

Section 19.05 Landscaping and Signage

A. *Street Landscaping.* All projects shall provide landscaping along street frontages that includes:

1. A minimum of one (1) 24-inch box tree and five (5) gallon shrubs per 25 linear feet of frontage.
2. Landscaped medians at primary entry drives, with a minimum width of six (6) feet and a minimum length of 20 feet.
3. Accent planting around freestanding signs using drought-tolerant species.

All landscaping must comply with the minimum plant quantities and species requirements outlined in the Town's Zoning and Subdivision Ordinances.

B. *Pedestrian Amenities.* Projects shall include outdoor seating areas with the following features:

1. Summer shade provided by structures (e.g., canopies, trellises) or canopy trees.
2. Trash receptacles located within 25 feet of seating areas.
3. Seasonal plantings in planters or adjacent landscape beds.
4. Orientation of seating areas to receive winter sun exposure.

C. *Water Conservation.* All landscaped areas must use plant species appropriate for the Sonoran Desert climate. At least seventy-five percent (75%) of plant materials shall be drought-tolerant. Turf is prohibited except in designated recreational areas. Natural vegetation shall be preserved and integrated into the site design where feasible. Water features, if proposed, must be located in pedestrian areas and shall use recirculating systems.

D. *Parking Lot Landscaping and Screening.* In parking areas with more than twenty (20) spaces:

1. Provide one (1) canopy tree per ten (10) parking spaces.
2. Trees must be located within landscape islands or medians.
3. Provide significant plantings adjacent to buildings to soften building mass and highlight entrances.
4. Screen vehicle-intensive uses (e.g., gas stations, convenience stores) from public streets and major pedestrian areas using a three (3) foot high masonry wall with accompanying vegetation or a dense vegetative buffer.

E. *Screening Walls.* All masonry walls used for screening purposes shall include integral color and architectural texture, and a finish that is compatible with the primary building's materials and color palette.

F. *Stormwater Detention Areas.*

1. Meet all technical requirements as approved by the Town Engineer.

2. Be landscaped with native or drought-tolerant vegetation to achieve a natural appearance.
3. Include a minimum of fifty percent (50%) vegetative ground cover.

G. *Signage Integration.* Freestanding signs must be:

1. Mounted on low planter walls or monument bases that incorporate materials and colors consistent with the primary building.
2. Located to maintain clear sight visibility for vehicles.

Wall signs must:

3. Be proportional to the tenant façade, not exceeding one and one-half (1.5) square feet of sign area per linear foot of tenant frontage.
4. Use materials compatible with the building facade.
5. Be placed in alignment with established sign patterns on adjacent buildings.

Directional and wayfinding signs must be consistent in style and color with the overall development. A signage plan showing all proposed sign types, locations, and materials is required. Sign plans as provided for in Section [6.06](#) of the Zoning Ordinance are encouraged for multi-tenant developments. All signage must comply with Chapter [6](#) of the Zoning Ordinance.

H. *Lighting.* All exterior lighting must:

1. Comply with the standards in Chapter [8](#) of the Zoning Ordinance.
2. Use full cutoff fixtures to minimize glare, light trespass, and skyglow.
3. Not exceed 0.5 foot-candles at property lines.

A complete lighting plan must be submitted, including fixture types, locations, mounting heights, and illumination levels.

I. *Public Art Requirement.* All development proposals subject to design review under this chapter shall be required to comply with the "Percent for Public Art Requirement for Development," as set forth in the Town of Fountain Hills Public Art Master Plan, adopted March 3, 2020, and as may be thereafter amended, prior to the issuance of a certificate of occupancy. (25-09, Amended, 11/18/2025)

The Fountain Hills Zoning Ordinance is current through Ordinance 26-03, passed May 19, 2026.

Disclaimer: The town clerk's office has the official version of the Fountain Hills Zoning Ordinance. Users should contact the town clerk's office for ordinances passed subsequent to the ordinance cited above.

[Town Website: www.fh.az.gov](http://www.fh.az.gov)

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