



CITY OF BLACK DIAMOND
PLANNING COMMISSION AGENDA *(revised 2/1/23)*
February 7, 2023
Council Chambers, 25510 Lawson St., Black Diamond

THIS IS OFFERED AS A HYBRID MEETING AND MAY BE ATTENDED IN PERSON AT THE ABOVE NOTED ADDRESS OR BY JOINING VIRTUAL/TELEPHONICALLY. CALL IN AND JOINING INFORMATION FOLLOWS:

Zoom link to join meeting:

<https://zoom.us/j/4254157187?pwd=RE9OV0VoU1RFc3psSHdjem9mMk9hdz09>

Meeting ID: 425 415 7187

Password: PC

Telephone dial in options:

+1 206 337 9723 US (Seattle)

+1 253 215 8782 US (Tacoma)

Meeting ID: 425 415 7187

Password: 941820

6:00 P.M. - CALL TO ORDER, FLAG SALUTE, AND ROLL CALL

APPROVAL OF MINUTES:

- 1) Regular Planning Commission Meeting of November 8, 2022; Joint Meeting - City Council Work Session with Planning Commission Meeting of December 8, 2022; and Regular Planning Commission Meeting of January 10, 2023

PUBLIC COMMENTS: Persons wishing to address the Planning Commission regarding items of new business are encouraged to do so at this time. Please use the "raise your hand" feature and once recognized by the Chair, you may unmute and state your name and city for the record. Please limit your comments to 3 minutes. For those dialing in, please press *9 to raise your hand and *6 to unmute yourself.

PUBLIC HEARINGS: None

STUDY/WORK SESSION: None

UNFINISHED BUSINESS:

- 2) Continuation of Sign Code in Black Diamond Municipal Code 18.82 and Prepare for Code Amendment

NEW BUSINESS:

COMMUNITY DEVELOPMENT DEPARTMENT REPORT:

PUBLIC COMMENTS:

ADJOURNMENT:

This site is barrier free. People needing special assistance or accommodations should contact the Community Development Department 72 hours in advance of the meeting at (360) 851-4447



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
November 8, 2022, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

Chairperson Olson called the meeting to order at 6:00 p.m.

Present: Commissioner Kelley Sauskojus
Commissioner Knut Syversen (via Zoom)
Commissioner Felicia Wheatfall (via Zoom)
Commissioner Carol Morgan
Chair/Commissioner John Olson

Excused: Commissioner Steve Jensen
Commissioner Pam McCain

Staff: Community Development Director, Mona Davis
Deputy City Clerk, Carina Thornquist

APPROVAL OF MINUTES

1) Regular Meeting of October 11, 2022

The regular meeting minutes of October 11, 2022 were adopted under unanimous consent.

PUBLIC COMMENT

Debbie Page, Black Diamond spoke to the Planning Commission
Kristen Bryant, Bellevue spoke to the Planning Commission

PUBLIC HEARING

2) Draft of new Sign Regulations in Black Diamond Municipal Code 18.82 Code Amendment

Chair Olson opened the public hearing at 6:05 p.m.

Director Davis explained the different reasons why the sign code is totally being revised.

Chair Olson opened the public comment portion of the hearing at 6:10 p.m.

Chair Olson reviewed with attendees how to raise your hand using the zoom application and via phone.

Kristen Bryant, Bellevue stated that she spoke during the Public Comment portion when those statements should have been at this time. She asked that those comments be shared. She advised that the Commissioners should look at verbiage in the current code for legal reasons.

Debbie Page, Black Diamond Councilmember, spoke representing the Black Diamond Business Coalition. She shared the importance of signage especially for the brick and mortar/small family businesses. Signage is a significant way to support the businesses. As we continue to grow and more businesses come to town, the city can support them by being mindful of how signage is done.

Chair Olson closed the public hearing at 6:18 p.m.

Chair Olson turned it over to Director Davis to go through pages 1 – 10 that were assigned at the last meeting for the Commissioners to review. Director Davis reported that the December 6th meeting will be cancelled because the Planning Commission is doing a joint meeting with the City Council on December 8th.

Extensive back and forth discussion took place between the Commissioners and Director Davis. Chair Olson shared that he had several suggestions. To make the most efficient use of time, he thought it would be best to email a redlined version to her to review and can be used for the joint meeting.

The topics that were discussed:

- Scope and purpose
- Definitions
- Permits – General regulations
- Prohibited locations
- Exemptions
- Permit application
- General sign standards and conditions
- Maintenance and inspection
- Measurement of sign area

Chair Olson announced that the Commissioners next task to review before the January meeting is page 13 through end of page 37 of the sign code.

STUDY/WORK SESSION - None

UNFINISHED BUSINESS - None

NEW BUSINESS – None

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

- Director Davis discussed taking fire and school impact fees and reformatted fee schedule before City Council on 12/1
- RFQ to solicit for consultant to work on 2024 Comp Plan Periodic Update due 11/18
- Possibility that there may need to be 2 meetings a month for a while in 2023 to review the comprehensive plan and needed code amendments
- Grant funding for park improvements. Applying for a grant for Ginder Creek Park and working with Blueline and their landscape designer to prepare plans
- Reminder that the office is closed on Friday, November 11th for Veteran's Day
- December 6th regular meeting is cancelled; instead, there will be a Joint Special meeting with City Council on Thursday, December 8th.
- Recap of staffing levels; Sr Planner position still vacant

PUBLIC COMMENTS

Melissa Earl, Black Diamond spoke to Commissioners.

Debbie Page, Black Diamond spoke to Commissioners.

ADJOURN

Commissioner Morgan **moved** to adjourn, **second** Commissioner Sauskojus. **Vote**, motion **passed 5-0**.

Meeting adjourned at 8:00 p.m.

These minutes were respectively recorded by Carina Thornquist, Deputy City Clerk

ATTEST:

John Olson, Chairperson

Planning Commission Secretary

**BLACK DIAMOND CITY COUNCIL
WORK SESSION MINUTES
December 8, 2022
Hybrid Meeting – In Person and Zoom**

CALL TO ORDER, FLAG SALUTE:

Mayor Benson called the regular work session meeting to order at 6:04 p.m. and led us all in the Flag Salute.

ROLL CALL:

PRESENT: Councilmembers Deady, Douglass, Smith, Mulvihill (Zoom), de Leon, O'Donnell, Page.

PRESENT: Commissioners, Saukojus (Zoom), Syversen (Zoom), McCain, Morgan, Olson

ABSENT: Commissioner Jensen and Commissioner Wheatfall

Staff present: Mona Davis, Community Development Director (Zoom); Rob Reed, Jake Kapsandy IT Department; Carina Thornquist, Deputy City Clerk

WORK SESSION:

1) Draft of New Sign Regulations in Black Diamond Municipal Code 18.82 Code Amendment

Mayor Benson introduced and turned the meeting over to Community Development Director Mona Davis. Ms. Davis gave an overview of what to expect discussing sign code in the City of Black Diamond followed by Chair Olson elaborating on the overview.

