

**MEMO**

**To:** Planning & Zoning Division  
**From:** Terri Hogan, AICP, Planning Manager/Zoning Administrator  
**Date:** July 7, 2015  
**Re:** Interpretation 15-03: Maximum Height for Religious Institutions in the Downtown Overlay

**Purpose:** To clarify maximum building height for churches in the Downtown Overlay

**Interpretation:**

In 2012, the “Downtown Overlay” created additional standards to assist in preserving and enhancing Buckeye’s downtown. Among other standards, signage was specifically addressed in Section 5.12.5.B. In particular, sign height was addressed in table 5.12-1.

TABLE 5.12-1: MAXIMUM SIZE ALLOWED FOR FREESTANDING SIGNS IN DOWNTOWN		
Uses	Maximum Sign Height (Feet)	Maximum Sign Area (Square Feet)
Multi-family /Office	5	20
Single-tenant commercial Mixed-use	8	32
Multi-tenant commercial	12	48

Table 5.11-1 groups Religious Institutions and Service Organizations with Multi-Family and Office whereas Table 5.12-1 appears to have omitted both uses.

TABLE 5.11-1: MAXIMUM SIZE ALLOWED FOR FREESTANDING SIGNS		
Zoning District	Maximum Sign Height (Feet)	Maximum Sign Area (Square Feet) <sup>1</sup>
Multi-Family Office <sup>2</sup> Religious Institutions Service Organizations	5	20
Single-Tenant Commercial Mixed-Use	15	32
Multi-Tenant Commercial	20	72
Freeway-Oriented Identification	65	250
Industrial	20	48

<sup>1</sup> Signage area shall be calculated based on the total square footage of all lettering and logos placed on the sign face. In addition, each side of the sign shall be calculated individually.  
<sup>2</sup> Multi-Tenant office complexes may double the allowed maximum sign height and area.

Until and if amended, Religious Institutions and Service Organizations should observe the height and area regulations listed in Table 5.11-1 regardless of whether they are within the downtown overlay area.