

SHOW LOW PLANNING AND ZONING COMMISSION
Study Session – January 25, 2022

PURSUANT to A.R.S. Section 38-431.02, notice is hereby given to the Show Low Planning and Zoning Commission and to the general public, that a **Study Session** of the Show Low Planning and Zoning Commission will be held on Tuesday, January 25, 2022, at 7:00 p.m. in the City Council Chambers, 181 North 9th Street, Show Low, Navajo County, Arizona.

1. Call to Order.
2. Roll Call.
3. Review of proposed changes to Chapter 19.100, Signs.
4. Discussion of proposed revisions to Chapter 19.25.060, Accessory Buildings.
5. Adjournment.

Pursuant to the Americans with Disabilities Act (ADA), the City Council endeavors to ensure the accessibility of its meetings to all persons with disabilities. If you need accommodation for a meeting, please call the City Clerk's office at (928) 532-4061 at least 48 hours prior to the meeting for accommodation.

Katie Fechtelkotter, Planner

I, Katie Fechtelkotter, do hereby certify that the foregoing notice was posted on Friday, January 21, 2022.

Chapter 19.100 SIGNS

Sections:

- 19.100.010 Purpose and intent.
- 19.100.020 Definitions.
- 19.100.030 Applicability.
- 19.100.040 Permits.
- 19.100.050 Nonconforming signs.
- 19.100.060 Prohibited sign types.
- 19.100.070 Regulations applicable to signs in all zoning districts.
- 19.100.080 Regulations applicable to signs in all agricultural, residential, and manufactured home zoning districts.
- 19.100.090 Regulations applicable to sign walkers in all zoning districts.
- 19.100.100 Regulations applicable to transient merchant signs in all zoning districts.
- 19.100.110 Regulations applicable to special event signs in all zoning districts.
- 19.100.120 Regulations applicable to signs in commercial and industrial zones.
- 19.100.130 Violations, enforcement and penalties.

19.100.010 Purpose and intent.

This chapter provides a set of standards for the design and construction of signs in the City of Show Low.

(A) The purpose of this chapter is to:

- (1) Preserve and protect the public health, safety and welfare of the citizens of the City of Show Low.
- (2) Promote and accomplish the goals, policies and objectives of the City of Show Low general plan.
- (3) Balance public and private objectives by allowing adequate signage for business identification.
- (4) Promote the free flow of traffic and protect pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting and/or illegible signage.
- (5) Prevent property damage and personal injury from signs which are improperly constructed or poorly maintained.

(6) Promote the use of signs which are aesthetically pleasing, or appropriate scale, and integrated with surrounding buildings and landscape, in order to meet the community's expressed desire for quality development.

(7) Protect property values, the local economy and the quality of life by preserving and enhancing the appearance of the streetscape which affects the image of the City of Show Low.

(B) It is the intent of this section to:

(1) Provide functional flexibility, encourage variety and create an incentive to relate signing to basic principles of good design.

(2) Provide an improved visual environment for the citizens of and visitors to the City of Show Low. (Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(A))

19.100.020 Definitions.

Animation or animated: The movement or the optical illusion of movement of any part of the street graphic structure, design or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity; the automatic changing of all or any part of the facing of a street graphic.

Awning: A cloth, plastic, or other nonstructural covering that is either permanently attached to a building or can be raised or retracted to a position against the building when not in use.

Banner: A temporary sign of fabric, plastic, paper or other light, pliable material.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Changeable copy: Signs whose alphabetic, pictographic or symbolic informational content can be changed or altered, at intervals exceeding sixty (60) minutes between changes or alterations, on a fixed display.

Commercial flag: A piece of cloth, vinyl or other material that is moved by the wind or meant to be an attention-attracting device, which may or may not include a commercial message such as business name, logo, colors, "Open," "Sale," etc.

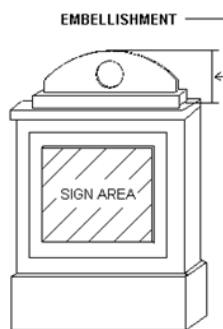
Copy: The words, letters, symbols, illustration or graphic characters used to convey the message of a sign.

Eave line: The point at which any part of the roof structure touches or bears upon an external wall.

Electronic message display: A sign capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means. Such signs shall include the following modes of operation:

- (1) *Dissolve*: Signs where static messages are changed by means of varying light intensity or pattern, where the first message gradually appears to dissipate and lose legibility simultaneous to the gradual appearance and legibility of the subsequent message.
- (2) *Fade*: Signs upon which static messages are changed by means of varying light intensity to the point of not being legible and the subsequent message gradually increases in intensity to the point of legibility.
- (3) *Scrolling*: Signs upon which the message is changed by the apparent vertical movement of the letters or graphic elements of the message.
- (4) *Static*: Signs which include no animation or effects simulating animation.
- (5) *Travel*: Signs upon which the message is changed by the apparent horizontal movement of the letters or graphic elements of the message.

Embellishment: Structural or decorative elements of a sign incorporating representations of the significant architectural features of the associated building or development. Embellishment shall not include letters, numerals, figures, emblems, logos, colored bands or other features conveying a commercial advertising message.



Embellishment (Figure 1)

International Building Code (IBC): The current edition of the International Building Code adopted by the City of Show Low.

Maintenance: The repair or replacement in kind of individual sign components including paper, fabric, plastic copy panels, electrical wiring and bulbs, or paint, stucco or other exterior finishes.

Mural: A message, picture, scene, or diagram exhibited on the outside wall of a building or structure through application of paint, canvas, tile, panels, or similar materials such that the wall becomes the background surface or platform for the mural. A mural shall be considered a wall sign or commercial message if it contains words, logos, trademarks, or graphic representations of any person, product, or service for the purpose of advertising or identifying a business. Explanatory wording relative to the artwork may be incorporated into the mural. Signatures shall be allowed and are limited to a maximum of two (2) square feet in size.

Out-parcel pad: A building that shares a common parking lot with a shopping center, but is physically separated from the shopping center.

Shopping center: A group of three (3) or more commercial establishments and/or professional offices associated by common agreement or under common ownership which comprises a contiguous land parcel unit with common parking facilities. The required under-roof square footage to be considered as a shopping center is a minimum of five thousand (5,000) square feet.

Sign: Any identification, description, illustration, or device which is affixed directly or indirectly upon a building, structure, or land which directs attention to a product, place, activity, person, institution, or business, and which is visible from any public street, waterway, alley, or public place, or a vehicle-mounted sign on a vehicle that is habitually parked or stationed at the site of a business, shall be construed as a sign for the purpose of this chapter. National flags and government flags shall not be construed as signs.

Sign area: 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 encloses 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). Embellishment, as defined in this section, does not constitute sign area. The area of any two (2) faced sign with parallel faces, or “V” type signs having an interior angle of forty-five (45) degrees or less, shall be the area of the single face. All other multiple-faced or paneled signs shall be the total area of all faces or panels.

Sign, canopy: A type of building-mounted sign supported by a permanent canopy, arcade, or portal.

Sign, costume: Clothing that is integral to the conveyance of a commercial message. Commercial logos and other commercial identification on shirts, hats and other clothing are not costume signs.

