 105. It shall be unlawful to hereafter erect, construct, alter, maintain or use any sign in violation of any provisions of this Code, except as provided in Section 418 of this Code. Any sign which was erected in violation of any pertinent ordinances or codes governing such erection or construction at the time of its erection, and which sign has never been in conformance with all such pertinent ordinances and codes shall continue to be an illegal sign and shall be subject to and in violation of this Code.

Building Official

Section 106. The Building Official is hereby charged with the enforcement of this Code, and shall have authority to enter any building, structure, premises or part thereof, at any reasonable time, for the purpose of performing his official duties under this Code. If refused entry, he shall enter only with a court order, except in emergency situations.

Interference with Building Official

Section 107. It shall be and is hereby declared to be unlawful for any person to willfully interfere with, hinder or obstruct the Building Official in the discharge of his duties.

Police to Assist Building Official

Section 108. It shall be the duty of the Police Department of the City of Casa Grande to assist the Building Official in the enforcement of the provisions of this Code.

Board of Adjustments

Section 109. The Board of Adjustments of the City of Casa Grande shall hear and make decisions regarding appeals from the provisions of this Code and when it is alleged there is error in any order, requirement, decision or determination made by the Building Official in the enforcement of this Code, as provided in the Zoning Ordinance of the City of Casa Grande.

Special Use Permits

Section 110. Authority for Special Use Permits:

- (a) When a Special Use Permit is required by this Code, said permit may be granted at the discretion of the Board of Adjustments. A Special Use Permit is not the automatic right of any applicant.

The Board shall consider all the factors relating to the proposed sign and whether such sign will adversely affect public health, safety and welfare.

Application for a Special Use Permit:

- (a) Application for a Special Use Permit for a sign shall be made on forms prescribed by the Board and shall be accompanied by statements, plans and other related materials as may be deemed necessary to carry out the intent of this section.

Fee for Special Use Permit:

- (a) Whenever a public hearing by the Board is required for a Special Use Permit, there shall be a filing fee as specified for variance requests to be paid at the time the application is filed.

Hearing on Special Use Permit:

- (a) A Special Use Permit application shall be considered at a public hearing by the Board. The Board may attach conditions to the granting of any special use permit when in its judgement such conditions are necessary or desirable to accomplish the purposes of this section. Notice of the Special Use Permit hearing shall be given as provided for the Board of Adjustments in the Zoning Ordinance of the City of Casa Grande.

CHAPTER 2

DEFINITIONS

General

Section 201. For the purpose of this Code, unless otherwise required by the context, certain terms, phrases, words and their derivatives shall be construed as specified in this Chapter. Words used in the singular include the plural, and the plural the singular.

Definitions, A through Z

Section 202.

Animation

Section 202.1. The movement, or the optical illusion of movement of any part of the sign structure, design or pictorial segment including the movement of any illumination or the flashing, scintillating, or varying of the light intensity. The automatic changing of all or any part of the facing of a sign or part of a sign set in motion by the movement of the atmosphere shall be considered to be animation. Time and temperature devices shall not be considered to have animation under this Code.

Architect, Contractor and Subcontractor Sign

Section 202.2. A sign designating the architect, contractor or subcontractor engaged in the construction or repair of a building or buildings on a specific lot.

Architectural Projection

Sec. 202.3. A marquee, porch, canopy or other similar structure extending beyond the enclosed floor area of a building.

Area of Sign

Section 202.4. The area of a sign is the entire area within a single continuous perimeter composed of parallelograms, circles, ellipses, trapezoids and triangles, or a combination of two (2) of the above or regular portions thereof per sign panel, which enclose the extreme limits of the advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface or space of a similar nature, together with any frame or other material, color or condition which forms an integral part of the display and is used to differentiate such sign from the wall or background against which it is placed, excluding the necessary supports or uprights on which such sign is placed. Where a sign two

or more faces, the area of all faces shall be included in determining the area of the sign, except that only one face of a double faced sign shall be considered in determining the sign area, provided both faces are parallel and the distance between faces does not exceed two (2) feet. Further, where a sign consists only of individual letters, numerals, symbols, or other similar components and is painted on or attached flat against the wall of a building, and where such individual components are without integrated background definition and are not within a circumscribed frame area, the total area of the sign shall be the sum of the areas of the squares or rectangles surrounding each individual sign component. Where statuary, either real or simulated, is used as a sign, the area of said sign shall be the three (3) vertical sides of the smallest right rectangle encompassing the figure that are most visible from the public right-of-way.

NOTE: See Exhibit "A" for examples of how the permitted geometric figures, combinations, and regular portions may be used for the purpose of determining sign panel area.

Attached Sign

Section 202.5. Any sign which is fastened, attached, connected or supported in whole or in part by a building or structure other than a sign structure which is supported wholly by the ground.

Block

Section 203.1. At least six hundred (600) feet of street frontage, including right-of-way.

Building

Section 203.2. A structure having a roof and at least three (3) walled sides.

Building Official

Section 203.3. The Building Authority of the City of Casa Grande or his designated representative.

Detached Sign

Section 205.1. Any sign supported wholly by the ground.

Developed Portion of a Parcel of Land

Section 205.2. That portion of land which is used for a principle or appurtenant use of the property, or that portion the frontage of which is required to be

developed according to the Zoning Ordinance or the City Code of the City of Casa Grande, including required set-back areas, whichever is greater.

Development Sign

Section 205.3. A sign used to indicate or identify a proposed future development upon real property.

Embellishment

Section 206.1. Letters, figures, characters or representations in cutouts or irregular forms or similar ornamentation whether or not attached to, affixed to, or superimposed upon, advertising signs.

External Illumination

Section 206.2. A source of illumination located a distance away from a sign which lights the sign, but which is itself not visible to persons viewing the sign from any normal position of view.

Front Foot of Building Occupancy

Section 207.1. The maximum width of a building or occupancy measured in a straight line parallel to the adjacent street.

Grade

Section 208.1. The ground level immediately below a sign. Height of a Sign

Section 209.1. The maximum vertical distance measured from grade to the top of a sign.

Identification Sign

Section 210.1. A sign advertising the business, commodities, service or other activity sold, offered or conducted on the premises.

Illegal Sign

Section 210.2. Any sign not specifically allowed by this Code.

Internal Illumination

Section 210.3. A source of illumination entirely within a sign which makes the sign content visible at night, but wherein the source of illumination is not visible.

Lease, Sale and Rent Signs

Section 213.1. Signs indicating the premises or a vacant lot is for lease, sale or rent.

Low Profile

Section 213.2. A detached sign not to exceed eight (8) feet in height, as measured from the existing curb or sidewalk grade.

Maintenance

Section 214.1. The replacing or repairing of a portion of a sign made unusable by ordinary wear, tear or damage beyond the control of the owner, the reprinting of copy or the changing of copy on a change panel sign. This shall not include altering any property of a sign, such as size, placement, illumination, etc., which is regulated by this Code.

