



Maricopa County

Planning & Development Department

Department Directive

Department Directive:
DD-2022-01
Supersedes:

Effective: 1/20/22

Initiator: Darren Gerard

Director: Tom Ellsworth

PURPOSE: To ensure consistent treatment with regard to Billboard standards

REFERENCE: Maricopa County Zoning Ordinance (MCZO), Arts. 1403.3. & 1403.4 Billboards

POLICY/PROCEDURE:

Billboards are a use per MCZO, Art. 1403.3.1. They are permitted in the C-2 & C-3 zoning districts per MCZO, Art. 1403.3, as well as in the IND-2 & IND-3 zoning districts per MCZO, Art. 1403.4

Development standards specific to the billboard use are found in MCZO, Art. 1403.3.1.A through 1403.3.1.J.

Existing billboards subject of a CUPD or IUPD Overlay or Variance approval shall maintain said entitlement per MCZO, Art. 1403.3.1.L For a CUPD or IUPD that specifically deviated a billboard development standard the Director or his designee will determine if said standard/s is/are considered to be conforming to the ordinance / zoning district or is/are legal non-conforming (LNC). Refer to DD-2015-10.

Any change to an LNC billboard will require a Special Use Permit (SUP) per MCZO, At. 1403.3.1.K. This includes conversion of the existing billboard to a digital face.

The Department will not support CUPD / IUPD Overlay or Variance requests to locate new billboards within a designated scenic corridor. The Department will not support requests for modification of billboards to digital face within a designated scenic corridor unless the applicant demonstrates the modification will improve aesthetics and lessen luminescence into the nighttime sky.

The Department will generally not support requests for CUPD / IUPD or Variance requests to deviate from the billboard development standards. All such requests will be routed to the surrounding municipality/ies for review and comment.

A formal pre-application meeting will be required prior to filing any billboard related application with the Department. After the PA the pre-applicant will be provided with determination if an existing billboard is LNC, what application/s will be required for modification or conversion, estimated fees and whether or not application can be submitted online.