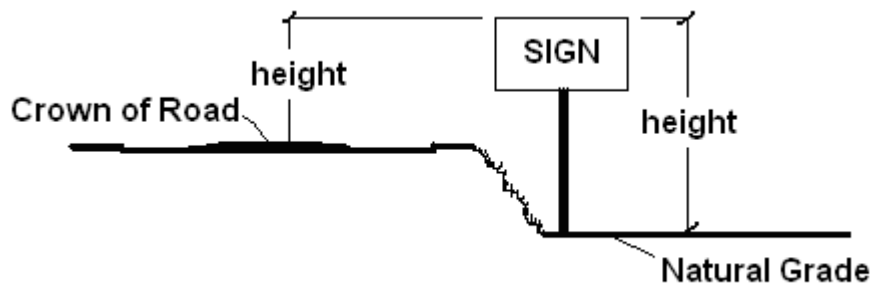
Sign, development: Any temporary sign erected on the premises of an existing construction project and designating the architect, contractor, designer or builder, or developer or the name and nature of the project.

Sign, directional: Any sign which is designed and erected solely for the purpose of traffic or pedestrian direction and placed on the property to which or on which the public is directed, and which contains no advertising copy.

Sign, entrance and exit: Signs with the sole purpose of indicating the entrance and exit to a property/business.

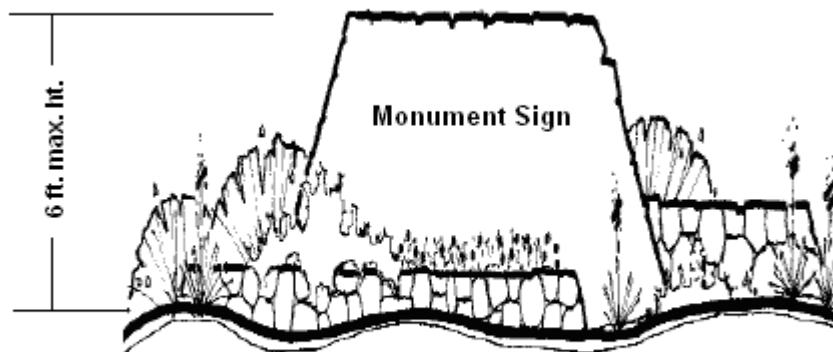
Sign, freestanding: A sign attached to or supported from the ground and not attached to a building; signs on walls or fences which are not an integral part of a building are freestanding signs.

Sign height: The vertical distance from the crown of the nearest adjacent road to the highest point of the sign or the vertical distance from the natural grade of the property where the sign is located to the highest point of the sign, whichever is greater.



Sign Height (Figure 2)

Sign, monument: A self-supporting detached sign mounted on or incorporated into a solid base.



Monument Sign (Figure 3)

Sign, off-site: Any sign located on a lot other than the lot on which the entity, business, purpose, activity, etc. to which it refers is located. The term “off-site” sign shall also include an outdoor advertising sign (billboard) on which space is leased, rented or donated by the owner thereof to others for the purpose of conveying a message.

Sign, over-the-highway banner: A display, decoration, flag, pennant, symbol, badge or object affixed to or hung from a pole on the right-of-way of a state highway which extends over the traveled lanes of the highway, which shall not be attached to trees, only in locations approved by the Arizona Department of Transportation and the city.

Sign, political: Any sign which supports the candidacy of any candidate for public office or urges action on any other matter on the ballot of primary, general, or special elections.

Sign, portable: Any sign or advertising device not permanently attached to the ground or to a building or building surface.



Portable Sign (Figure 4)

Sign, projecting: A type of building-mounted sign, other than a wall sign or canopy sign, which projects from and is supported by a wall of a building.



Projecting Sign (Figure 5)

Sign, property sale, rental, or lease: Any sign advertising the availability for sale, rental, or lease of land or buildings.

Sign, special event: Any sign intended to promote, identify or advertise a special event.

Sign structure: The supports, uprights, braces and framework of a sign.

Sign, temporary: Any sign or banner not intended for permanent use, which is expressly used to announce community functions, grand openings, or establishment of new commercial projects.

Sign, transient merchant: Any signs intended to identify, promote or advertise the goods, wares, merchandise or activities of a transient merchant who has obtained a valid transient merchant permit.

Sign, vehicle: A sign mounted, painted, placed on, attached or affixed to a trailer, semi-trailer, watercraft, truck, automobile or other form of motor vehicle so parked or placed that the sign thereon is discernible from a public street or right-of-way as a means of communication. The term shall not include a symbol, mark or other medium of identity that is intrinsic, inherent or otherwise belonging to the vehicle by nature of its manufacture, or a license plate, license plate frame, bumper sticker, spare tire cover or similar appurtenance displaying a commercial message, when placed in the number, amount, location and manner customarily found on a vehicle, or messages painted directly on, or adhesive vinyl film affixed to, the interior or exterior surface of a vehicle or vehicle window. This provision expressly excludes business signs that are painted on or magnetically attached to motor vehicles or rolling stock that are regularly and consistently used to conduct normal business activities.

Sign walker: A person who wears, holds or balances a sign that conveys a message, including a costume sign.

Sign, wall: A sign flush to the exterior surface of a building, applied directly on the building, in a window, or a signboard attached flush to the building, projecting no more than six (6) inches from the building surface.

Sign, window: Any sign placed on, affixed to, painted on or located within the casement or sill area of a window.

Street frontage: The entire length of a building side that faces and is adjacent to a street.

Structure: Anything constructed or erected which requires a fixed location on or below the ground, including a building or manufactured home, but not including a fence or wall used as a fence.

Transient merchant or vendor: As defined in Section [16.05.010](#).

Vehicle, delivery: A vehicle primarily related to the business to which it pertains. (Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(B))

19.100.030 Applicability.

The provisions of this chapter shall apply to all signs placed or maintained within the City of Show Low with the exception of the following:

(A) *Governmental Signs.* Signs required by law, such as traffic signs, warning signs, temporary notification signs, or “no trespassing” signs.

(B) *Public Utility Signs.* Signs placed by a public utility for the safety, welfare, or convenience of the public, such as signs identifying high voltage, public telephone, or underground cables.

(C) *Vehicle Signs.* Signs upon a vehicle; provided, that any such vehicle with a sign face of over two (2) square feet is not conspicuously parked so as to constitute a sign; nothing herein contained shall prevent such a vehicle from being used for a bona fide delivery and other vehicular purposes. (Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(C))

19.100.040 Permits.

(A) A sign permit shall be required before A-frames, banners, freestanding signs, permanent signs or signs mounted, painted, placed on, attached or affixed to semi-trailers, as allowed in this section, may be placed, constructed, reconstructed, or altered within the City of Show Low, with the exception of the following:

- (1) Nameplate signs and address signs as allowed in residential zones.
- (2) Repainting or maintenance of signs, provided there is no change in size or shape. (Changes in wording or color shall be allowed without a permit.)
- (3) Property for sale, rental, or lease signs.
- (4) Temporary construction signs.
- (5) Directional signs as allowed in this chapter.
- (6) *Dedication Plaques.* Nonilluminated names of buildings, dates of erection, monument citations, commemorative tables and the like when carved into stone, concrete, metal, or any other permanent type construction and made an integral part of a permitted structure or made flush to the ground.
- (7) Fixed aerial displays, balloons, pennants, including strings of flags, streamers, commercial flags, banners, temporary business signs, or devices affected by the movement of air shall be allowed for a maximum of ~~forty five (45)~~ sixty (60) days in any one (1) calendar year.