Model Home Complex

Section 214.2. A “model home complex” consists of at least one subdivision sales office that is open to the public and at least one model home within the subdivision that is open for public viewing.

Name Plate Sign

Section 215.1. A sign, in addition to any numerical listing, which is used to designate a home and which shows only the family name, the home name, or both.

Non-conforming Sign

Section 215.2. Any sign which is not allowed under this Code, but which, when first constructed, was legally allowed by the City of Casa Grande or the political subdivision then having the control and regulation over construction of signs.

Obsolete Sign

Section 216.1. Any sign which no longer correctly directs or exhorts any person, advertises a bonafide business, lessor, owner, activity conducted or product available on the premises where such sign is displayed. Exception: Off-site signs are not required to advertise for a use which is appurtenant to the property upon which they are displayed.

Occupancy

Section 216.2. A separate business or use which may be located within the same building with other occupancies.

Off-Site Sign

Section 216.3. A sign which advertises for a business, commodity, service, entertainment, product or other use which is not an appurtenant use of the property on which the sign is located.

On-Site Sign

Section 216.4. A sign which advertises for a business, commodity, service, entertainment, product or other use which is an appurtenant use of the property on which the sign is located.

Open House Directional Sign

Section 216.5. A sign used to direct traffic to a specific new home for sale within a recorded residential subdivision.

Optical Illusion of Movement

Section 216.6. The illusion of motion or changing of copy presented by a pattern capable of reversible perspective.

Outlining

Section 216.7. Outlining of a building, whether partial or completely outlined, as permitted in Section 410.1 shall be limited to enhancing the nighttime architecture of a building by permitting attached illumination to the physical elements of the building.

Parapet Wall

Section 217.1. A wall extending above the plate line of a building, constructed of like material and in a like manner as the wall between said plate line and grade.

Parcel

Section 217.2. A subdivision, planned shopping center, lot or other definite division of land use. For the purpose of determining the allowable number of signs for a particular use, the term shall refer to the largest of such divisions of land which is applicable to such particular use.

Permanent Sign

Section 217.3. A sign which is intended to be and is so constructed as to be of a lasting and enduring condition, remaining unchanged in character, condition (beyond normal wear) and position, provided the sign is listed as a permanent sign in this Code.

Planned Shopping Center

Section 217.4. A commercial development whereupon there are located a number of separate commercial activities, in which there are appurtenant shared facilities such as parking and pedestrian mall, and which is designed to provide a single area in which the public may obtain varied products and services.

Plate Line

Section 217.5. The point at which any part of the roof structure of a building first touches or bears upon an external wall.

Political Signs

Section 217.6. A sign supporting the candidacy of any candidate for office or urging action on any other matter on the ballot of primary, general or special elections.

Portable Sign

Section 217.7. A sign not permanently affixed to the ground or a structure on the premises it occupies, including "A"-frame signs.

Projecting Sign

Section 217.8. A sign attached to a building or structure and extending in whole or in part more than twelve (12) inches from the wall to which it is attached.

Roof Line

Section 219.1. The plate line of a building, or, in the case of a building having a parapet wall, the top of said parapet wall for each wall having a parapet wall.

Roof Sign

Section 219.2. A sign erected in any way upon a building or structure which extends above the roof line of the building or structure.

Setback Area

Section 220.1. The open space area defined in the Zoning Ordinance or Uniform Building Code of the City of Casa Grande under front, side and rear yard setbacks.

Sign

Section 220.2. Any device or display of anything in part or in combination by any means, including all supports, anchors, braces and framework, whereby the same is made visible to the eye for the purpose of attracting attention outdoors to make anything known, whether such device or display be made on, attached to or as a part of any other structure, surface or thing, which device or display is visible beyond the boundaries of the lot or parcel of property on or over which the same is located.

Sign Use

Section 220.3. All signs located on the premises, including legal, legal nonconforming, and illegal signs, whether or not such signs are appurtenant to the existing or proposed use of the premises.

Structure

Section 220.4. That which is built or constructed, an edifice or building or any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Subdivision

Section 220.5. Improved or unimproved land or lands divided for the purpose of financing, sale or lease, whether immediate or future, into four or more lots, tracts or parcels of land, or, if a new street is involved, any such property which is divided into two (2) or more lots, tracts, or parcels of land, or any such property, the boundaries of which have been fixed by a recorded condominium, cooperative, community apartment, townhouse or similar project containing four (4) or more parcels, in which an undivided interest in the land is coupled with the right of exclusive occupancy of any unit located thereon, but plats of such projects need not show the building or the manner in which the buildings or airspace above the property shown on the plat are to be divided.

This definition shall not include the following:

1. The sale or exchange of parcels of land to or between adjoining property owners if such sale or exchange does not create additional lots.

2. The partitioning of land in accordance with other statutes regulating the partitioning of land held in common ownership.
3. The leasing of apartments, offices, stores or similar space within a building or trailer park, nor to mineral, oil or gas leases.

Subdivision Sales Office

Section 220.6. A "Subdivision Sales Office" is an office located on the site of a subdivision that is open to the public for the sale of lots or homes within that subdivision.

Subdivision Sign

Section 220.7. A sign used in connection with the development and location of a recorded residential subdivision for the sale of homes or lots therein.

Temporary Sign

Section 221.1. A sign intended to be displayed for a short period of time only.

Wall Mounted Sign

Section 224.1. A sign attached to, painted on or erected against the wall of a building or structure with the exposed face of the sign in a plane parallel to the face of said wall. A wall mounted sign may not project from the wall in excess of twelve (12) inches.

Window Sign

Section 224.2. A sign on or inside a window or a business which is visible from any point beyond the lot lines of the property on which it is located.

CHAPTER 3

PERMITS, PLANS, FEES AND INSPECTIONS

Permits

Section 301. Except as otherwise provided for in this Code, a sign permit shall be required before the erection, re-erection, construction, alteration, placing or locating of all signs regulated by this Code.

Except as provided in Section 419, a permit shall not be required for the following signs, provided that such signs shall be subject to any and all applicable provisions of this Code:

1. Name plate signs
2. Any sign six (6) square feet or less
3. Standard maintenance of signs
4. Manual change of copy on a sign
5. Relocation of a sign as required by the City of Casa Grande
6. Removal of a sign
7. Temporary signs

Applications

Section 302. The application, plans, and other required information filed by an applicant for a permit shall be checked by the Building Official. Such plans may be reviewed by other departments of the City to check compliance with the laws and ordinances under their jurisdiction. If the Building Official is satisfied that the work described in an application for permit and the plans and other information filed therewith conform to the requirements of this Code and other pertinent laws and ordinances, and that the fee provided for in Section 304 has been paid, he shall issue a permit therefore to the applicant.

Required Information

Section 303. Unless waived by the Building Official, all applications for sign permits shall be accompanied by the following information:

1. Address of sign location.
2. Legal description of sign location.
3. Name of sign owner.
4. Written consent of property owner (for off-site only).
5. Name and address of sign contractor.
6. Area of sign.
7. Description of job and construction material.
8. Description of illumination.