Extensive back and forth discussion took place between the Councilmembers, Commissioners and Director Davis with main topics from the Business Coalition listed below:

- Document that is easy to understand
- No additional hidden fees; something straightforward
- Allows for promotion
- Businesses to be spotlighted

Continued discussion took place as well as questions for Director Davis. Finally, the Councilmembers shared what direction they thought the city should look like moving forward; priorities are listed below:

- Sign standards
- Cohesiveness

- Nuance approach
- Phased consistency
- Consistent architectural design
- Modest approach
- Gateway corridor as a whole
- Historical

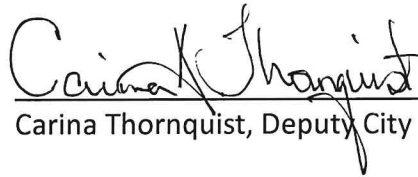
ADJOURNMENT:

Councilmember de Leon **moved** to adjourn the meeting; **second** by Councilmember Smith. Motion **passed** with all voting in favor (7-0). The meeting ended at 7:28 p.m.

ATTEST:



Carol Benson, Mayor



Carina Thornquist, Deputy City Clerk



CITY OF BLACK DIAMOND
PLANNING COMMISSION MEETING MINUTES
January 10, 2023, 6:00 PM

CALL TO ORDER, FLAG SALUTE, ROLL CALL

Chairperson Olson called the meeting to order at 6:00 p.m.

Present: Commissioner Kelley Sauskojus
Commissioner Steve Jensen
Commissioner Knut Syversen (via Zoom)
Commissioner Pam McCain
Commissioner Felicia Wheatfall (joined meeting at appx. 6:30 p.m.)
Commissioner Carol Morgan
Chair/Commissioner John Olson

Staff: Community Development Director, Mona Davis
Deputy City Clerk, Carina Thornquist

APPROVAL OF MINUTES - None

PUBLIC COMMENT

Kristen Bryant, Bellevue spoke to the Planning Commission

PUBLIC HEARING - None

STUDY/WORK SESSION - None

UNFINISHED BUSINESS –

- 1) Continuation of Sign Code in Black Diamond Municipal Code 18.82 and Prepare for Code Amendment

Director Davis gave a debrief from the 12/8/22 Joint meeting with City Council. She stated the collaboration between the Councilmembers and Commissioners went well. She also reported that she is still working on putting together FAQ's and a comprehensive list of what's changing. She continued her update with highlights from the joint meeting and what she heard including:

- Keeping a professional look and not getting wrapped up in only the mining history
- Sandwich or A-boards need to have further consideration
- Condensing the Sign Code to make it easier to navigate; moving the graphics to the end of the document as a reference/glossary/appendix

- Handouts need to be prepared and given out when coming into the Community Development office for sign queries
 - Residential
 - Commercial
- Working with Coalition and Chamber of Commerce to get new and existing businesses involved
- Wayfinding signs are important to draw people into the business corridor
- Keeping all signage consistent vs varied signage for wayfinding, strip malls, and small businesses
- Signage in Ten Trails and all other areas should be the same for consistency in the City as a whole

Extensive back and forth discussion took place between her and the Commissioners regarding pages 12 – 37.

Commissioner Wheatfall joined the meeting at approximately 6:30 p.m.

Director Davis will obtain and/or compile the following information for the February 7th meeting:

- WSDOT signage standards along SR169
- MPD signage standards
- Standards from other cities regarding signage for home businesses
- Map with an overview of current signs that businesses have already

NEW BUSINESS –

2) Vote for new Chair and Vice-Chair

Chair Olson read the duties of the Chair and Vice-Chair position and verified that at least 5 members were present for voting. He also went over the procedure of the voting process and then opened it up for the position of Vice-Chair.

Commissioner Syversen nominated Commissioner Morgan for Vice-Chair and she accepted the nomination. There were no other nominations. **Vote**, motion **passed 7-0**.

Commissioner McCain nominated Commissioner/Chair Olson for Chair and he accepted the nomination. There were no other nominations. **Vote**, motion **passed 7-0**.

COMMUNITY DEVELOPMENT DEPARTMENT REPORT –

- Director Davis reported on the following items:
 - Encouraged the Commissioners to attend a study session with City Council this Thursday 1/12 on the 2024 Comprehensive Plan scope of work and next steps
 - Comprehensive Plan - Contract with AHBL to work on the 2024 Periodic Update to the Comp Plan and revise the Black Diamond Municipal Code as needed. Considering additional meetings for the Planning Commission to dial down on these larger projects later in the year. Planning to get a Comp Plan section on the City's website to keep our citizens informed.
 - Staffing - everyone is extremely busy. There's an abundance of work but not enough staffing to do it all. The department still has a job vacancy for a Senior Planner; no applicants.
 - Meetings – met with the Chamber of Commerce and Business Coalition. Also met with School District to give them info on upcoming developments in the school district.

PUBLIC COMMENTS

Kristen Bryant, Bellevue spoke to the Planning Commission

ADJOURN

Commissioner McCain **moved** to adjourn, **second** Commissioner Jensen **Vote**, motion **passed 7-0.**

Meeting adjourned at 8:28 p.m.

These minutes were respectively recorded by Carina Thornquist, Deputy City Clerk

ATTEST:

John Olson, Chairperson

Planning Commission Secretary



CITY OF BLACK DIAMOND

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MEMO TO: Planning Commissioners
FROM: Mona Davis, Community Development Director
DATE: January 31, 2023
SUBJECT: DRAFT Sign Code Regulations – BDMC Chapter 18.82

Dear Commissioners,

I've placed the materials into your packet that I sent to you via e-mail on January 20th and 24th to follow-up on discussions from our most recent meeting in January.

Specifically, I've included 1) a memo that provides photo documentation of all the commercial signage within the City, 2) a memo on what other cities allow for home occupation signage for a home business in a residence, 3) a copy of the MPD sign regulations in the Development Agreement, and 4) the code the MPD is vested to under 18.82.

There were no WSDOT standards for private commercial signage along a State Route highway that I could find and confirmed with Maple Valley and Enumclaw that they weren't aware of any restrictions from WSDOT for private signage outside the state highway's right-of-way.

You'll also find the draft sign code that we have been working our way through since November; we will continue to review from page 38 (where we left off in January) to the end of the document to complete the first review of the first draft. I anticipate having a second draft available at the March meeting.