(B) An application for a sign permit shall be filed with the planning and zoning director on a form prescribed by the planning and zoning director. The application shall include the following:

- (1) Sketch showing size, height and shape of sign, setbacks to property lines, easements, and existing or proposed buildings.
- (2) Description of materials used, method of mounting, and method of lighting if applicable.
- (3) Any existing or planned landscaping.
- (4) Existing signs including, but not limited to, relationship of new signage to existing signage, square footage of existing signage.

- (5) Calculation of allowable sign area as per this Code.
 - (6) Any other information the planning and zoning director might need to evaluate the sign proposal.
 - (7) Payment of the filing fee in an amount established by a schedule adopted by resolution of the city council. No part of the filing fee shall be returnable. Payment of the filing fee shall be waived when the petitioner is an official agency of the city, county, state or federal government.
- (C) *Plan Review.* Upon receipt of a completed application for a sign permit, the planning and zoning director or his/her designee shall review the sign plans and deny, approve, or conditionally approve said plans, basing his/her decision on the conformity of the proposal with the provisions of this section.
- (D) *Inspections.*
- (1) As part of a sign permit, should the City of Show Low building and safety department deem it necessary, a structural inspection will be required.
 - (2) Should electrical service be a component of a sign, a separate electrical permit will be required from the building and safety department along with the necessary inspections prior to erection of said sign.
(Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(D))

19.100.050 Nonconforming signs.

- (A) *General.* If at the time of the adoption of this section any sign which is being used in a manner or for a purpose which was otherwise lawful, but does not conform to the provisions of this section, shall be deemed nonconforming. Such sign may continue only in the manner and to the extent that it existed at the time of such adoption, amendment or extension or as outlined in this section.
- (B) *Alterations.* A nonconforming sign and/or sign structure shall not be altered, reconstructed, replaced, or relocated other than to be brought into compliance with this section, except for:
- (1) Reasonable repair and maintenance required to restore the structure to its original state. See Section [19.100.070\(A\)](#).
 - (2) Change in copy on changeable copy panel(s).
 - (3) A reduction in the height or area of a nonconforming sign of twenty (20) percent or more in sign height or area.
- (C) *Removal.* Removal of a nonconforming sign and/or sign structure, or replacement of a nonconforming sign with a conforming sign, is required when:

- (1) Any such sign or substantial part is blown down, destroyed, or for any reason or by any means is taken down, altered, and/or removed besides routine maintenance. For the purpose of this section, “substantial” is defined as fifty (50) percent or more of the entire sign structure; or
- (2) The condition of the sign or sign structure has deteriorated, and/or the sign structure or building it is mounted on is destroyed or damaged by a fire, flood, windstorm, or similar abnormal event, and the cost of restoration of the sign to its condition immediately prior to such deterioration or event exceeds fifty (50) percent of the cost of reconstruction of the sign structure. The property owner has the burden of proof in establishing the cost of restoration. The planning and zoning director has the authority to approve or deny the property owner’s valuation proposals for sign restoration; or
- (3) The property on which the sign is located has become vacant or been unoccupied for a period of one hundred eighty (180) consecutive days or more. In the event this should occur, such conditions will be considered as evidence of abandonment, requiring removal of such sign by the owner of the property, his/her agent, or person having the beneficial use of the property, building, or structure upon which such sign or sign structure is erected, within thirty (30) days after written notification from the planning and zoning director. If within the thirty (30) day period such sign(s) is (are) not removed, enforcement action will result.

(D) *Separation Provision.* This section shall not require a nonconforming sign that does not meet a separation standard, spacing between ground signs, or separation from buildings or residential areas to come into conformance if the site upon which the sign stands would be impermissible. This provision shall not be construed to exempt such signs from the provisions requiring reduction of height and area nonconformities. (Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(E))

19.100.060 Prohibited sign types.

(A) *Purpose.* The purpose of this section is to specify sign types and other devices which are prohibited within the jurisdiction of the City of Show Low.

(B) *Applicability.* Any sign not specifically authorized by this chapter is prohibited unless required by law. The following signs and conditions are prohibited:

- (1) Any sign projecting over a property line, or any sign which is located within a public or private street, highway, alley, lane, parkway, avenue, road, sidewalk, or other right-of-way, except as provided in this section. The property owner or owner of the sign shall be notified to remove the prohibited sign. If the sign is permanent and the owner does not comply within five (5) days, the planning and zoning director or designee may have the sign removed and the cost assessed to the appropriate property or sign owner, or enforcement action may be taken. If the sign is a portable sign, it shall be removed immediately or a civil violation may be issued pursuant to Section [19.100.130\(A\)](#).

- (2) Any sign attached to any public utility pole or structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property, except as provided herein.
- (3) Any sign placed which, by reason of its location, will obstruct the view of any authorized traffic sign, signal, or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device.
- (4) Any sign which is placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the International Building Code and/or by the International Fire Code as adopted by the city.
- (5) Any sign which emits audible sound, odor, smoke, steam, laser or hologram lights, or other visible matter, including any sign that employs motion picture projection.
- (6) Any fixed aerial displays that do not conform to the requirements herein.
- (7) Any off-site sign except for:
 - (a) Directory signs as established and specified by the city council. A directory sign advertising a business shall not be construed as a portion of the cumulative total of allowable signage for that business. When a directory sign is not available, an off-site sign for a business not located adjacent to a state highway may be allowed by conditional use permit. Such signage shall:
 - (i) Be construed as part of the total allowable signage for the business seeking the permit;
 - (ii) Not exceed four (4) square feet in area;
 - (iii) Be removed within thirty (30) days after a directory sign becomes available;
 - (iv) Be subject to all conditions imposed pursuant to the conditional use permit;
 - (v) Not exceed two (2) in number on any one (1) property, lot, or parcel.
 - (b) As otherwise provided herein.
- (8) Except as otherwise allowed, Any portable sign or attention-attracting device including, but not limited to, sandwich, A-frame, tire rim sign, vehicle used as a sign or sign structure, or string of lights arranged in the shape of a product, arrow, commercial flags, or any commercial message.
- (9) Any sign mounted, attached, or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously in a manner intended to attract the attention of the public for advertising purposes. Such signs or devices are considered vehicle signs within the meaning of these regulations and are prohibited. The provision expressly excludes business signs that utilize adhesive vinyl, are permanently painted on or magnetically attached to motor vehicles, including delivery vehicles, or rolling stock that are regularly and consistently used to conduct normal business activities.

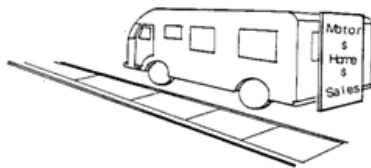
- (10) Any unauthorized sign attached to existing signs, outdoor light poles, or other structures.
- (11) No sign shall be attached to a tree or other natural object.
- (12) Business signs in all agricultural, residential, or manufactured home zones are prohibited, except as provided in this chapter.
- (13) Any sign with movement of the sign body such as rotating, moving up and down, or any other type of action involving a change in position of the sign body or segment thereof, whether by mechanical or any other means.
- (14) Vehicle-mounted signs, which include:
 - (a) The absence of a current, lawful license plate affixed to the vehicle on which the sign is displayed.
 - (b) The vehicle being inoperable.
 - (c) The vehicle on which the sign is displayed is not parked in a lawful or authorized location, or is on blocks or other supports, or is parked in a manner that is distinct or different from the pre-determined parking area design.
 - (d) The vehicle on which the sign is displayed is not used for business activities associated with the property on which the vehicle is parked or the product(s) or service(s) designated by the vehicle sign.