9. Description of existing signs, including size, construction, material, illumination and placement.
10. Two (2) copies of plans and specifications, a plot plan showing the location of all signs and structures, detail and elevation drawings showing sign locations, set-backs, dimensions, clearances and methods of attachment and support.
11. Sufficient data to show that supporting surfaces and other members of an existing building to which a sign is to be attached are in good condition and are adequately strong to support the load, including the proposed sign.

Fees

Section 304. Before issuance of any sign permit the applicant shall pay to the City any and all applicable fees pertaining to such permit as set forth in the current fee schedule for sign permits.

Validity of Permits

Section 305. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code. No permit presuming to give authority to violate or cancel the provisions of this Code shall be valid, except insofar as the work which it authorizes is lawful.

The issuance of a permit based upon plans and specifications shall not prevent the Building Official from thereafter requiring the correction of errors in said plans and specifications or from preventing building operations being carried on thereunder when in violation of this Code or of any other ordinance of the City of Casa Grande.

Expiration

Section 306. Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the work authorized by such permit is not commenced within sixty (60) days from the date of such permit, or if the work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred twenty (120) days. Before such work can be recommenced a new permit shall be first obtained so to do, and the fee therefore shall be one-half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further, that such suspension or abandonment has not exceeded one year.

Inspections

Section 307. All signs for which a permit is required shall, unless waived by the Building Official, be subject to the following inspections:

1. Footing inspections on all detached signs.
2. Electrical inspection on all illuminated signs.
3. An inspection of braces, anchors, supports and connections on all signs.
4. Final inspection.

Liability for Damages

Section 308. The provisions of this Code shall not be construed as relieving or limiting in any way the responsibility or liability of any persons, firm, or corporation erecting or owning any sign from personal injury or property damage resulting from the placing of such sign, or resulting from the negligence or willful acts of such persons, firm or corporation, his or its agents, employees or workmen in the construction, maintenance, repair or removal of any sign erected in accordance with a permit issued hereunder. Nor shall it be construed as imposing upon the City of Casa Grande or its officers or employees any responsibility or liability by reason of the approval of any signs, materials or devices under the provisions of this Code.

CHAPTER 4

GENERAL REQUIREMENTS

Design and Construction

Section 401. All signs shall be structurally designed and constructed in conformance with the Uniform Building Code and the Uniform Sign Code of the City of Casa Grande, and all sign work shall be done in a professional, workmanlike manner.

Fire Zone Regulations

Section 402. Fire Zone Regulations shall be as set forth in the Uniform Building Code.

Obstruction of Exits

Section 403. No sign shall be constructed so as to obstruct any door, window or fire escape of any building.

Traffic Hazards

Section 404. No sign shall be erected or maintained in any location where, by reason of its location, it will obstruct the view of any authorized traffic sign, signal or other traffic control device. Nor may any sign, by reason of its shape, position, or color interfere with or be confused with any authorized traffic signal, sign or device. Further, no sign shall be erected in a location where it will obstruct vision of the public right-of-way to the vehicle operator during ingress to, egress from, or while traveling on said public right-of-way.

Maintenance and Repair

Section 405. Each sign shall be maintained in a safe, presentable and good condition, including the replacement of defective parts, painting, repainting, cleaning and other acts required for the maintenance of said sign.

Construction Upon or Over Public Property

Section 406. No sign or its supports, braces or other required appurtenant structures shall be placed or maintained in any public right-of-way or utility easement, nor shall any sign extend across any property line which borders any public property, except wall mounted signs, which may be allowed to project a maximum of twelve (12) inches over public property provided the bottom of such sign is a minimum of eight (8) feet above grade, and except projecting signs,

which may extend over public property in accordance with the following schedule.

CLEARANCE FROM GRADE

MAXIMUM PROJECTION

Less than eight (8) feet

Not permitted

Eight (8) to sixteen (16) feet

One (1) foot plus six (6) inches per foot of clearance in excess of eight (8) feet.

Over sixteen (16) feet

Five (5) feet.

No sign or sign structure shall project into or over any public alley.

Placing Signs on Private Property

Section 407. No person shall attach or maintain any sign upon any property, building or other structure without first obtaining the permission of the owner of the building or structure, and of the owner or possessor of the premises upon which the building or structure is placed.

Signs on Fences

Section 408. No person shall paint a sign on or attach a sign to a fence which divides properties under separate ownership or use.

Detached Signs

Section 409. Only those signs specifically permitted to be detached by the terms of this Code may be so constructed.

Illumination

Section 410. Only those signs specifically allowed to be illuminated may be illuminated.

All sources of illumination shall be hidden from view and installed to avoid glare or reflection onto any adjacent property or onto a street or alley so as not to create a traffic hazard or public nuisance.

For purposes of computing the area of signage, illumination shall not be included unless the illumination meets the definition of "Area of Sign" or is an integral component of the sign, such as a neon tube formed as the border or shaped into a part of the message of the sign.

Outlining

Section 410.1. Outlining of a building by means of exposed neon tubing, exposed incandescent lighting, or other exposed artificial illumination shall be illegal.

EXCEPTION: Outlining may be permitted by obtaining a Special Use Permit from the Board of Adjustments. To qualify for a Special Use Permit the building illumination shall exhibit two or more of the following characteristics such as:

- A. Distinguishing architectural style.
- B. Site location.
- C. Physical scale.
- D. Historical interest.
- E. Exhibit other features that represent a clear variation from conventional development.

In order for existing buildings to qualify for the provisions under the EXCEPTION, the building complex on which the lighting is to be used shall be brought into compliance with the current City Codes.

The exposed illumination shall meet the following provisions:

- A. Be integrated into the physical elements of the building or development.
- B. Be harmonious with the building's architectural style.
- C. Be used for enhancing the nighttime architecture of the building.
- D. Shall not portray an advertising message.
- E. Lighting specifications shall be:
 - 1. Monochromatic tubing.
 - 2. Not exceed a nominal power rating of 30 milliamps.
 - 3. Have a total maximum light output of 250 lumens per foot.

If any component of the lighting system becomes nonfunctional, neither the entire lighting system nor any portion thereof may be illuminated until the entire system is repaired. If the system remains nonfunctional and non-illuminated for more than 30 calendar days, the Special Use Permit may be revoked by direction of the City Manager after 48 hours prior notice. The revocation of the Special Use Permit may be appealed to the Board of Adjustments within 15 calendar days of such notice.

Note: For an example of an illumination signage see exhibit A.

Portable Signs

Section 411. "A" frame signs and portable signs of any nature, other than those provided for in Section 604, shall be illegal.

Note: For an example of a portable sign see exhibit A.

Searchlights

Section 412. The Operation of searchlights for advertising purposes within the city limits is prohibited except as provided for in Section 604 of the Sign Code.

Sound

Section 413. No sign shall emit any sound which is intended to attract attention or which creates a public nuisance.

Animation

Section 414. No sign shall have animation.