Please feel free to reach out to me with any questions and/or concerns prior to the meeting. You can reach me via e-mail or on my direct line at (360) 851-4528.

Thank you,
Mona

Chapter 18.82 SIGN CODE

18.82.010	Scope and purpose.
18.82.020	Definitions.
18.82.030	Permits—General regulations.
18.82.040	Prohibited locations.
18.82.050	Exemptions.
18.82.060	Permit application.
18.82.070	General sign standards and conditions.
18.82.080	Maintenance and inspection.
18.82.090	Measurement of sign area.
18.82.100	Sign illumination.
18.82.110	Sign types permitted by zone.
18.82.120	Sign types and standards.
18.82.130	Supplemental standards for freestanding signs.
18.82.140	Supplemental standards for building-mounted signs.
18.82.150	Digital and changeable-copy sign integration.
18.82.160	Temporary signs—Standards and conditions.
18.82.170	Permits not required when.
18.82.180	Prohibited signs.
18.82.190	Administration and enforcement.
18.82.200	Severability.

18.82.010 Scope and purpose.

- A. Scope. This chapter applies to all permanent and temporary signs in the city that are visible, or intended to be viewed, from a public right-of-way, unless specifically exempted by another provision of this chapter. This chapter does not apply to signs erected by the city or other government agencies or public utilities or signs mandated by state or federal law.
- B. Purpose. Signs perform an important function in identifying, promoting, and directing members of the public to businesses, events, ideas, messages, services, and other matters of public interest. It is the purpose of this chapter to protect the public health, safety, and welfare and to promote a quality visual environment by establishing reasonable standards for the size, placement, height, and other characteristics of signs placed within the city. The regulations established in this sign code are intended to protect and promote free speech while encouraging and maintaining an attractive community and business climate. The regulations for signs have the following specific objectives:
 - 1. To ensure that signs are designed, constructed, installed, and maintained according to uniform, nondiscriminatory, and reasonable standards that protect the public safety and welfare;

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2. To prohibit the erection of signs in such numbers, sizes, designs, illuminations, and locations as may conflict with official traffic control devices or otherwise create a hazard to pedestrians and motorists using the public rights-of-way;
 3. To reflect and support the desired quality of life, ambience, and development patterns of the various zoning districts and overlay areas;
 4. To avoid excessive conflicts from large or multiple signs in close proximity, so that permitted signs serve their intended communicative function while minimizing visual clutter and confusion;
 5. To allow for adequate and effective signs whose dimensional characteristics further the interests of public safety for pedestrians and motorists, where signs are viewed from a public street or right-of-way;
 6. To establish a process for the prompt review and approval of sign permit applications;
 7. To ensure that the constitutionally guaranteed right of free expression through the use of signs is protected, consistent with state and federal law; and
 8. To provide for the orderly and reasonable elimination of signs that do not conform to the objectives and regulatory requirements of this chapter.

18.82.020 Definitions.

Abandoned Sign - A permanent sign that no longer identifies or advertises an ongoing business, product, event, service, or activity conducted on the premises on which the sign is located. A sign that identifies a business, product, event, service, or activity that has not been active for at least 180 days shall be presumed abandoned.

Alteration – A change in the height, size, shape, or display format of an existing sign. Alteration includes adding illumination, animation, or electronic messaging to an unilluminated, motionless, or non-electronic sign. Copy or color change of an existing sign is not an alteration. Changing or replacing a sign face or panel is not an alteration.

Animated Sign - A sign employing actual motion, the illusion of motion, or light and/or color changes achieved through mechanical, electrical, or electronic means. Animated signs, which are differentiated from changeable signs as defined and regulated by this chapter, include the following types:

1. **Environmentally Activated:** Animated signs or devices motivated by wind, thermal changes, or other natural environmental input. Includes spinners, pinwheels, pennant strings, and/or other devices or displays that respond to naturally occurring external motivation. **[what about feather signs or inflated signs that ripple in the wind? Allowed only as a temporary sign?]**
2. **Mechanically Activated:** Animated signs characterized by repetitive motion and/or rotation activated by a mechanical system powered by electric motors or other mechanically induced means.
3. **Electrically Activated:** Animated signs producing the illusion of movement by means of electronic, electrical, or electromechanical input and/or illumination capable of simulating movement through employment of the characteristics of one or both of the classifications noted below:
 - a. **Flashing:** Animated signs or animated portions of signs whose illumination is characterized by a repetitive cycle in which the period of illumination is either the same as or less than the period of nonillumination. For the purposes of this chapter, flashing will not be defined as occurring if the cyclical period between on-off phases of illumination exceeds four (4) seconds.
 - b. **Patterned Illusionary Movement:** Animated signs or animated portions of signs whose illumination is characterized by simulated movement through alternate or sequential activation of various

illuminated elements for the purpose of producing repetitive light patterns designed to appear in some form of constant motion.

Architectural Projection - Any projection from a building that is decorative and/or functional and not intended for occupancy, and that extends beyond the face of an exterior wall of a building but that does not include signs as defined herein. See also: Awning; Back-lit Awning; and Canopy, Attached and Freestanding.

Awning - An architectural projection or shelter projecting from and supported by the exterior wall of a building and composed of a covering of rigid or non-rigid materials and/or fabric on a supporting framework that may be either permanent or retractable.

Awning Sign - A sign displayed on or attached flat against the surface or surfaces of an awning. See also: Wall or Fascia Sign. An awning that contains a "sign" section or copy area shall comply with the applicable sign area requirements for parallel signs (see _____). Only the sign or copy area displayed on an awning shall be used to determine the permitted sign area; the entire awning shall not be included in a Sign Area calculation. Refer also to _____ for visual reference example.

Banner – Any cloth, paper, plastic, or other flexible substrate on which text, symbols, images, or graphics may be displayed and which is anchored on two or more edges or at four corners to any structure, pole, wire, or framing device.

Banner Sign - A sign utilizing a banner as its display surface.

Billboard - See: Off-Premise Sign and Commercial Outdoor Advertising Sign.

Building Facade - That portion of any exterior elevation of a building extending vertically from grade to the top of a parapet wall or eaves and horizontally across the entire width of the building elevation.

Canopy (Attached) - A multi-sided overhead structure or architectural projection supported by attachment to a building on one or more sides and either cantilevered from such building or also supported by columns at additional points. The surface(s) and/or soffit of an attached canopy may be illuminated by means of internal or external sources of light. Similar to a Marquee.

Canopy (Freestanding) - A multi-sided overhead structure supported by columns, but not enclosed by walls. The surface(s) and or soffit of a freestanding canopy may be illuminated by means of internal or external sources of light.

Canopy Sign - A sign affixed to the visible surface(s) of an attached or freestanding canopy. May be internally or externally illuminated. Similar to a Marquee Sign. Refer also to _____ herein for visual reference example.