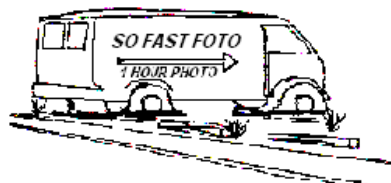
Acceptable



Acceptable



Prohibited



Prohibited

Vehicle Signs (Figure 6)

(Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(F))

19.100.070 Regulations applicable to signs in all zoning districts.

(A) *Maintenance.* All signs shall be maintained in a state of good order and repair. If any outdoor advertising sign becomes a danger to the public, or becomes deteriorated or is abandoned, the property owner or owner of the sign shall be notified to remove or repair the sign. If the owner does not comply within thirty (30) days, the planning and zoning director may have the sign removed and the cost assessed to the appropriate property or sign owner, or enforcement action may be taken in accordance with Section [19.100.130\(D\)](#).

(B) *Building Code.* All signs shall be constructed, designed, or attached to structures in conformance with the building and electrical codes adopted by the City of Show Low.

(C) Only signs erected by the city, county, state, or federal government shall be in any way supported by a public building or structure or located within a public right-of-way. Political signs placed in accordance with Section 19.100.070(N) shall be permitted.

(D) Freestanding signs located within a parking area shall incorporate a suitable barrier and/or landscaping, as approved by city staff, around such sign as to prevent vehicles from coming into contact with the sign.

(E) *Charitable, Fraternal, or Religious Organization.* For charitable, fraternal, or religious organizations located within residential zoning districts, two (2) on-site signs shall be permitted. The total area of such signs shall not exceed thirty-two (32) square feet. For charitable, fraternal, or religious organizations located within commercial or industrial zoning districts, the provisions of this section shall apply. For height regulations, see subsection [\(K\)](#) of this section.

(F) A sign mounted on, painted on, placed on, attached or affixed to a semi-trailer may be allowed to identify a subdivision for which a final plat has been recorded and a sign permit obtained. The semi-trailer must be licensed and regularly used by the subdivision to which the sign refers. Signs painted on, placed on, attached or affixed to a semi-trailer are limited to a maximum of four hundred fifty (450) square feet and are allowed for up to one (1) year from the date the sign permit is issued.

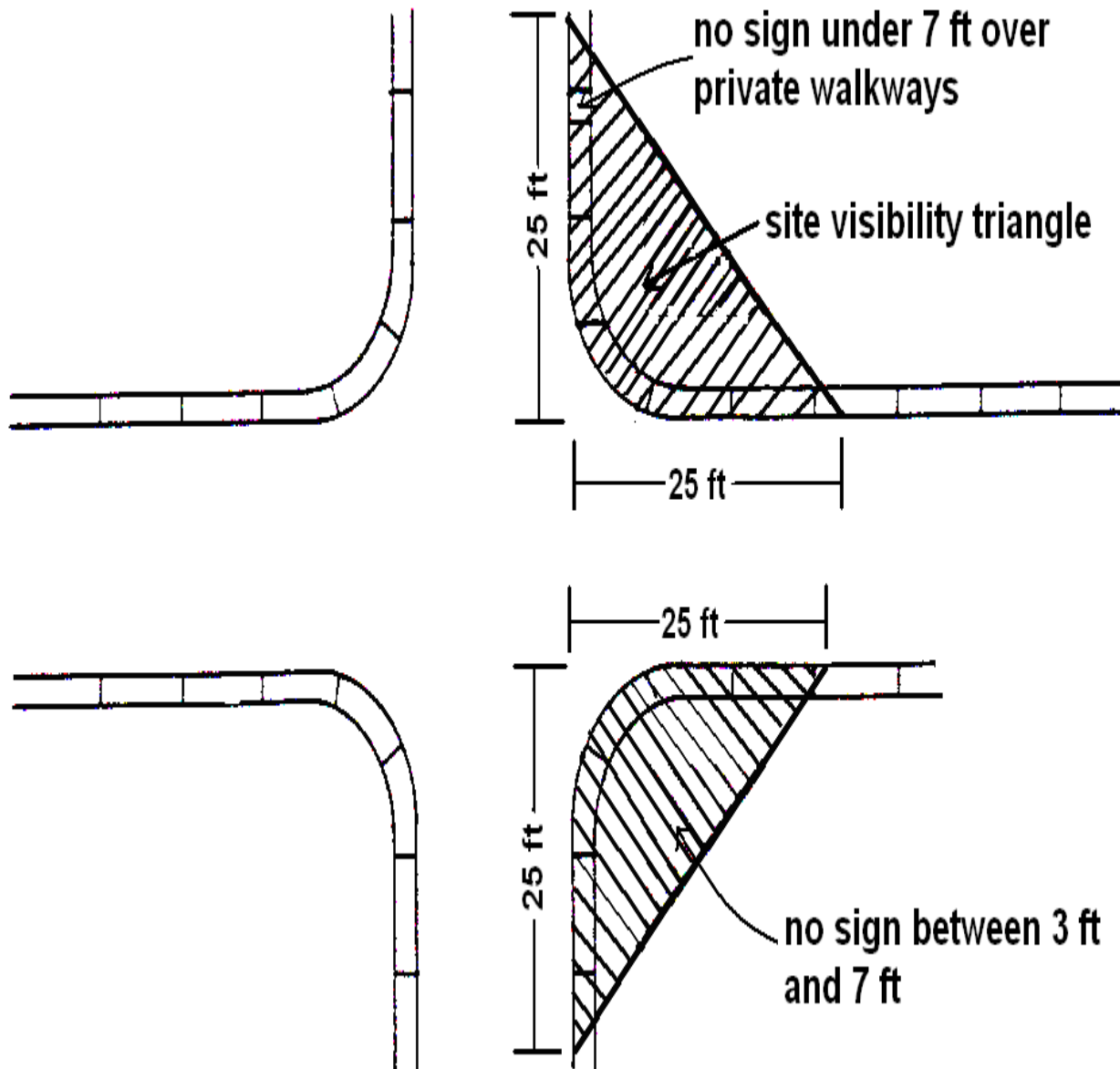
(G) One (1) subdivision sale sign for each street frontage with a maximum of two (2) signs per subdivision at least two hundred (200) feet apart shall be allowed, with a maximum of forty (40) square feet of sign area per sign. These signs shall be valid for either a period of five (5) years or at which point more than ninety (90) percent of the lots are sold within the subdivision. The time period may be extended if no more than seventy-five (75) percent of the subdivision lots have sold. The extension may occur for either a period of two (2) years or at which point more than seventy-five (75) percent of the lots are sold within the subdivision. Signs shall be removed after the expiration of time or sale of the above-listed lot percentages. For height regulations, see subsection [\(K\)](#) of this section.

(H) *Subdivision Identification Signs*. One (1) sign, containing only the name of the subdivision, not exceeding forty-eight (48) square feet in area, may be erected on each side of any entrance to a subdivision. For height regulations, see subsection (K) of this section.

(I) *Apartment House Identification Signs*. One (1) sign containing the name of the apartment house, not exceeding forty (40) square feet in area, may be allowed on each street frontage of any apartment complex. These signs shall be only wall signs or monument signs. Monument signs shall not exceed four (4) feet in height. For height regulations, see subsection (K) of this section.