Permanent Signs

Section 415. All permanent signs, except off-site signs, shall be appurtenant to a permitted use of the property or subdivision upon which it is displayed. A permit for a permanent sign shall be issued for an indefinite term, and shall be valid indefinitely, as long as said sign is in conformance with this Code.

Temporary Signs

Section 416. Temporary signs shall be allowed only for the time period specified by this Code.

Markings

Section 417. All signs regulated by this Code shall be marked with the maker's name and the name of the person or firm erecting such sign, the date of installation and the permit number. Such required marking shall be permanently placed on the exterior surface of the sign in a location where such information will be readily visible, legible and accessible for inspection after installation.

Nonconforming Signs

Section 418. Any nonconforming sign or sign use as defined in this Code may be continued in use, subject to the following:

1. Such signs shall not be hazardous to the public safety and welfare.

2. Such signs shall not become obsolete.
3. In the event any such sign is hereafter damaged or otherwise requires alterations or repairs at a cost exceeding fifty percent (50%) of its reproduction value in aggregate according to appraisal thereof by competent appraisers, or is removed by any means whatsoever including an act of God, such sign may only be restored, reconstructed, altered or repaired to conform to the provisions of this Code.

A nonconforming sign structure shall not be altered, re-erected, relocated or replaced unless it is brought into compliance with the provisions of this Code.

Obsolete Signs

Section 419. Any sign use which is discontinued for a period of one hundred eight (180) days, or which advertises for a use which is discontinued for a period of one hundred eighty (180) days, shall be obsolete, and shall be subject to the following:

1. At such time as any legal nonconforming sign becomes obsolete, the right to maintain such sign shall be forfeited, and such sign shall be removed, relocated, or altered to conform to the applicable provisions of this Code.
2. At such time as any sign other than a legal nonconforming sign becomes obsolete, all of the copy of such sign shall be removed or altered to conform to the provisions of this Code.

Replacement, relocation or alteration, but not removal, of any obsolete sign shall require a permit.

Removal of Sign Base

Section 420. When any sign, including obsolete signs is relocated or removed, except for purposes of maintenance and/or legal repair, its base and abutments shall be removed to ground level or relocated with such sign.

Computation of Allowable Number and Area of Signs

Section 421. Except as otherwise provided for in this Code, computation of the allowable number and area of signs shall include all existing signs on the premises, whether such signs be legal or legal nonconforming under the terms of this Code. No required permits shall be issued for additions to or alterations of an

existing sign use unless said sign use is made to comply with the provisions of this Code.

CHAPTER 5

ESTABLISHMENT OF DISTRICTS

Use Districts

Section 501. For the purpose of this Code, the use districts as set forth in the Zoning Ordinance of the City of Casa Grande and amendments thereto shall apply.

Scope

Section 502. No sign shall be constructed, erected, altered, located, used or maintained in any district except as provided for such district in this Code. All signs in all districts shall be subject to the general requirements of this Code.

CHAPTER 6

DISTRICT SIGN REQUIREMENTS

General

Section 601. The type of signs permitted, and the regulation of the number, area, placement and use of signs is hereby established. No sign shall be erected except as provided in the district in which it is permitted, nor shall any sign be used for any purpose or in any manner except as allowed by the regulations for the district in which such sign is legally maintained.

General Provisions

Section 602.

1. Churches and similar religious institutions shall be permitted signs in accordance with Section 603.4.
2. A detached sign may consist of more than one sign panel provided all such sign panels are attached to one common integrated sign structure. The total area of all such panels shall not exceed the maximum allowable sign area specified for a detached sign on said parcel. Where a sign message consists of separate and individual letters, modules, or symbols, each portion of said sign message shall not be considered as a one sign panel. In such cases, a single continuous perimeter completely surrounding the sign message shall be used to determine its sign area.

Note: For an example of sign panel areas see exhibit A.

3. In the "R-3", "R-4", "R-5", "B-1", "B-2", "B-3", "I-1", and "I-2" Zoning Districts, no more than two (2) permanent signs may be painted on or otherwise displayed from the surface of any window, showcase or other similar facility. The area of such signs shall not exceed twenty-five (25) percent of the area of the window on which displayed. The area of said signs shall be deducted from the total allowed sign area

Note: For an example of window display signs see exhibit A.

4. Roof Signs shall be permitted in all "B-1", "B-2", "B-3", "I-1", and "I-2" Districts as follows:

- a. Signs may be attached to the fascia of, or located on the sloping portion of the roof of a structure, but may not extend more than four (4) feet above the lower edge of the fascia of said roof.
- b. Signs may be attached to the face of a parapet wall, but may not extend more than four (4) feet above the highest point of said wall.
- c. Height of roof signs other than the above shall not exceed thirty (30) percent of the height of the building on which said sign is located. Height of said building and sign shall be measured at the roof line.
- d. All roof signs shall be installed in such a manner that there are visible angle iron supports, guy wires, braces, or secondary supports. Sign supports shall appear to be an architectural or integral part of said roof sign.

Note: For an example of roof signs see exhibit A.

5. Regulations for signs in any PUD District shall be the same as those for the same district if provisions for PUD were not included.
6. A sign located on, under, attached to or an integral part of an architectural projection shall conforming to the following regulations:
 - a. A sign attached to or which is an integral part of the face of an architectural projection may extend a maximum of four (4) feet above or below the face of said projection.
 - b. A sign may be placed below and may be supported by an architectural projection of a building when such projection is designed to carry the additional weight of such signs.
 - c. Any sign attached to or located on an architectural projection shall not be located less than eight (8) feet above a walkway, surfaced area, or ground level below such sign.
 - d. No sign may be erected on or attached to an architectural projection in such a manner as to constitute a hazard to firemen climbing a ladder placed against said architectural projection.
 - e. No sign shall occupy more than seventy five (75) percent of the fascia section or parapet wall on which it is erected.

Note: For an example of a projecting sign see exhibit A.

7. Projection signs shall be permitted in all "B-1", "B-2", "B-3", "I-1", and "I-2" districts as follows:
 - a. Projecting signs shall be allowed only in lieu of detached signs.
 - b. Such signs shall have a vertical clearance from grade no less than eight (8) feet.
 - c. Height of projecting signs shall not exceed thirty (30) percent of the height of the building or structure on which such signs are located. Height of said buildings and signs shall be measured at the roof line.
 - d. Such signs may protrude no further than five (5) feet from the face of the building or structure.
 - e. One projecting sign shall be allowed for each occupancy.
 - f. All projecting signs shall be installed in such a manner that there are no visible angle iron supports, guy wires, braces or secondary supports. Sign supports shall appear to be an architectural or integral part of such projecting signs.

Permanent On-Site Signs by Zoning District

Section 603.

1. UR - Urban Ranch District

- a. One (1) non-illuminated sign per parcel not exceeding six (6) square feet in area giving the name and address of the land or building on which displayed, or the owner or lessee thereof, and the use conducted on the property.
- b. Said sign shall be wall mounted or low profile.

