

## Chapter 48      Legal Nonconforming Signs

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### **11-48-1:      Maintenance, Alteration, or Removal of Legal Nonconforming Signs**

- A.      A legal nonconforming sign shall be maintained and may continue only in the manner and to the extent that it existed at the time of adoption of this Sign Ordinance, amendment to this Sign Ordinance, or extension of boundaries because of annexation into the Mesa corporate limits.
- B.      A legal nonconforming sign structure shall not be re-erected, relocated, or replaced unless it is brought into compliance with the requirements of this Sign Ordinance. If property is rezoned at the request or initiation of the property owner, including the opt-in process, the City, as a condition of the zoning, may require any nonconforming sign or sign structure be removed or brought into conformance with the provisions of this Sign Ordinance.
- C.      Any legal nonconforming sign shall be removed or rebuilt in full conformity to the terms of this Sign Ordinance if it is damaged or allowed to deteriorate to such an extent that the cost of repair or restoration is fifty-percent (50%) or more of the cost of reconstruction of the sign. In the event the sign is considered prohibited or discontinued, the sign shall be removed.
- D.      Existing detached signs located within the future width line of a street, as specified in Section 11-2-3-L, are not subject to the limits and conditions specified in Section 11-48-1-A through C provided the signs are in compliance with all other applicable provisions of this Sign Ordinance.

### **11-48-2:      Legal Nonconforming Signs on a Severed Parcel**

- A.      Notwithstanding any other provision of this Chapter, legal nonconforming signs that are located on a parcel of property which is severed from a larger parcel of property and acquired by a public entity for public use by condemnation, purchase, or dedication, may be relocated on the remainder parcel without extinguishing the legal nonconforming status of that sign if the nonconforming sign:
  - 1.      Is not increased in area or height;
  - 2.      Remains structurally unchanged except for reasonable repairs or alterations;
  - 3.      Is placed in the same relative position on the remaining property that it occupied prior to the relocation; and
  - 4.      Is relocated in a manner to comply with all applicable safety requirements.
- B.      After relocation, pursuant to this Sub-section, the legal nonconforming sign is subject to all provisions of this Sign Ordinance.

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