(J) *Entrance or Exit Signs*. Two (2) signs not more than two (2) square feet each denoting “entrance” or “exit” with business logo shall be permitted at each entrance. Interior parking lot directional signage shall not constitute a sign for the purposes of this Chapter.

(K) *Height Limitations at Streets, Driveways, and Private Walkways*. When located within a distance of twenty-five (25) feet of a street and twenty-five (25) feet of a driveway or other street, thus creating a site-visibility triangle, or within two (2) feet from a sidewalk, no sign shall be placed between a height of three (3) feet and seven (7) feet above the level of said street, driveway, or private walkway. When located over a private walkway, no part of any sign shall be less than seven (7) feet above said private walkway. When located over any driveway, no part of any sign shall be less than fourteen (14) feet above said driveway.



Site Visibility Triangle (Figure 7)

(L) *Location.* No freestanding, projecting, or canopy sign shall be located closer than ten (10) feet from any abutting lot.

(M) *Lighting.* Lighting shall be so installed so as to avoid any glare or reflection into any building used for residential purposes or into any street, alley, or driveway if such glare or reflection might create a traffic hazard. All exposed neon, freon, incandescent, or similar type of illumination shall be no less than ten (10) feet in height above grade. Below this ten (10) feet in height above grade, any such lighting shall be shielded by transparent or translucent protective material.

(N) *Political Signs.* Political signs shall be permitted in accordance with state statutes provided the sign is not placed in a location that is hazardous to public safety, obstructs clear vision in the area, or interferes with the requirements of the Americans with Disabilities Act ([42 USC Sections 12101](#) through [12213](#) and [47 USC Sections 255](#) and [611](#)), and shall not be placed upon power or telephone poles.

(O) *Address Numbers.* Refer to Section [18.30.060](#).

(P) Advertising for sponsors of public transit stops shall be permitted according to industry standards for bus benches and/or weather protective shells, and buses.

(Q) Directory signs are subject to criteria, design standards and locations as established by the City of Show Low city council.

(R) *Yard/Garage Sale Signs.* Yard/garage sale signs shall be permitted in every zoning district provided they do not interfere with pedestrian or vehicular traffic, are placed and removed on the day of the sale, are no larger than eighteen (18) inches by twenty-four (24) inches in size and contain the date and address of the proposed yard/garage sale. Signs which do not meet this criteria are subject to immediate removal. (Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(G))

19.100.080 Regulations applicable to signs in all agricultural, residential, and manufactured home zoning districts.

(A) *Business Signs.* One (1) sign not exceeding four (4) square feet in area shall be allowed in GA-5 (General Agriculture) zoning districts for each street frontage for each professional office or business in which such office or business is permitted. Business signs in all other agricultural, residential, or manufactured home zones shall comply with home occupation requirements. For height regulations, see Section [19.100.070\(K\)](#).

(B) *“For Sale,” Rental, Lease Signs.* Temporary property sale, rental, or lease signs on individual residential lots shall not exceed a total of six (6) square feet in area and shall be allowed for each street frontage of the property to which the signs refer. Temporary property sale, rental, or lease signs on undeveloped, residentially zoned property greater than five (5) acres shall not exceed forty (40) square feet. Such signs shall be removed within twenty (20) days after the sale, rental, or lease to which they refer. For height regulations, see Section [19.100.070\(K\)](#).

(C) *Height.* No wall, projecting, or canopy sign shall project above the top eave line of the building to which it is attached and no freestanding sign shall exceed twelve (12) feet in height. For height regulations, see Section [19.100.070\(K\)](#). (Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(H))

19.100.090 Regulations applicable to sign walkers in all zoning districts.

Sign walkers shall be permitted, subject to the following regulations:

(A) *Location.* Sign walker shall:

- (1) Be located at least twenty-five (25) feet from a street or driveway intersection measured from the back of the curb edge or edge of pavement if no curb exists.
- (2) Be located at least five (5) feet from the street measured from the back of curb or edge of pavement if no curb exists.
- (3) Yield right-of-way to pedestrians, cyclists and all others traveling or located on the sidewalks.
- (4) Be located only at grade level.

(B) *Prohibited Location.* Sign walkers shall not be located:

- (1) In raised or painted medians.
- (2) In parking aisles or stalls.
- (3) In driving lanes or driveways.
- (4) On equestrian or multi-use trails.
- (5) So that less than a minimum of four (4) feet is clear for pedestrian passage on all sidewalks and walkways, or so as to cause a hazard to pedestrian traffic.
- (6) On fences, boulders, planters, other signs, vehicles, utility facilities or any structure.
- (7) Within a minimum distance of twenty (20) feet from any other sign walker.
- (8) In a manner that results in sign walkers physically interacting with motorists, pedestrians or bicyclists.

(C) *Display.* Signs shall be:

- (1) Displayed only during the hours the business is open to conduct business.
- (2) Held, worn or balanced at all times.

(D) *Elements Prohibited.* The following shall be prohibited:

- (1) Any form of illumination, including flashing, blinking or rotating lights.
- (2) Animation on the sign itself.

(3) Mirrors or other reflective material.

(4) Attachments, including, but not limited to, balloons, ribbons, or speakers. (Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(I))

19.100.100 Regulations applicable to ~~transient~~ temporary merchant signs in all zoning districts.

(A) ~~Transient~~Temporary merchant signs must adhere to all specifications set forth in this chapter.

(B) ~~Transient~~Temporary merchant signs shall be limited to one (1) thirty-two (32) square-foot banner and one (1) two (2) by three (3) foot on-site portable sign, with permission of the property owner.

(C) ~~Transient~~Temporary merchant signs shall not be placed within a right-of-way or within two (2) feet of a sidewalk; they shall not be attached to any light pole, street pole, signal poles, electric box, tree or other similar structure.

(D) ~~Transient~~Temporary merchant signs shall be maintained in a state of good order and repair.

(E) A valid temporary merchant permit is required prior to the placement of any temporary merchant signage.(Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(J))

19.100.110 Regulations applicable to special event signs in all zoning districts.

(A) Special event signs must adhere to all specifications set forth in this chapter.

(B) Special event signs shall be limited to one (1) ~~thirty-two (32)~~forty (40) square-foot banner per frontage, one (1) two (2) by three (3) foot portable sign per street frontage and one (1) two (2) by three (3) foot off-site sign, located on private property, with permission of the property owner.

(C) Two (2) over-the-highway banner signs in conjunction with a special event may be displayed within thirty (30) days prior to the special event and are limited in size to one hundred (100) square feet. Any over-the-highway banner signs located within a state highway must be approved by the Arizona Department of Transportation. The applicant for an over-the-highway banner sign shall be responsible for paying all fees as established by the city council.

~~(D) Additional special event signs may be allowed for an additional fee of twenty dollars (\$20.00) for up to two (2) by three (3) foot portable signs, and forty dollars (\$40.00) for up to thirty two (32) square foot banner signs. Additional signs shall be allowed at the discretion of the planning and zoning director.~~

~~(E)(D)~~ Special event signs, other than over-the-highway banners, shall not be displayed more than ~~seven~~ ~~(7)~~fourteen (14) days prior to the first day of the event, nor three (3) days after the dates of the special event, as specified in the special event permit.

~~(E)(E)~~ All special event signs shall be removed by the applicant, except for over-the-highway banner signs.

~~(G)(F)~~ ~~Except for over-the highway banners,~~ ~~S~~special event signs shall not be placed within a right-of-way or within two (2) feet of a sidewalk; they shall not be attached to any light pole, street pole, signal poles, electric box, tree or other similar structure.