2. R-I Districts

- a. One (1) non-illuminated sign per parcel not exceeding two (2) square feet in area giving the name and address of the land or building on which displayed, or the owner or lessee thereof.
- b. Said sign shall be wall mounted or low profile.

3. R-2 and R-3 Districts

- a. One (1) non-illuminated sign per parcel not exceeding twelve (12) square feet in area giving the name, address and use conducted on the property.
- b. Said sign shall be wall mounted, or low profile. If low profile, said sign shall be parallel to the street and shall not project into the front yard setback area.

4. R-4 and R-5 Districts

- a. One (1) sign per parcel not exceeding thirty-two (32) square feet in area advertising only the name, address and use or uses conducted on the property shall be permitted.
- b. Said sign shall be either wall mounted or low profile and may be illuminated.

5. B-I District

- a. One (1) detached sign not to exceed one hundred (100) square feet in total area shall be permitted per each developed parcel. Said sign shall not exceed twenty-five (25) feet in height. Such signs may be illuminated.
- b. For each occupancy a maximum of two (2) attached signs indicating only the name, address, and nature of the occupancy shall be permitted. Total area of all signs shall not exceed two (2) square feet of total sign area for each front foot of building occupancy. Each occupancy shall be allowed at least twenty-four (24) square feet of total sign area. Said signs shall be roof, wall, or window mounted, or on or under an architectural projection. Such signs may be illuminated.

6. B-2, B-3, 1-1 & 1-2 Districts

- a. One detached sign for each developed parcel not exceeding one (1) square foot of sign area for each lineal foot of street frontage abutting the developed portion of said parcel or lot, provided that:
 - 1. Where the developed parcel has in excess of three hundred (300) feet of street frontage, one (1) additional detached sign may be erected for each additional three hundred (300) feet of

street frontage in excess of the first three hundred (300) feet of street frontage abutting the developed portion of said parcel.

2. Where a developed parcel is permitted to have more than one detached sign under these regulations the distance between said detached signs on each parcel shall not be less than three hundred (300) feet, as measured on the street frontage.

3. The total area of all detached signs on each parcel shall not exceed one (1) square foot of sign area for each lineal foot of street frontage on the developed portion of said parcel.

4. No detached sign shall exceed a total area of two hundred (200) square feet per sign face, or thirty (30) feet in height. Such signs may be illuminated.

b. Attached signs for each occupancy:

1. Said signs shall not exceed two (2) square feet of sign area for each front foot of building occupancy. Said signs may be roof, wall or window mounted, or on or under an architectural projection. No attached sign shall exceed two hundred (200) square feet in total area. Such signs may be illuminated.

c. Each occupancy shall be allowed at least thirty-two (32) square feet of total sign area.

d. For corner lots the following requirements shall apply:

1. On corner lots the maximum allowable number and square frontage of on-site signs is permitted for each street frontage. Sign maximum allowances, however, are not transferable either in whole or in part from one street frontage to another.

2. On buildings having more than one street frontage or occupancy, the maximum allowable number and square footage of on-site signs are permitted for each street frontage of occupancy. Said maximum allowance, however, is not transferable either in whole or in part from one street frontage to another nor from one occupancy to another occupancy.

3. When a sign is erected at the street intersection corner of a parcel, or at the intersection of a building front, and is situated at an angle so as to be visible from both streets or both frontages, said sign shall not exceed the maximum area allowed for the

longest front footage of building occupancy or street frontage. The area of such signs shall be deducted from the total area and number of signs permissible on said property

Note: For an example of frontage signage see exhibit A.

- e. On detached signs the sign structure may extend above the maximum allowable height of the sign for embellishment purposes. Under no circumstances, however, may such extension exceed twenty (20) percent of the height of the sign. Further, such embellishment shall not include thereon any symbol, representation, logogram, insignia, illustration, or other form of advertising message.

Note: For an example of detached signage see exhibit A.

- f. Statues, either real or simulated, used for advertising purposes are permitted with a Special Use Permit. Said statues shall be low profile and the area of said statue shall be deducted from the total allowable sign area.

Temporary Signs by Zoning District

Section 604.

1. Lease, Sale and Rent Signs

- a. Non-illuminated signs not exceeding four (4) square feet in area pertaining only to the lease, sale or rental of the land or building upon which displayed are permitted in all Zoning Districts. Such signs shall not exceed four (4) feet in height. One such sign shall be permitted for each parcel or lot; except on corner lots, where two signs per parcel shall be permitted, one per street frontage. Said signs shall be removed within ten (10) days after lease, sale or rental of the property has been accomplished.
- b. Where the property being advertised for lease, sale or rental is zoned for commercial or industrial use, or contains more than one (1) but less than ten (10) acres, one (1) non-illuminated sign not to exceed twelve (12) square feet in total area pertaining only to the lease, sale or rental of said property is permitted. If said parcel is a corner lot, two (2) such signs shall be allowed, one per street frontage. Said signs shall not exceed eight (8) feet in height; nor shall said signs be erected within ten (10) feet of the public right-of-way. Said signs shall be removed within ten (10) days after lease, sale or rental of the property has been accomplished.

- c. When the property being advertised for lease, sale or rental contains ten (10) or more acres, one (1) non-illuminated sign not to exceed thirty-two (32) square feet in area pertaining only to the lease, sale or rental of said property is permitted in all Zoning Districts. If said parcel is a corner lot, two (2) such signs shall be allowed, one per street frontage. Said signs shall not exceed eight (8) feet in height, with said sign not to be erected within twenty (20) feet of the public right-of-way. If the property for lease, sale or rental has in excess of three hundred (300) feet of street frontage one (1) additional sign may be erected for each additional three hundred (300) feet of street frontage in excess of the first three hundred (300) feet of street frontage, with said signs to maintain a minimum spacing of three hundred (300) feet. Said signs shall be removed within ten (10) days after lease, sale or rental of the property has been accomplished.

2. Open House Directional Signs

Open house directional signs not to exceed eight (8) square feet in area may be placed within the subdivision to which they are appurtenant in all Zoning Districts provided they are non-illuminated and used only when a salesperson is on duty at the home for sale. Said signs shall not exceed four (4) feet in height. Said signs may be double faced and shall not be located in the public right-of-way or create a traffic hazard. A maximum of three (3) such signs are permitted for each home, or group of homes in a subdivision for sale.

3. Political and Campaign Signs

- a. Said signs shall not be erected earlier than sixty (60) days prior to the said election and shall be removed within ten (10) days following said election.
- b. The person, party or parties responsible for the erection or distribution of any such signs shall be jointly and individually liable for their removal.
- c. Such signs may be located on undeveloped property only.
- d. In any Residential District only one (1) detached sign is permitted per lot or parcel. Said sign shall not exceed ten (10) square feet in area or six (6) feet in height. Further, said sign shall not be located within ten (10) feet of the public right-of-way.