Changeable Sign - A sign whose content may be changed by means of manual or remote input, and includes the following types:

1. Manually Activated - Changeable sign whose message copy or content can be changed manually on a display surface.
2. Electrically Activated - Changeable sign whose message copy or content can be changed by means of remote electrically energized on-off switching combinations of alphabetic or pictographic components arranged on a display surface. Illumination may be integral to the components, such as characterized by lamps or other light-emitting devices; or it may be from an external light source designed to reflect off the changeable component display. See also: Electronic Message Center.

Channel Letter – May be open faced, internally illuminated, or reverse:

1. Open faced – A dimensional letter with a back and sides but no face at the front of the letter. Open Faced Channel Letters may be non-lit, externally illuminated, or illuminated by a light source contained inside the open channel of the letter itself, such as a neon tube.

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2. Internally illuminated – A dimensional letter with a back, sides and a translucent front face capable of transmitting light from an internal light source within the letter.
 3. Reverse – A dimensional letter with a face and sides but no back, opposite to an Open-faced Channel Letter. A Reverse Channel Letter has an open channel facing the wall or building to which it is affixed. A Reverse Channel Letter may contain a source of illumination designed to project lighting against the surface behind the letter, commonly referred to as a backlit channel Letter; also referenced as a halo or silhouette lighted channel letter. The face of a Reverse Channel Letter does not illuminate.

Commercial Outdoor Advertising Sign – See Off-Premise Sign.

Copy Area of Sign - The area of the sign's text and graphical content as applied to any background. Copy area on any individual background may be expressed as the sum of the geometrically computed shape or shapes encompassing separate individual letters, words, or graphic elements on the background. See _____ herein for computational methodology.

Dimensional Letter, Symbol, or Graphic – A letter, symbol, or graphic that is three dimensional in character, containing height, width, and depth.

Directional Sign - Any sign that is designed and erected for the purpose of providing direction and/or orientation for pedestrian or vehicular traffic. [THIS TERM IS NOT USED ELSEWHERE IN THIS CHAPTER]

Double-faced Sign - A sign with two faces, back to back.

Dwell Time – The amount of time a message and/or graphic is displayed on an Electronic Message Sign.

Electric Sign - Any sign activated or illuminated by means of electrical energy.

Electronic Message Center or Sign (EMC) - An electrically activated changeable sign whose variable message and/or graphic presentation capability can be electronically programmed by computer from a remote location. Also known as an EMC. EMCs typically use light emitting diodes (LEDs) as a lighting source.

Fascia Sign - See Wall Sign

Flashing Sign - See Animated Sign, Electrically Activated.

Freestanding Sign - A sign principally supported by one or more columns, poles, or braces placed in or upon the ground. May also be referenced as a Ground or Monument Sign. Refer also to _____ herein for visual reference examples.

Ground Sign - See Freestanding Sign.

Illuminated Sign - A sign characterized by the use of artificial light, either projecting through its surface(s) [Internally or trans-illuminated]; or reflecting off its surface(s).

Interior Sign - Any sign placed within a building, except window signs as defined by this chapter. Interior signs are not regulated by this ordinance.

Listed Sign – A sign manufactured and labeled in accordance with specifications promulgated by a recognized testing laboratory designed to assure compliance with applicable American National Standards (ANSI) and/or the National Electric Code (NEC).

Mansard - A roof-like facade comparable to an exterior building wall. See _____ herein for visual reference

Marquee or Marquee Sign - See Canopy (Attached) and Canopy Sign.

Multiple-Faced Sign - A sign containing three (3) or more faces.

Off-Premise Sign – A permanent sign erected, maintained, or used in the outdoor environment to display commercial messages or advertising not directly relating to the products or services sold on, the use of, or the

sale or lease of, the property on which it is displayed. May also be referred to as a billboard, outdoor advertising sign, or commercial outdoor advertising sign.

On-Premise Sign - A sign erected, maintained, or used in the outdoor environment to display commercial messages or advertising directly relating to the products or services sold on, the use of, or the sale or lease of, the property on which it is displayed.

Outdoor Advertising Sign – See Off-Premise Sign.

Parallel Sign – See Wall Sign.

Parapet - The extension of a building facade above the line of the structural roof.

Permanent sign – Any sign that is not a temporary sign, as defined in this section.

Pole Cover or Pylon Cover – An enclosure or cladding designed to conceal poles and/or other structural supports of a sign.

Pole Sign - See Freestanding Sign.

Political Sign - A temporary sign intended to advance a political statement, cause, or candidate for office.

Portable Sign - Any sign designed to be moved and not permanently attached to the ground, a building, or other structure, and that can be placed in and removed from its location without the use of tools. Examples of portable signs include:

1. Banners
2. Sandwich Board Signs – A self-supporting, portable, temporary sign consisting of two faces connected and hinged at the top at an angle of 179 degrees or less. Also referred to as an A-frame sign.

Projecting Sign - A sign other than a Wall Sign that is attached to or projects more than eighteen (18) inches from a building face or wall or from a structure whose primary purpose is other than the support of a sign. See _____ herein for visual reference example.

Pylon Sign – See Freestanding Sign.

Real Estate Sign - A temporary sign advertising the sale, lease, or rental of the property or premises upon which it is located.

Roof Line - The uppermost line of the roof of a building or, in the case of an extended facade or parapet, the uppermost point of said facade or parapet.

Roof Sign - A sign mounted on the main roof portion of a building or on the uppermost edge of a parapet wall of a building and which is wholly or partially supported by such building. Signs mounted on mansard facades, pent eaves, and architectural projections such as canopies or marquees shall not be considered to be roof signs. Refer also to Section 9 (see Page 26) for visual reference example of roof signs, and comparison of differences between roof and fascia signs.

Sign - Any device, structure, or fixture for communicating by text, symbols, graphics, or images, or any combination thereof, which is intended to (1) convey any message or idea; (2) identify, or attract attention to, a building, use, business, or event; or (3) promote the sale of products, goods or services. A painted wall design or pattern that serves only as artistic decoration or ornamentation and that does not communicate a message or signify or represent a product, service, or registered trademark is not a sign for purposes of this chapter. Likewise, text, symbols, or images carved into an exterior structural component of a building (such as a cornerstone or pediment) do not constitute a sign for purposes of this chapter.

Sign Copy – The words, letters, numbers, images, and symbols appearing on a sign, but excluding the physical address of the property where the sign is located.

Sign Structure - Any structure designed for the support of a sign.

Sign Area - The area of the smallest geometric figure, or the sum of the combination of regular geometric figures, that constitute the sign face. The area of any double-sided or "V" shaped sign shall be the area of the largest single face only. The area of a sphere shall be computed as the area of a circle. The area of all other multi-sided signs shall be computed as fifty (50) percent of the sum of the area of all faces of the sign. See _____ herein for computational methodology for various sign area configurations.