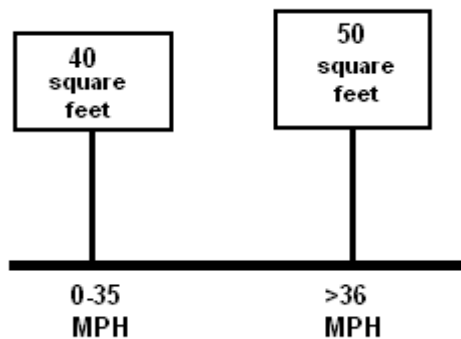
~~(H)(G)~~ Special event signs shall be maintained in a state of good order and repair. (Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(K))

19.100.120 Regulations applicable to signs in commercial and industrial zones.

(A) *Number.* On a premises other than a shopping center a maximum of three (3) signs shall be permitted on any one (1) street frontage and a maximum of four (4) when a building has more than one (1) street frontage. Building frontage shall be deemed to exist when the entire length of a building side faces and is adjacent to a street. There may be one (1) freestanding sign per street frontage of the total allowable number of signs, with a maximum of two (2) freestanding signs on any one (1) site. All signs shall conform in size to subsection [\(B\)](#) of this section.

(B) *Area.* A total sign area of eighty (80) square feet will be allowed for buildings with fifty-five (55) or less lineal feet of building frontage. Buildings with more than fifty-five (55) lineal feet of building frontage will be allowed one and one-half (1-1/2) square feet of sign area per lineal foot of building frontage. The total maximum sign area for any building shall be two hundred (200) square feet. No sign shall project above the top eave line of the building to which it is attached and no freestanding sign shall exceed fifteen (15) feet in height. For height regulations, see Section [19.100.070\(K\)](#).

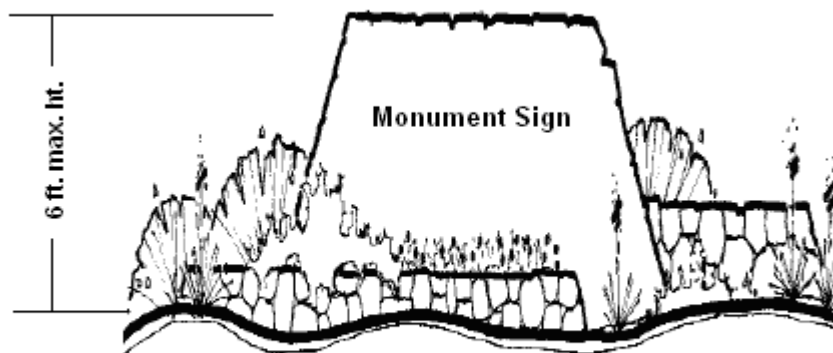
(C) *Freestanding Signs.* Freestanding sign area may be increased dependent on the speed limit. For a speed limit of thirty-five (35) miles per hour or less, sign area shall be a maximum of forty (40) square feet. For a speed limit of thirty-six (36) miles per hour or greater, sign area shall be a maximum of fifty (50) square feet.



Average Sign Size Related to Speed of Travel (Figure 8)

(D) *Monument Signs Six (6) Feet or Less in Height.*

The total monument sign area may be increased by fifteen (15) percent of the maximum allowable freestanding sign area, including base and embellishment.



Monument Sign (Figure 9)

(E) *Shopping Center Signs.*

(1) A shopping center’s total aggregate under-roof square footage shall be considered a minimum of five thousand (5,000) square feet. Shopping centers shall be allowed one (1) freestanding sign not exceeding eighty (80) square feet per street frontage. This sign shall identify the shopping center and/or individual shops only. Only shopping center signage may be utilized as a freestanding sign if the criteria for the definition of “shopping center” are met as defined in this section. If a freestanding sign identifies businesses in a shopping center, each identification shall be construed as one (1) of the allowable signs.

Individual businesses in a shopping center shall have no more than two (2) signs for any one (1) building frontage, with a maximum of three (3) total allowable signs per any one (1) business. Street frontage shall be deemed to exist when the entire length of a building side faces and is adjacent to a street. Individual shops in a shopping center shall be allowed one and one-half (1-1/2) square feet per lineal foot of storefront. A second such freestanding shopping center sign (of the same or less size) shall be permitted for a lot whose street frontage measures greater than four hundred (400) feet. Where such second sign is permitted, it shall be at least one hundred (100) feet from the other sign. No more than two (2) shopping center signs for any one (1) building frontage, with a maximum of three (3) total shopping center signs, shall be allowed. For height regulations, see Section [19.100.070\(K\)](#).

(2) Out-parcel pads of a shopping center shall adhere to the signage requirements of subsections [\(A\)](#) and [\(B\)](#) of this section with a maximum of three (3) signs as specified for one (1) street frontage.

(F) *Electronic Message Displays.* Electronic message displays are permitted in the DC (Downtown Commercial), C-2 (General Commercial), I-1 (Light Industrial), and I-2 (Heavy Industrial) zoning districts in accordance with the following:

(1) Displays of static messages, where the message change sequence is accomplished immediately, shall be permitted subject to the sign size limitations otherwise applicable for the site, ~~provided each message is displayed for a minimum period of one (1) minute.~~ Electronic message displays shall be based on the speed limit of the roadway adjacent to the sign. Electronic message displays located adjacent to a roadway with a speed limit of less than forty-five (45) miles per hour shall be a minimum of twenty (20) seconds between messages. Electronic message displays located adjacent to a roadway with a speed limit of forty -five (45) miles per hour and above shall have a minimum of fifteen (15) seconds between messages. Any message that is displayed less than ~~one (1) minute~~ these requirements shall require a conditional use permit for the sign.

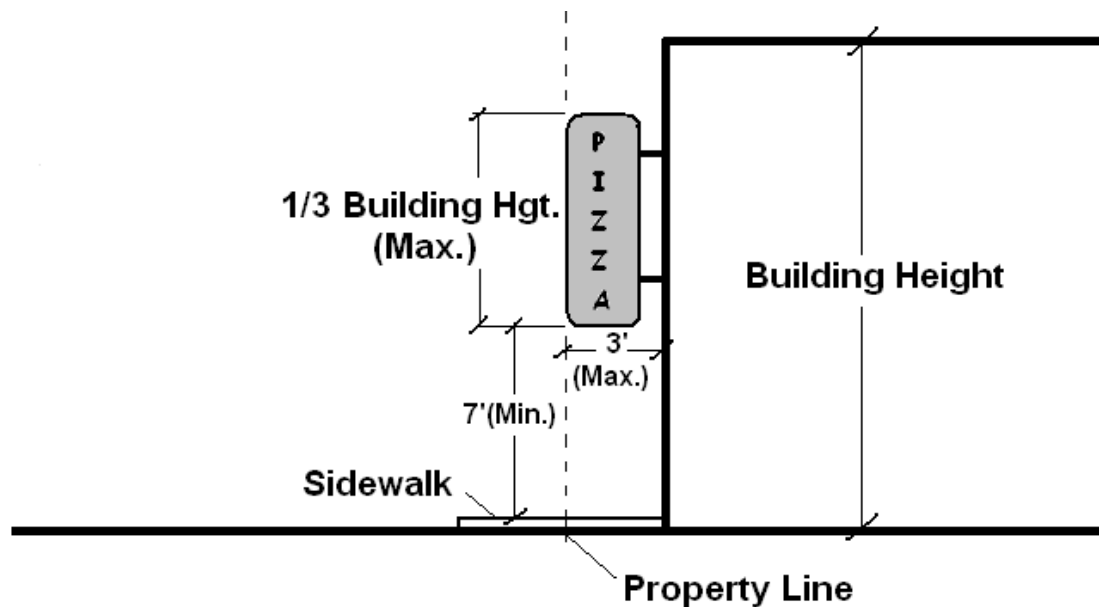
(2) The intensity of the LED display shall not exceed four thousand six hundred ninety (4,690) nits (luminance equal to one (1) candle per square meter) during daylight and one thousand six hundred seventy-five (1,675) nits during the night.