- e. In any Commercial or Industrial District one or more detached signs are permitted per lot or parcel, providing that all such signs do not in aggregate exceed fifty (50) square feet in total sign area. Said signs shall not exceed eight (8) feet in height or be erected within ten (10) feet of the public right-of-way.

4. Architect, Contractor and Subcontractor Signs

- a. One (1) non-illuminated sign is allowed per contractor or subcontractor. Said sign shall not exceed eight (8) square feet in area and shall not exceed a height of forty-two (42) inches.
- b. Said sign shall be removed within ten (10) days after the function of the contractor or subcontractor on the property is complete.
- c. All contractor or subcontractor signs may be consolidated on one (1) sign. The area of this consolidated sign is to be calculated at six (6) square feet per contractor or subcontractor listed with a maximum area of thirty-six (36) square feet for six (6) or more contractors listed. Said sign shall not exceed eight (8) feet in height or be located within ten (10) feet of the public right-of-way.
- d. The above sign square footage areas may be exceeded to a maximum of thirty-two (32) square feet of sign area for an individual contractor or subcontractor, and ninety-six (96) square feet of sign area for all contractors and subcontractors with a Use Permit.

5. Development Signs

- a. One (1) single or double faced detached sign is allowed per parcel proposed for development unless such parcel is a corner lot, in which case two (2) such signs shall be allowed, one per street frontage.
- b. Such signs may be located on undeveloped property only.
- c. The face area of each such sign shall not exceed thirty-two (32) square feet for the first acre or portion thereof. When the lot or parcel proposed for development exceeds one (1) acre in size, the combined area of the signs used may increase by five (5) square feet in area for each additional acre, or portion thereof, up to a maximum of ninety-six (96) square feet per face.
- d. Said signs shall not be erected within ten (10) feet of the public right-of-way or exceed a height of fifteen (15) feet.

- e. Said sign or signs shall be removed within ten (10) days after completion of the proposed development.

6. Subdivision Signs

- a. Temporary signs advertising a residential subdivision may be located on the site of the subdivision in all residential Zoning Districts in accordance with the following schedule:

NO. OF LOTS	NO. OF SIGNS
Less than 50	1
50 to 299	2
300 or more	3

- b. Such signs may only be located on property within the subdivision.
- c. Maximum height of said signs shall not exceed fifteen (15) feet and no such sign shall be erected within ten (10) feet of the public right-of-way, nor within two hundred (200) feet of another such sign.
- d. Subdivision signs shall be either single or double faced and no subdivision sign shall exceed sixty-four (64) square feet in area per sign face.
- e. Temporary subdivision signs shall be removed when ninety-five (95) percent of the lots in the subdivision are sold or, where applicable, when the Temporary Use Permit for the subdivision sales office expires, whichever occurs first.

7. Promotional Signs

- a. Promotional signs shall include sign banners, balloons, streamers, searchlights, flags, pennants, inflatable structures and other attention attracting media and devices.
- b. Promotional signs which do not conflict with the purpose and intent of this Sign Code may be allowed subject to the approval of a promotional sign permit by the Building Official. Approved promotional signs shall be allowed up to four times per year for a maximum period of fourteen consecutive days on each occasion. A minimum of thirty (30) days shall pass between each such display.
- c. Searchlights shall only be allowed subject to the following conditions:

1. No searchlight shall be illuminated at any time when the angle between its beam and the ground surface is less than 60 degrees.
 2. No searchlight shall be operated between the hours of 11:00 p.m. and dawn.
 3. A searchlight may be operated within any zoning district so long as it is not placed within two hundred (200) feet of an occupied residence.
- d. Any aggrieved person affected by the decision of the Building Official may appeal the decision to the Board of Adjustment pursuant to Section 7.9 of the Zoning Ordinance.
- e. Other activities that are held in conjunction with the Promotional Event may need to secure a Special Temporary Use Permit from the Planning Director. Nothing in this section shall be construed as permitting other such activities in the application or granting of a Promotional Event Sign Permit.

8. Model Home Attention Flags

- a. Attention flags may be displayed to advertise model homes or a new subdivision subject to the following restrictions:
1. Attention flags may only be displayed in a subdivision where the City Zoning Administrator has granted a Temporary Use Permit for a model home complex or a subdivision sales office.
 2. Attention flags shall not exceed eight (8) square feet in size.
 3. Attention flags may not be displayed more than twenty (20) feet above the adjacent ground level.
 4. Attention flags shall not be illuminated.
 5. The maximum number of attention flags permitted shall be limited as follows:

<u>NO. OF MODEL HOMES IN SUBDIVISION</u>	<u>MAXIMUM NO. OF ATTENTION FLAGS</u>
0-2	6
3	9
4 OR MORE	12

6. All attention flags shall be removed from the subdivision when 95 percent of the lots in the subdivision are sold or when the Temporary Use Permit for the subdivision sales office expires, whichever occurs first.
 7. No lettering, logos or copy of any kind is permitted on any attention flag.
- b. Flags of the United States and the State of Arizona that are subject to the provisions of this sign code may be flown at a subdivision sales office subject to the following restrictions:
1. One United States flag and one Arizona State flag may be flown from a single flagpole not exceeding sixty (60) feet in height. The flagpole must comply with all building permit requirements.
 2. The subdivision sales office at which the National and State flags are flown must have a valid Temporary Use Permit.
 3. The maximum combined vertical dimension of all flags flown from a flagpole permitted under this subsection shall not exceed 25 percent of the height of the flagpole.
 4. Any flagpole permitted under this subsection must be removed when 95 percent of the lots in the subdivision are sold or when the Temporary Use Permit for the subdivision sales office expires, whichever occurs first.

Permanent Off-Site Signs by Zoning District

Section 605.

1. Permanent off-site signs are not permitted.

Comprehensive Sign Plan

Section 606. A comprehensive sign plan may be submitted by the developers of a proposed commercial development which will occupy the entire frontage of one or more block fronts, or by the developers of a planned shopping center. Such a plan shall include the location, size, height, color, lighting and orientation of all proposed signs, in addition to any other information deemed necessary and may be submitted in conjunction with the required preliminary Site Plan for the development. If the comprehensive sign plan is found to be acceptable, exceptions to the provisions of this Code may be granted, if the sign areas and densities shown on the plan are in conformity with the intent of this Code and if

such exceptions result in an improved relationship between the various parts of the plan. All comprehensive sign plans shall require Special Use Permits.

Special Sign District

Section 607. The owners of sixty (60) percent or more of the street frontage, in feet, or properties on both sides of the street in any defined area of one or more full blocks may petition the Planning and Zoning Commission for the creation of a special sign theme in the area. The Planning and Zoning Commission shall hold a public hearing on such a request after publication of notice of the hearing at least fifteen (15) days prior to the hearing in a newspaper of general circulation. After said hearing, the Planning and Zoning Commission if it deems it appropriate, shall make recommendations to the City Council and the City Council shall give notice as provided in this section and hold a public hearing on the request. The City Council may, thereafter, adopt an ordinance establishing a special sign district and setting forth the regulations applicable to said district. The City Council may amend the ordinance establishing and setting forth the regulations applicable to the special sign district, provided that prior to such an amendment a notice of the proposed amendment has been published once in a newspaper of general circulation not less than fifteen (15) days prior to the hearing on the adoption of the proposed amendment.

