

Chapter 46 Use Permits, Variances, and Interpretations

Sections:	11-46-1	Administrative Use Permits, Special Use Permits, Council Use Permits, and Variances
	11-46-2	Interpretations
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11-46-1: Administrative Use Permits, Special Use Permits, Council Use Permits, and Variances

- A. **Administrative Use Permits, Special Use Permits, and Council Use Permits.** If an Administrative Use Permit (AUP), Special Use Permit (SUP), or Council Use Permit (CUP) is required by this Sign Ordinance, an applicant shall apply with the office of the Planning Division. The application is processed in accordance with Chapter 67 and reviewed in accordance with Chapter 70 of the Zoning Ordinance.
- B. **Variances.** An applicant requesting a variance from the provisions of this Sign Ordinance shall apply to the office of the Planning Division. The request is processed in accordance with Chapter 67 and reviewed in accordance with Chapter 80 of the Zoning Ordinance and ARS 9-462.06.

11-46-2: Interpretations

- A. **Authorization.** A person requesting an interpretation of the provision(s) of this Sign Ordinance shall make the request to the Zoning Administrator as provided in Section 11-66-7 of the Zoning Ordinance.
- B. **Limits of interpretations.** An interpretation may not change the basic term(s) and provision(s) of this Sign Ordinance.
- C. **Considerations required in making interpretation.** All interpretations of this Sign Ordinance are exercised with consideration of all policies, purposes, and guidelines established by the Mesa City Council, the intent set forth herein in this Sign Ordinance, and in a manner that is consistent with the First Amendment guarantee of free speech.

11-46-3: Comprehensive Sign Plans

- A. **Authorization.** The Zoning Administrator Hearing Officer or the Board of Adjustment may approve a comprehensive sign plan for a proposed or existing development or building in conjunction with the granting of a Special Use Permit in accordance with Chapters 67 and 70 of the Zoning Ordinance.
- B. **Purpose and Intent.** The purpose of a comprehensive sign plan is to provide for the establishment of signage criteria that are tailored to a specific development or location, and which may vary from specific Sign Ordinance provisions. The intent is to provide for flexible

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sign criteria that promote superior design through architectural integration of the site, buildings, and signs. This does not allow for consideration of sign types allowed within a zoning district.

- C. **Minimum Required Elements of Comprehensive Sign Plan.** A comprehensive sign plan shall include the location, size, height, construction material, color, type of illumination, and orientation of all proposed permanent and portable signs, and any other document(s) necessary to determine if the plan meets the review criteria.
- D. **Review criteria.** The Zoning Administrator Hearing Officer or the Board of Adjustment may approve a comprehensive sign plan containing elements which exceed the permitted height, area, and number of signs specified in this Sign Ordinance if the comprehensive sign plan conforms to the required findings in 11-70-5 of the Zoning Ordinance and upon a finding that:
1. The development site contains unique or unusual physical conditions, such as topography, proportion, size, or relation to a public street that would limit or restrict normal sign visibility; or
 2. The proposed or existing development exhibits unique characteristics of land use, architectural style, site location, physical scale, historical interest, or other distinguishing features that represent a clear variation from conventional development; or
 3. The proposed signage incorporates special design features such as lighting, materials and craftsmanship, murals, or statuary that reinforce or are integrated with the building architecture.
- E. **Sign Permit Required.** A sign permit is required for the construction and placement of individual signs contained in an approved comprehensive sign plan.
- F. **Modification and Expiration of Approved Sign Plans.** An approved comprehensive sign plan expires in accordance with Section 11-67-9 of the Zoning Ordinance. If a plan expires, the sign allowance for the property is based on the provisions in Chapters 42 and 43 of this Sign Ordinance unless a new comprehensive sign plan is approved.