(3) Prior to the issuance of a sign permit, the applicant shall provide a written certification from the sign manufacturer that the light intensity has been factory pre-set not to exceed the levels specified above, and equipped with an automatic dimmer for nighttime use, and the intensity level is protected from end-user manipulation by password-protected software or other method as deemed appropriate by the planning and zoning director.

(G) *For Sale, Rent, or Lease Signs.* One (1) temporary property sale, rental, or lease sign not exceeding thirty-two (32) square feet in area shall be allowed for each lot to which said sign refers. Such signs shall not exceed twelve (12) feet in height and shall be removed within twenty (20) days of the sale, rental, or lease of which they refer. For height regulations, see Section [19.100.070\(K\)](#).

(H) *Temporary Construction Signs.* Construction signs shall be allowed, subject to the following regulations:

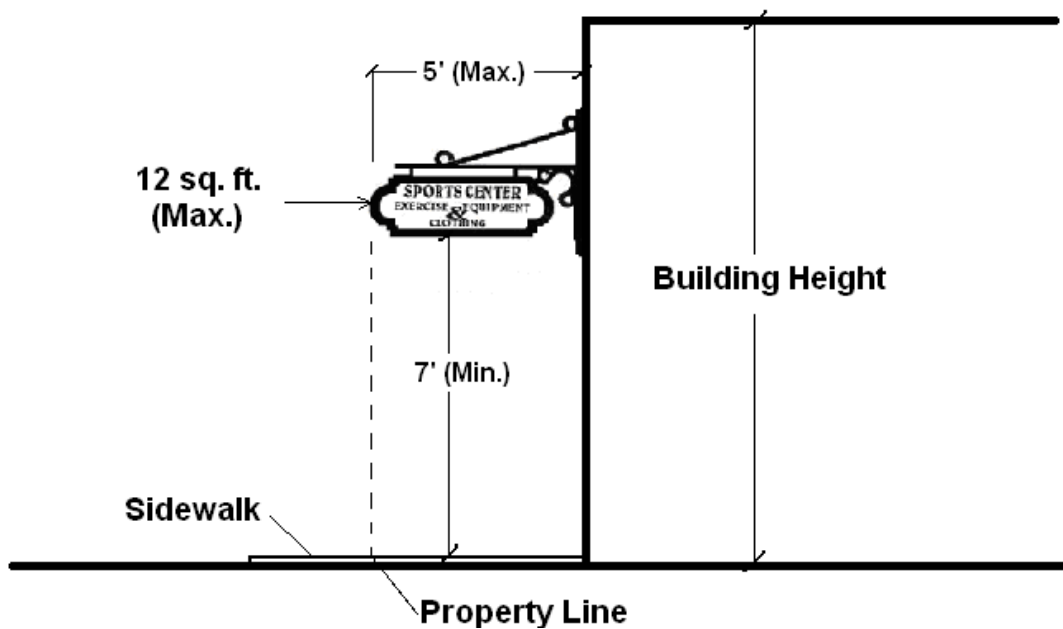
-
- (1) One (1) temporary sign, not to exceed forty (40) square feet in area, shall be allowed for each lot or parcel of property to designate that the same is to be occupied at a future date by the business or concern designated thereon.
 - (2) One (1) nonilluminated temporary sign, not to exceed forty (40) square feet in area for each contractor and forty (40) square feet for each subcontractor, shall be allowed for each lot or parcel of property to designate that such contractor or subcontractor is engaged in the construction or repair of a building on such lot or parcel of property.
 - (3) Each such temporary construction sign shall be removed from the lot or parcel of property upon which the same is placed within twenty (20) days after any occupancy of the building constructed on the premises, or in the event of repairs to the building, within twenty (20) days after completion of such repairs.
 - (4) No sign shall exceed twelve (12) feet in height. For height regulations, see Section [19.100.070\(K\)](#).
- (I) *Parking Lot Signs.* A maximum of one (1) sign per street frontage advertising a public parking lot which shall not exceed a total area of forty (40) square feet is permitted for the purpose of advertising a public parking lot. For height regulations, see Section [19.100.070\(K\)](#).
- (J) *Projecting Signs.* Projecting signs shall be permitted in lieu of freestanding signs on any street frontage limited to one (1) sign per occupancy along any street frontage with public entrance to such occupancy, and shall maintain a clear vertical distance above any sidewalk, walkway or parking lot a minimum of seven (7) feet. Signs shall not project over property lines or extend vertically above the eave line of the building upon which it is mounted. Such sign counts as part of the total sign area allowed. Projecting signs shall comply with one (1) of the following:
- (1) *Vertical Projecting Signs.*
 - (a) Such sign may project a maximum of three (3) feet at a ninety (90) degree angle.
 - (b) Such sign shall be limited in height to a maximum of one-third (1/3) of building height.



Projecting Sign (Figure 10)

(2) *Horizontal Projecting Signs.*

- (a) Such sign may project a maximum of five (5) feet at a ninety (90) degree angle.
- (b) Such sign shall not exceed twelve (12) square feet.



Projecting Sign (Figure 11)

(K) *Window Signs.* Window signs which are temporary in nature shall be allowed in addition to other sign allowances, provided such signs are placed on the inside of the window and consist of no more than twenty-five (25) percent of the total window area.

~~(L) Temporary business signs shall be permitted in commercial and/or industrial zones for uses as outlined below:~~

- ~~(1) A sign permit is required for all temporary signs.~~
- ~~(2) Only one (1) temporary sign shall be permitted per business for any one (1) event at the business location.~~
- ~~(3) Temporary sign area shall not exceed thirty two (32) square feet.~~
- ~~(4) Any one (1) business shall only be assigned a total of three (3) temporary sign permits within any twelve (12) month period.~~
- ~~(5) A temporary sign shall be erected for no more than thirty (30) days.~~
- ~~(6) Temporary signs must adhere to all height limitations as set forth in this Code.~~
- ~~(7) Temporary signs shall not be placed off premises.~~
- ~~(8) Temporary signs shall not be placed within a public utility, water or sewer easement, within the right of way or within two (2) feet of a sidewalk.~~
- ~~(9) Temporary signs shall not be affixed to any light pole, street pole, electrical box, tree or other similar structure.~~

~~(M)~~(L) Portable signs shall require a sign permit and an applicable fee as specified by resolution of the city council. A portable sign permit shall be issued if all criteria have been met. The portable sign permit shall be valid for one (1) calendar year. Portable signs shall be permitted provided:

- (1) The sign is located on the property to which it refers and not in a public right-of-way.
- (2) Signs shall be located no more than twenty (20) feet from the business to which the sign refers.
- (3) Signs shall be no more than three (3) feet high and two (2) feet wide.
- (4) Sign surface materials are limited to PVC, wood, Plexiglas or similar materials.
- (5) Sign is securely anchored, without being permanent.
- (6) The sign does not obstruct pedestrian movement and does not obstruct or pose a danger to motor vehicle traffic.
- (7) Signs shall not be illuminated.