Sign Face - The surface upon, against, or through which the sign copy is displayed or illustrated, not including structural supports, architectural features of a building or sign structure, nonstructural thematic or decorative trim, or any areas that are separated from the background surface upon which the sign copy is displayed by a distinct delineation, such as a reveal or border. See _____ herein for sign face computational illustrations.

1. In the case of panel or cabinet type signs, the sign face shall include the entire area of the sign panel, cabinet or face substrate upon which the sign copy is displayed or illustrated, but not open space between separate panels or cabinets.
2. In the case of signs painted on a building, or individual letters or graphic elements affixed to a building or structure, the sign face shall comprise the sum of the geometric figures or combination of regular geometric figures drawn closest to the edge of the letters or separate graphic elements constituting the sign copy, but not the open space between separate groupings of sign copy on the same building or structure.
3. In the case of sign copy enclosed within a painted or illuminated border or displayed on a background contrasting in color with the building or structure, the sign face shall comprise the area within the contrasting background, or within the painted or illuminated border.

Temporary Sign – A portable sign constructed of cloth, canvas, vinyl, paper, plywood, fabric, plastic, or other lightweight material that is not intended or suitable for long-term or permanent display due to its construction, materials, or method of installation or erection. Any sign not covered by this definition is a permanent sign.

Under-Canopy Sign – A sign attached to the underside of a canopy, balcony, or marquee.

Wall or Fascia Sign - A sign that is in any manner painted or affixed to any exterior wall of a building or structure and that projects not more than eighteen (18) inches from the building or structure wall. Also includes signs painted or affixed to architectural projections that project from a building provided the copy area of such signs remains on a parallel plane to the face of the building facade or to the face or faces of the architectural projection to which it is affixed. See _____ herein for visual reference examples and comparison examples of differences between wall or fascia signs and roof signs.

Wayfinding Sign – A sign, frequently off-premise, specifically designed to provide directional or destination information. See also, Off-Premise Sign.

Window Sign - A sign affixed to the surface of a window with its message visible to the exterior environment.

18.82.030 Permits—General regulations.

- A. Permit required for permanent signs. Except as otherwise allowed by this chapter, no permanent sign shall be installed, constructed, erected, structurally altered, posted, affixed, applied, or relocated without first obtaining a sign permit.
- B. Permits for multiple signs. A single permit shall be required for each group of permanent signs on a single supporting structure installed simultaneously. Thereafter, each additional permanent sign erected on the structure must have a separate permit.

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- C. Ownership of sign location. The applicant for a sign permit must certify that the applicant has ownership or control of the property on which the sign is to be located, or provide the signed, written consent of the property owner.
 - D. Maintenance and repair. No sign permit shall be required for repainting, cleaning, or other normal maintenance and repair of a sign, nor shall a permit be required to change the sign copy. However, a sign permit is required for any change to the sign's size or sign area, modifications to the sign structure, or any change to or addition of visual effects such as illumination, motion, or animation.
 - E. Temporary signs.
 - 1. On private property and public rights-of-way. No permit shall be necessary before a temporary sign is placed or installed on private property or in a public right-of-way, but temporary signs remain subject to the requirements of BDMC 18.82.____.
 - 2. On city property. No temporary sign may be placed or installed on city property, other than a public right-of-way, without a special event permit. Such signs remain subject to the requirements of BDMC 18.82.____.

18.82.040 Prohibited locations.

Except where specifically authorized elsewhere in this chapter, signs are prohibited in the locations described below. Signs in prohibited locations are subject to removal by the city at the owner's expense.

- A. Any location within or projecting over a city right-of-way, unless otherwise permitted in this chapter.
- B. Any public utility pole, utility structure, street light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, statue, or memorial, except when approved as part of a special event permit on city property.
- C. Any location that will obstruct the view of any authorized traffic sign, signal, or other traffic control device.
- D. Any location that obstructs a sight triangle at any intersection.
- E. Any location that prevents or unreasonably inhibits free ingress to or egress from any door, window, or point of entry or exit from a building, structure, or property.

18.82.050 Exemptions.

The following types of signs are not subject to the regulations contained in this chapter:

- A. Signs and sign structures that cannot be seen from a public right-of-way. Such signs must, however, comply with all applicable building codes and inspection requirements.
- B. Signs required by county, state, federal, or local law or regulation, and signs erected on public property or public rights-of-way by government agencies or public utilities.
- C. Flags, so long as the following conditions are met:
 - 1. Flags may be no larger than ____ square feet in residential areas or ____ square feet in commercial and industrial areas.
 - 2. Flag poles in residential zones shall not exceed ____ in height as measured from ground level at the base of the pole. Flag poles in commercial and industrial zones shall not exceed ____ in height as measured from ground level at the base of the pole. Flags may also be mounted on the side of a residential structure horizontally or at an angle so long as the top of the supporting structure does not extend above the roof line.

-
- D. Signs displaying the addresses of the property on which they are located, and which may include the name of the occupants of a residence, so long as the sign does not exceed two square feet in area per side and does not include any commercial advertising.
 - E. Decals affixed to glass door or window panels of a building, such as would be typical to indicate membership in a business group, trade association, or credit card network.
 - F. Private driveway signs, limited to one per driveway entrance, to distinguish private access driveways from public rights-of-way.
 - G. On-premise signs warning the public of prohibited uses, such as “no trespassing,” “no soliciting,” or “no hunting,” so long as such signs do not exceed two square feet in area in residential zones, and five square feet in commercial and industrial zones.

18.82.060 Permit application.

- A. Applications and fees. A complete application for a sign permit shall consist of the following:
 - 1. A completed form provided by the community development department, signed by the applicant;
 - 2. Two site plans showing the location of the affected lot, building(s), and sign(s), showing all existing and proposed signs;
 - 3. Two copies of a scale drawing of the proposed sign or sign revision, including size, height, proposed copy, structural and footing details, material specifications, method of attachment, illumination, front and end views of canopies or marquees, calculations for dead load and wind pressure, photographs or building elevations marked to show where the sign(s) or marquee(s) is(are) proposed and any other information required to ensure compliance with appropriate laws;
 - 4. If the applicant is not the owner, a written statement of consent signed by the owner of the building, structure, or property where the sign is to be erected; and
 - 5. The sign permit fees provided in the city’s fee schedule.
- B. Contractor license. The city shall ascertain that the sign installer has a valid Washington State contractors license, unless the sign is being installed by the owner of the sign.
- C. Determination of completeness. The community development department shall review the application and notify the applicant within 28 days of receipt whether the application is complete or whether additional information is required to process the application. If the city has not notified the applicant of any deficiencies within 28 days after receipt, the application shall be deemed complete as of the day of filing.
- D. Permit decision. The community development department shall issue a decision on the sign permit application, which shall be either a denial or an approval of the permit with or without conditions, within ____ days after receipt of a complete application.