Note: For an example of a special sign district see exhibit A.

CHAPTER 7

REVOCACTION OF PERMITS AND REMOVAL OF SIGNS

Revocation of Permits

Section 701. The Building Official may, in writing, revoke a permit issued under the provisions of this Code whenever the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of Code.

Upon revocation of permit taking effect the sign shall become illegal and be subject to removal under the provisions of this Code.

The procedure to revoke a permit is as follows:

1. Notice of the decision to revoke the permit shall be served upon the holder of the permit by either delivering a true copy of same to such permittee or one of its officers personally, or leaving it with any person in charge of the premises, or, in case no such person be found upon the premises, by affixing a copy thereof in a conspicuous place at an entrance to said premises, and mailing by certified mail another copy to said permittee's last known post office address by depositing the same in the United States Mail, Casa Grande, Arizona postage prepaid.
2. The permittee may then appeal the decision to revoke the permit to the Board of Adjustments. This appeal may be made by the permittee within a period of fifteen (15) days from service of notice.
3. If upon expiration of appeal period, no appeal has been made by the permittee, or if such appeal has been denied by the Board of Adjustments, and the sign or signs have not been made to comply with this Code, the permit is revoked and the sign is illegal.
4. The procedures for removal as provided in this Code shall then be initiated by the Building Official.

Removal and/or Repair of Defective Signs

Section 702. The Building Official is hereby authorized to forthwith cause the removal and/or repair of any signs found to be unsafe or defective to the extent that it creates an immediate and emergency hazard to persons or property. All the actual cost and expense of any such removal and/or repair by the Building Official shall be borne by the owner of such sign installation and the owner of the premises on which located; each of them shall be jointly and severally liable

therefore, and an action for the recovery thereof may be brought by the City Attorney upon proper certification thereof to him by the Building Official.

NOTICE--No notice to the property owner or lessee shall be required except effort to notify the owner or lessee shall be exercised by the Building Official when it is determined by him that an immediate emergency hazard to persons or property exists.

Removal of Signs

Section 703. The Building Official is hereby authorized to cause removal of any sign located in the public right-of-way or any public utility easement, or of any illegal sign as defined in the Code. This remedy is in addition to the violations provisions of this Code. All the actual cost and expense of any such removal by the Building Official shall be borne by the owner of such sign installation and the owner of the premises on which located; each of them shall be jointly and severally liable therefore, and an action for recovery thereof may be brought by the City Attorney upon proper certification thereof to him by the Building Official. The City of Casa Grande and its representatives shall not be liable in any way for any damage to any sign structure during or as a result of its removal.

NOTICE--Before physically removing or causing the removal of any illegal sign or sign structures upon private property, the Building Official shall give at least thirty (30) days written notice to the owner of the sign and/or the owner of the premises on which such sign is located. The notice shall state the reasons and grounds for removal, specifying the deficiencies or defects in such sign or sign structure with reasonable definiteness and the violations charged. Such notice shall specify what requirements of this Code, and specify that the sign must be removed or made to conform with the provisions of this Code within thirty (30) days of such notice. Service of notice may be made personally on the owner or lessee or by mailing by certified mail addressed to the owner or lessee at the address specified in the application or the last known address, or by posting such notice in a conspicuous place at the entrance to the property or on the sign in question. No such notice shall be required for the removal of signs from the public right-of-way or public utility easement.

Removed Signs to be Stored

Section 704. Any sign which is removed by the City shall be held not less than thirty (30) days, during which period it may be recovered by the owner upon paying the City for costs of removal and storage. If not recovered within the thirty (30) day period, such sign is hereby declared abandoned and title thereto shall vest in the City. The charge for recovery by the owner may be in addition to any penalty for violation, and recovery of the sign does not necessarily abrogate the penalty.

CHAPTER 8

THE SIGN CODE OF THE CITY OF CASA GRANDE

Adoption

Section 801. This document, along with the Uniform Sign Code of the City of Casa Grande, over which this document shall take precedence in situations of conflict, is hereby adopted on this 19th day of April, 1976, and made a part of the Sign Code of the City of Casa Grande as is set forth at length herein. All conflicting City Ordinances are hereby repealed.

Public Use and Inspection

Section 802. At least three (3) copies of the Sign Code of the City of Casa Grande shall be filed in the office of the City Clerk and kept available for public use and inspection.

Effect of Adoption on Pending Suits, etc.

Section 803. The adoption of the regulations or parts thereof specified in this Code shall not (1) affect suits pending or right suits existing immediately prior to the effective date of this Code; (2) impair, void, or effect any grant or conveyance made or right acquired or cause of action now existing under any such pre-existing ordinance or amendment thereto; or (3) affect or impair the validity of any bond or other obligation issued or sold in constituting a valid obligation of the issuing authority immediately prior to the effective date of this Code, except as provided for in Section 418 and 419 of this Code.

Penalties for Violations

Section 804. Any person, firm or corporation whether as principal, owner, agent, tenant, employee or otherwise, violating or failing to comply with any order or regulation made hereunder shall be punished by a fine of not more than three hundred dollars (\$300.00) or by imprisonment in the City Jail for a period not to exceed ninety (90) days or by both such fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during which any such violation or failure to comply with this Code is committed, continued or permitted. Any sign set up, erected, built, moved or maintained or any use of property contrary to the provisions of this Code shall be and the same is hereby declared to be unlawful and a public nuisance, and the City Attorney shall, upon order of the City Council or on his own initiative, immediately commence all necessary actions or proceedings for the abatement, enjoinder and removal thereof in the manner provided by law, and shall take such other lawful steps and shall apply to such court or courts as may have jurisdiction to grant such relief as will abate, enjoin, and remove such sign and

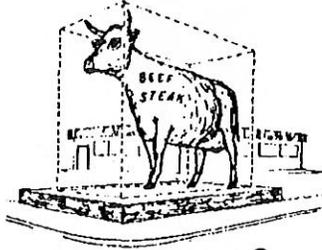
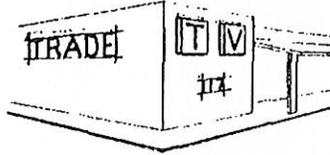
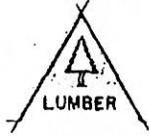
restrain and enjoin any person, firm or corporation from setting up, erecting, building, moving or maintaining any such sign or using any property contrary to the provisions of this Code, or otherwise violating this Code.