- (8) All signs shall be constructed and maintained in a professional manner.
- (9) Only one (1) portable sign allowed per business.
- (10) Portable signs may only be displayed during the hours that the business is open or operating.
- (11) Sign permit is nontransferable.
- (12) Sign permit is valid for original location. A transfer fee as specified by resolution of the city council is allowed for the same business.
- (13) The permit number, owner's name and business location address shall be affixed to the portable sign (this may be accomplished by a city-issued permit sticker). (Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(L))

19.100.130 Violations, enforcement and penalties.

(A) *Portable/Temporary Signs.*

- (1) All portable/temporary signs shall meet the requirements of this section and require a sign permit approved by the city.
- (2) First offense for signs which do not comply with this section will result in a verbal or written notice, mailed or hand-delivered to the owner, agent or person responsible, directing removal of the sign by the owner, agent or person responsible within one (1) business day. Sign must be removed within five (5) days of date the written notice was mailed.
- (3) Following the notice period, signs which do not comply with this section will be cited into court.
- (4) Violation is for the subject property and/or sign owner or business, not the particular sign displayed.
- (5) Repeat offense of this violation may result in immediate enforcement action.

(B) *Vehicle Signs.*

- (1) All vehicle signs shall meet the requirements of this section.
- (2) First offense for signs which do not comply with this section will result in a verbal or written notice, mailed or hand delivered to the owner, agent or person responsible, directing removal of the sign by the owner, agent or person responsible within one (1) business day. Sign must be removed within seven (7) days of date the written notice was mailed.
- (3) Following the notice period, the owner, agent, or other responsible party will be cited into court.

(4) Violation is for the subject property and/or sign owner or business, not the particular sign displayed.

(5) Repeat offense of this violation may result in immediate enforcement action.

(C) *Permanent Signs.*

(1) All permanent signs shall meet the requirements of this section and require a sign permit approved by the city.

(2) First offense for permanent signs which do not have a permit will result in a verbal or written notice to the owner, agent or person responsible to apply for a sign permit within five (5) business days of the date of the letter or verbal notice.

(3) Second offense for permanent signs which do not have a permit will result in a formal written notice to the owner, agent, or person responsible to apply for a sign permit within ten (10) business days of the date of the letter.

(4) Following the notice period, permanent signs which do not have a sign permit will be cited into court.

(5) Violation is for the subject property and/or sign owner or business, not the particular sign displayed.

(6) Repeat offense of this violation may result in immediate enforcement action.

(D) *Removal of Dangerous, Discontinued or Illegal Signs.*

(1) Upon formal notice of violation, the city may remove or cause to be removed any dangerous, discontinued, illegal, defective, prohibited or nonconforming sign.

(2) Notwithstanding the above, in case of emergency, the planning and zoning director or his/her designee may institute the immediate removal of a dangerous or defective sign without notice.

(3) Obsolete sign copy on either a nonconforming or conforming sign is to be removed by the owner of the sign or owner of the premises. Obsolete sign copy shall be removed by replacing the sign face with a blank face, replacing the obsolete sign copy with copy that is not obsolete or removing the sign structure.

(4) Prohibited signs and/or illegal signs located within the public right-of-way are hereby determined to create an immediate threat to the health and safety of the general public.

(5) The planning and zoning director or his/her designee may immediately remove any dangerous sign or sign that creates an immediate threat to the health and safety of the general public.

(E) *Administrative Appeal.* Appeal of decisions of the planning and zoning director relating to this sign code shall be made pursuant to Section [19.10.050\(B\)\(1\)\(a\)](#).

(F) *Abatement by the City After Court Order.*

- (1) Pursuant to the summary abatement provisions of this section, or after entry of a court order directing removal of an offending sign, the city or its agents may enter upon the property and cause the offending sign to be removed at the expense of the owner, tenant, lessee or occupant either jointly or severally.
- (2) A verified statement of the costs or expense shall be sent by certified or registered mail to the last known address of the owner of record and to the lessee, tenant or occupant. The owner of record, the lessee, tenant or occupant shall be liable jointly or severally for the payment of said cost or expense.
- (3) The payment for costs or expenses shall be in addition to any civil penalty imposed pursuant to Chapter [2.25](#). (Ord. No. 429, § 2, 1-6-98; Ord. No. 2009-08, §§ 1, 2, 6-2-09; Ord. No. 2010-08, §§ 1, 2, 5-4-10; Ord. No. 2014-04, §§ 1, 2, 9-2-14; Ord. No. 2017-04, §§ 1, 2, 3-7-17. 1976 Code § 15-1-45(M))

The Show Low City Code is current through Ordinance 2021-07, passed November 16, 2021.

Disclaimer: The city clerk's office has the official version of the Show Low City Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

Note: This site does not support Internet Explorer. To view this site, Code Publishing Company recommends using one of the following browsers: Google Chrome, Firefox, or Safari.

[City Website: www.showlowaz.gov](http://www.showlowaz.gov)

[Code Publishing Company](#)

19.25.060 Yard, lot, and area requirements.

(E) *Accessory Buildings (Attached)*. A private automobile garage, carport or accessory building having any part of a wall in common with a dwelling shall be considered an integral part of the main building in determining yard, lot, and area requirements.

(F) *Accessory Buildings (Detached) Including Garages and Carports*. Any detached accessory building, garage or carport located in any zone shall not be located in the required street side setback. Allowed heights and setbacks are as follows:

(1) Detached accessory buildings located five (5) feet from any side or rear property line shall be limited to a maximum of fifteen (15) feet in height, or the height of the main structure, whichever is less.

(2) Detached accessory buildings shall be located five (5) feet from any structure (measured from structure wall to structure wall).

(3) Detached accessory buildings which meet the setback requirements for a main structure for the zone in which they are located may exceed fifteen (15) feet in height provided they do not exceed the height of the main structure. Detached accessory buildings shall meet street side setbacks. Side and rear setbacks shall be equal to or greater than the height of the accessory building. Any encroachment into these permitted side and rear setbacks shall require a conditional use permit.

(4) Detached accessory buildings which meet the setback requirements for a primary building for the zone in which they are located may exceed the height of the primary building but not exceed the maximum building height for that zone provided they meet the setbacks for the main building and are located on a lot a half-acre in size or greater. Detached accessory buildings shall meet street side setbacks. Side and rear setbacks shall be equal to or greater than the height of the accessory building. Any encroachment into these permitted side and rear setbacks shall require a conditional use permit.

(5) Portable parking structures (with footings) shall require the issuance of a City of Show Low building permit. No encroachment shall be permitted into any required yard setbacks.

(G) *Temporary Accessory Structures*. Including any detached portable shelter or temporary parking structure shall be permitted; provided, that required yard setbacks are met, as well as the following additional requirements:

(1) Temporary parking structures (without footings) shall not be permitted within a required front yard setback and shall be permitted after city staff approval of a site plan indicating proposed location (no building permit required); or

(2) Portable shelters may be located within a required front yard setback and shall be permitted for a period not exceeding seven (7) consecutive days. Extended periods of time may be permitted after city staff approval of a site plan indicating proposed location (no building permit required).

The Show Low City Code is current through Ordinance 2021-07, passed November 16, 2021.