18.82.070 General sign standards and conditions.

- A. General Regulations.
 - 1. No sign or any part of a sign shall be designed or constructed to be moving by any means, and shall not contain items such as streamers and spinners, except as authorized for temporary signs.
 - 2. Exposed braces and angle irons are prohibited. Guywires are prohibited unless there are no other practical means of supporting the sign.

-
3. No sign shall have blinking, flashing, fluttering or moving lights or other illuminating device which has a changing light intensity or color; provided, however, temperature and/or time signs that conform in all other respects to this chapter are allowed.
 4. The structure and installation of all signs shall comply with the latest adopted edition of the Uniform Building Code.
 5. All signs, together with all of their supports, braces, guys and anchors, shall be maintained in good repair and in a safe, neat, clean, and attractive condition.
 6. The light directed on, or internal to, any sign shall be so shaded, shielded, and/or directed so that the intensity or brightness shall not adversely affect safe vision of operators of vehicles moving on private or public property or pedestrians on a public right-of-way. Electric signs shall not use incandescent bulbs for internal illumination. Lighted signs visible from nearby residences shall have low or soft illumination or be shielded in a manner to not adversely affect such residents.
 7. Portable signs shall not exceed twelve square feet in sign area and no more than one such sign may be displayed per business.
 8. All permanent signs shall be constructed of durable materials and shall be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
 9. All permanent signs and sign support frames shall be mounted and attached to a building or the ground in a secure manner and shall be maintained in good repair for safety and appearance.
 10. All wiring, fittings, and materials used in the construction, connection, and operation of electrically illuminated signs shall be in accordance with the provisions of the National Electric Code or the local electric code in effect. All such signs require an electrical permit and inspection by state of Washington Department of Labor and Industry, Electrical Division or equivalent inspection.

B. Defunct businesses and vacated premises.

1. If a sign advertising a business that moves from or ceases operations on the subject premises, the owner of said premises shall be responsible for removing all the sign copy relating to the business prior to a new use or business opening.
2. If a building, structure, or premises is vacated for six months or longer, the owner of said premises shall be responsible for removing all nonconforming on-site signs.

C. Historic signs. Signs recognized by _____ as having a significant historical value to the community are not subject to removal as an abandoned sign or due solely to a vacated or defunct premises or business.

D. Legal nonconforming signs. Any sign that had been erected, installed, or placed prior to the effective date of this chapter and that was either nonconforming under the city's previous sign code or was made nonconforming as a result of adoption of this chapter may remain in use only under the following conditions:

1. The sign is not altered in any manner that increases the nonconformance of the sign.
2. The burden of establishing a sign to be legally nonconforming under this section rests upon the sign owner.
3. Changes to the sign copy and replacement of the sign face are permitted for the existing business of record, but conversion of a **nondigital sign to a digital sign is prohibited**.
4. If the sign is structurally altered, then it shall come into conformance with the provisions of this chapter. Structural alteration means any action that changes the height, size, or shape of the sign or any action that affects the base or support(s) of the sign. Billboards shall not be converted to any other type of sign.

5. The footprint of a building containing a business or activity associated with a nonconforming sign may not be increased by 100 percent unless the sign is brought immediately into conformance with this chapter.
6. If the use of a property containing a legal nonconforming sign changes from one individual use to another, then the sign shall be brought into conformance with this chapter. This provision does not apply to signs that advertise more than one tenant. Table 18.82.070.D below clarifies under what circumstances a legal nonconforming sign may be retained.

Table 18.82.070.D
Clarifying when legal nonconforming signs can be retained.

Situation	Can sign be retained? (provided only changes to the sign copy or the replacement of a sign face occurs)
Individual business/use erects legal sign that becomes nonconforming with subsequent sign code update	Yes*
Individual business/use erects legal sign that becomes nonconforming with subsequent sign code update; subject business/use sells to another owner, but new owner retains business/use name	Yes*
Owner of multi-tenant center erects legal sign to allow advertising for multiple tenants; subject sign becomes nonconforming with subsequent sign code update; individual tenant ceases operation and new business moves in and wants sign changed to add business name	Yes*
Individual business/use erects legal sign that becomes nonconforming with subsequent sign code update; subject business ceases operation and same owner or new owner opens new business/use using existing building	No
Individual business/use erects legal sign that becomes nonconforming with subsequent sign code update; subject business/use is rebranded (including a change in the name of the business/use); subject rebranded business/use may have same owner or new owner	Yes
Individual business/use or multi-tenant center erects legal sign that becomes nonconforming with subsequent sign code update; subject business/use/center ceases operation; building is demolished and site is redeveloped with a new version of the old business/use or a separate new business or multi-tenant center	No
*Assuming other applicable regulations are satisfied.	

7. A legal nonconforming sign may be removed for maintenance for periods not to exceed 60 calendar days. If removed for a longer period, the sign shall comply with the provisions of this chapter upon reinstallation.
8. Pole and Pylon Sign Amortization. Notwithstanding any other provisions of this title, an existing nonconforming pole or pylon sign may continue to be used for a period of 10 years after _____. No structural alterations may be made after _____, and said pole or pylon signs must be brought into conformity by removal before 10 years after _____. Nonconforming multi-tenant pole signs or multi-tenant pylon signs are exempted from the amortization provisions of this section.

18.82.080 Maintenance and inspection.

A. Maintenance.

1. All signs, including signs heretofore installed, shall be constantly maintained in a state of security, safety, appearance and repair.

-
- a. The premises surrounding a free-standing sign shall be free and clear of rubbish and the landscaping area shall be maintained.
 - b. If any sign is found not to be so maintained or is insecurely fastened or otherwise dangerous, it is the duty of the sign owner to repair or remove the sign within five calendar days after receiving notice from the city.
- B. Inspection. All sign owners shall permit the periodic inspection of their signs by the city upon city request.

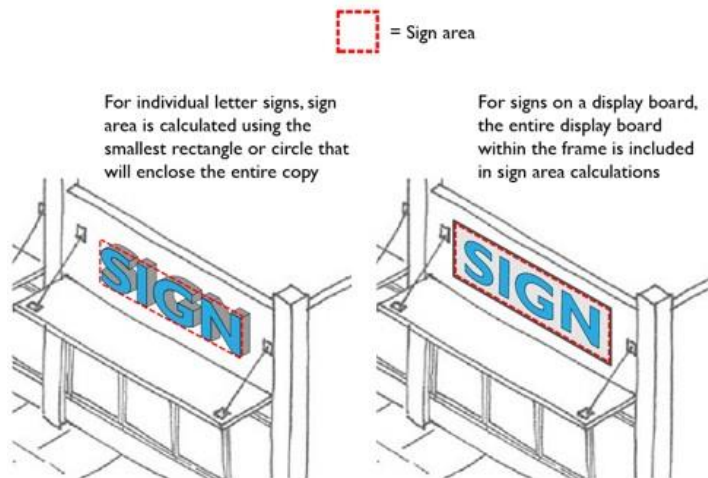
18.82.090 Measurement of sign area.