Severability

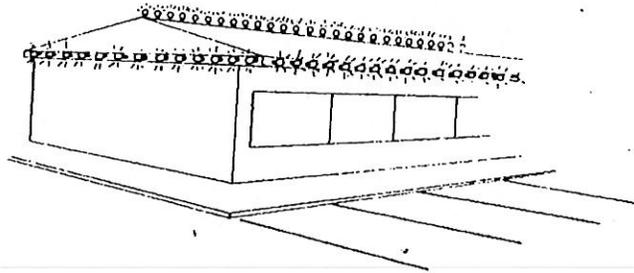
Section 805. If any section, subsection, sentence, clause, phrase or portion of this Code hereby adopted is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portions shall be deemed separate, distinct and independent provisions.

Section 202

Exhibit A



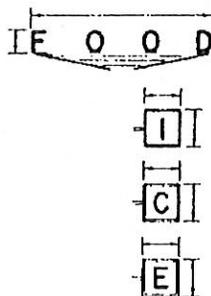
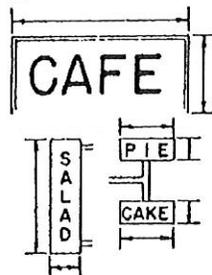
Section 410



Section 411



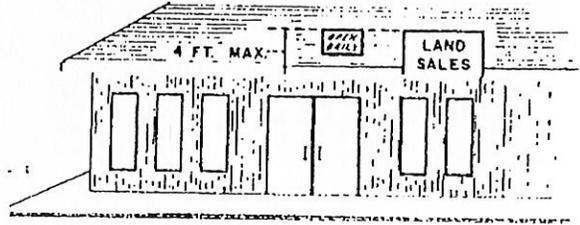
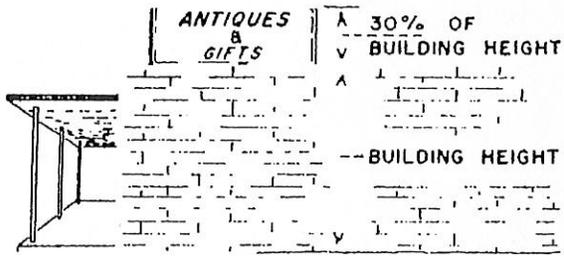
Section 602



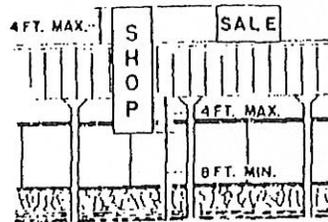
Section 602



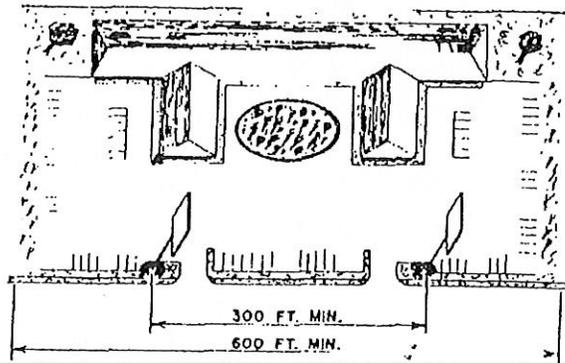
Section 602



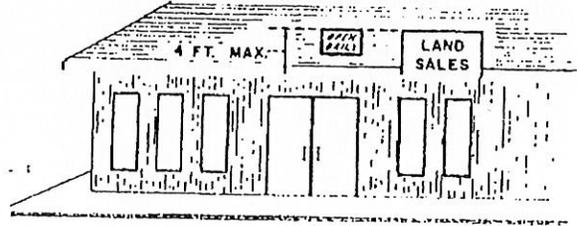
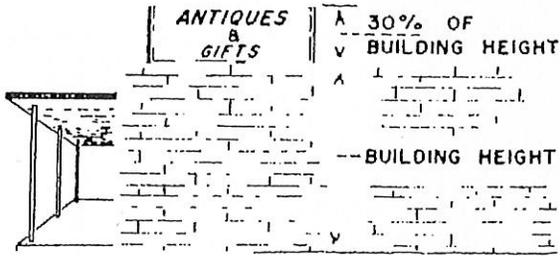
Section 602



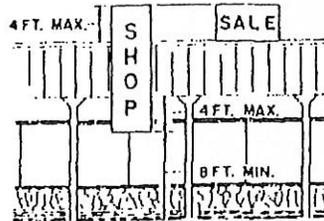
Section 603



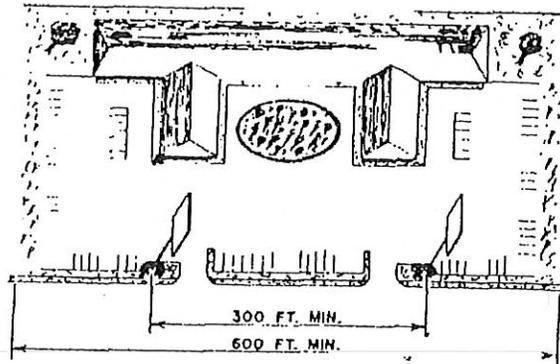
Section 602



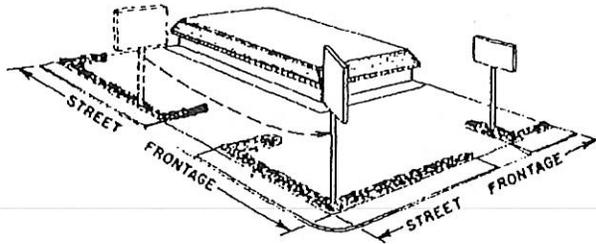
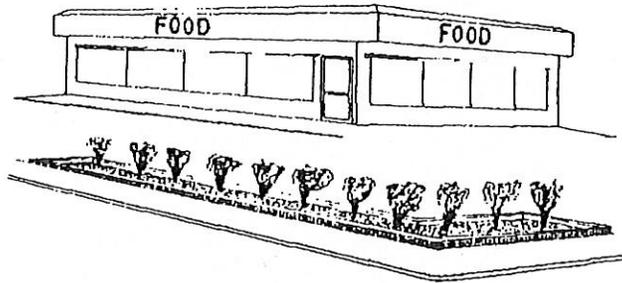
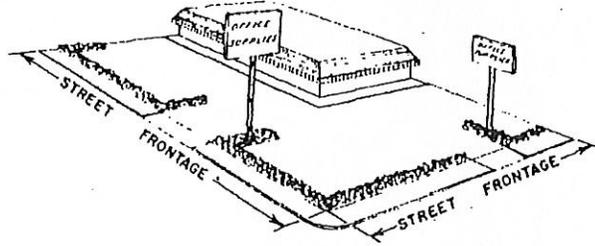
Section 602



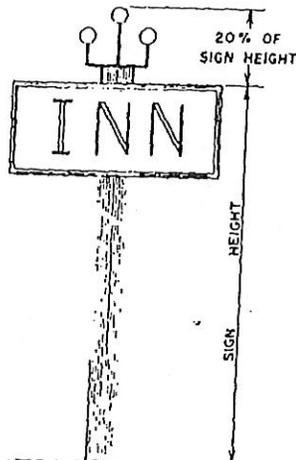
Section 603



Section 603



Section 603



Section 607