Sign area for all sign types is measured as follows:

- A. The area of painted signs, individual letter signs, and other indirectly illuminated signs is calculated on the basis of the smallest rectangle, circle or spherical figure that will enclose the entire copy area of the sign. Any such calculation shall include the areas between letters and lines, as well as the areas of any devices, illuminated or nonilluminated, which are intended to attract attention. See Figure 18.82.090.A for examples and clarification.
- B. Where signs are placed on a display board attached to a wall or awning, the entire display board shall be included in the sign area calculations. Where the display board includes a visible frame, only the area inside the frame shall be included in the sign area calculations. See Figures 18.82.090.A and -.B for examples and clarification.
- C. For freestanding signs, the entire display board shall be included in the sign area calculations. Where the display board includes a visible frame, only the area inside the frame shall be included in the sign area calculations.
- D. Multiple-faced signs shall have each face measured separately. The sign area allotment for each sign type applies to just one side of the sign. For example, if the maximum size for a certain monument sign is 25 square feet, then each face of the monument sign may be up to 25 square feet.
- E. Four or more faced signs, spherical, free-form, sculptural or other nonplanar sign area is measured as 50 percent of the sum of the areas using only the four vertical sides of the smallest four-sided polyhedron that will encompass the sign structure, as shown in Figure 18.82.090.C. Signs with greater than four polyhedron faces are prohibited.

Figure 18.82.090.A

Clarifying sign area measurement for wall signs.



The dashed outline indicates how the irregular shaped signs below would be calculated



Figure 18.82.090.B

Clarifying sign area measurement for freestanding signs.

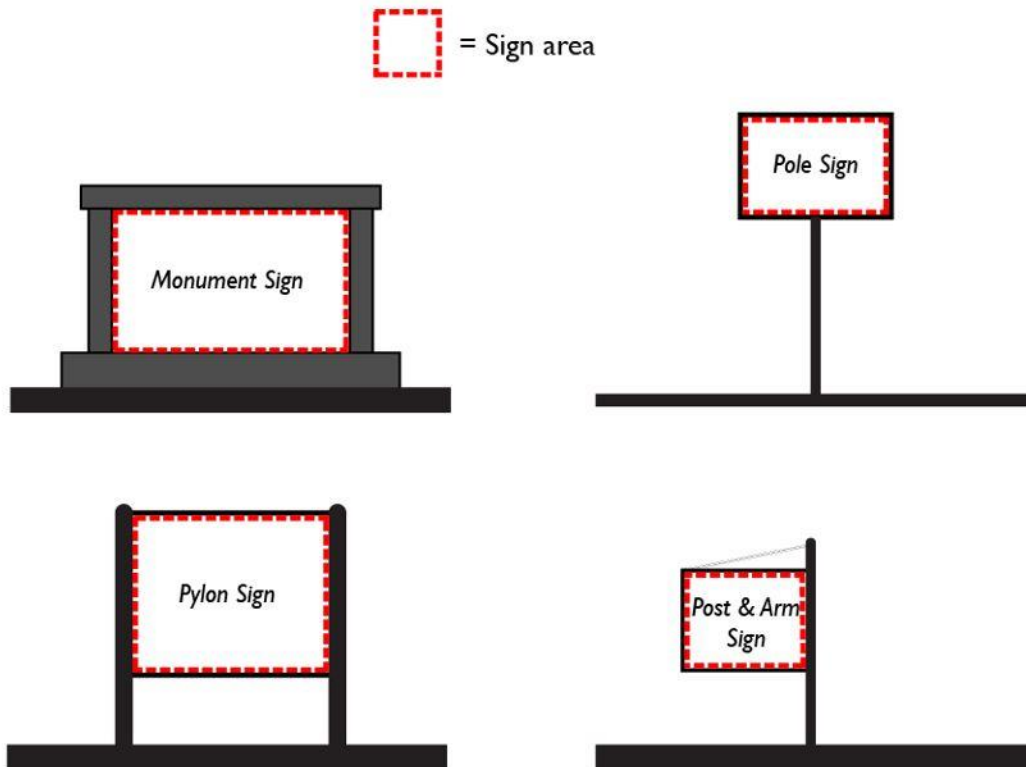
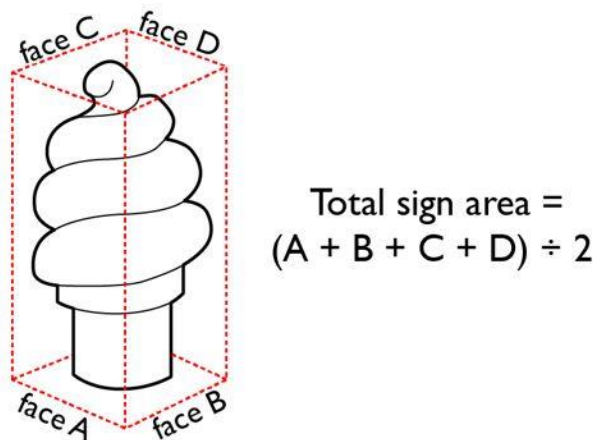


Figure 18.82.090.C
Clarifying 3D sign area measurement.



18.82.100 Sign illumination.

A. General Illumination Standards.

1. For purposes of illumination, all lights attached to a sign in any manner shall not extend more than five feet from the sign structure.

2. Externally illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences, business, or any street right-of-way.
3. External sign light fixtures shall complement the design of the sign and building facades or structures associated with the sign.
4. External sign lighting shall be “full cutoff” and shall not result in direct illumination of the sky and adjacent properties and structures, and shall be designed to minimize reflected glare to adjacent properties and structures.
5. All internally lit signs are subject to the same brightness limits applied to digital signs, as set forth in _____.

B. Hours of Illumination.

1. Any illuminated sign located on a lot adjacent to or across the street from any residential district and that may be visible within 200 feet of any residential zoning district or overlay shall not be illuminated between the hours of 10:00 p.m. and 7:00 a.m.
2. Any illuminated sign in a **mixed use district** shall only be illuminated during normal business hours.

C. Permitted Sign Illumination Types. Table 18.82.100 below specifies permitted sign illumination types by zone and other requirements.

Table 18.82.100
Permitted signs illumination types.

Illumination Type and Description	Example	Permitted zones and overlays	Other requirements
Channel letter. Light source is internal and light is emitted through the front or face of the letters.		All nonresidential zones	May be incorporated into a permitted wall, pole, or monument sign
Reverse channel letter. Letter faces are opaque and light source provides halo effect through backlighting.		All zones	May be incorporated into a permitted wall, projecting, pole, or monument sign
Push-through. Letters are cut out of an opaque sign face. Interior light shines through letter faces only.		All zones	May be incorporated into a permitted wall, projecting, pole, or monument sign

Illumination Type and Description	Example	Permitted zones and overlays	Other requirements
May include a halo effect.			
Neon.		All nonresidential zones	May be incorporated into a permitted wall, projecting, window, pole, or monument sign
Internally illuminated cabinet signs. Sign face is illuminated through translucent casing. This includes internally illuminated changeable copy signs.		All commercial zones except ____ & ____	May be incorporated into a permitted wall, pole, pylon, or monument sign
Digital message signs.		not allowed in any residential zone except for permitted nonresidential uses)	Only allowed to be integrated on permitted monument and pole signs per WCC 10.50.110
Internally illuminated awning signs. The awning face is illuminated through the awning material.		Not allowed in any zone	

Illumination Type and Description	Example	Permitted zones and overlays	Other requirements
Externally illuminated sign.		All zones	Illumination techniques shall focus the light on the sign and avoid glare to the sky, streets, sidewalks, and other public spaces, and adjacent uses.

18.82.110 Sign types permitted by zone.

- A. Nonresidential. In nonresidential zones, all sign types are permitted unless otherwise noted in BDMC _____.

Table 18.82.110.A

Signs permitted in nonresidential zones.

Sign Type	Commercial Zones						Mixed-Use Zones			Overlay Zones					
Freestanding Signs															
Refer to _____ and _____ for freestanding sign design standards.															
Pole sign		p ¹				p ¹									
Monument sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Pylon sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post and arm sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Internal wayfinding sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Building-Mounted Signs															
Refer to _____ and _____ for building-mounted sign design standards.															

Sign Type	Commercial Zones						Mixed-Use Zones			Overlay Zones					
Wall sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Projecting sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Awning sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Under-canopy sign	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

B. Residential. Table 18.82.100.B illustrates the types of signs that are allowed for different development/use types in residential zones. Interpretation:

1. The letter “P” indicates permitted sign types.
2. A blank cell indicates the particular sign type is not permitted.
3. A number in the cell refers to a condition, listed below the table.

Table 18.82.110.B
Signs permitted in residential zones.

Sign Type	Development or use type			
	Single-family subdivision	Multifamily complex	Home occupation	Other permitted nonresidential use ⁴
Freestanding Signs				
Refer to _____ and _____ for freestanding sign design standards.				
Pole sign				
Monument sign	p ¹	p ¹		p ³
Pylon sign				p ³
Post and arm sign				p ³
Internal wayfinding sign		P		p ³
Building-Mounted Signs				
Refer to _____ and _____ for building-mounted sign design standards.				

Sign Type	Development or use type			
	Single-family subdivision	Multifamily complex	Home occupation	Other permitted nonresidential use ⁴
Wall sign			p ²	P
Projecting sign				
Awning sign				P
Under-canopy sign				P

NOTES:

¹ Single-family subdivisions and multifamily complex. One monument sign is permitted per entrance (and may be located anywhere along the access street), provided said signs do not exceed 25 square feet in sign area and five feet in height.

² One nonilluminated building-mounted sign up to six square feet is permitted for a home occupation.

³ Signs must comply with size and height standards set forth in this chapter, but no more than one sign per lot frontage and signs may not be larger than 25 square feet in sign area and no taller than six feet in height.

⁴ Where sign standards are established as part of a CUP, those standards apply.

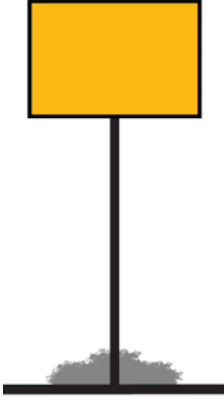
18.82.120 Sign types and standards.

A. Freestanding Sign Types and Standards. The standards below apply to the specific sign types, where permitted in the applicable districts per _____.

Table 18.82.120.A

Freestanding sign types and standards.

Sign type	Location and setback	Maximum quantity	Maximum height above existing grade	Maximum sign area
Pole sign A sign supported by one vertical post	Only allowed on properties adjacent to highways and north of the Wenatchee River 5' minimum setback to	1 pole sign per property street frontage	30'	Same as for monument signs as set forth in _____

Sign type	Location and setback	Maximum quantity	Maximum height above existing grade	Maximum sign area
	property lines, rights-of-way, or private drives from the closest element of the sign structure			
Monument sign A sign which is attached to the ground by means of a wide base of solid appearance See BDMC _____ for supplemental design standards 	5' minimum setback to property lines, rights-of-way, or private drives from the closest element of the sign structure	1 monument sign per property street frontage, except for large properties: Speed limit less than 35 mph: 1 monument, pylon, or post and arm sign per 150' of property street frontage Speed limit 35 mph or greater: 1 monument, pylon, or post and arm sign per 200' of property street frontage	See BDMC _____ On properties adjacent to highways north of the Wenatchee River, and within 50' of a highway right-of-way, the height limit is 30'	See BDMC _____

Sign type	Location and setback	Maximum quantity	Maximum height above existing grade	Maximum sign area
Pylon sign A sign mounted on at least two posts 	5' minimum setback to property lines, rights-of-way, or private drives from the closest element of the sign structure	Speed limit less than 35 mph: 1 monument, pylon, or post and arm sign per 150' of lot frontage Speed limit 35 mph or greater: 1 monument, pylon, or post and arm sign per 200' of lot frontage	Monument sign standards apply, per BDMC _____, except pylon signs are limited to 8' in height On properties adjacent to highways, 30'	Monument sign standards apply per BDMC _____ On properties adjacent to highways, 1 sf per linear foot of highway frontage, up to a maximum of 75 sf
Post and arm sign A small sign supported by a post and arm 	5' minimum setback to property lines, rights-of-way, or private drives from the closest element of the sign structure	Speed limit less than 35 mph: 1 monument, pylon, or post and arm sign per 150' of lot frontage Speed limit 35 mph or greater: 1 monument, pylon, or post and arm sign per 200' of lot frontage	5'	10 sf
Internal wayfinding sign A sign used to aid customers and visitors in circulation within parking lots. These signs could come in the form of	May be located in landscaped areas or on pathways provided the sign	Appropriate number of signs to provide directional assistance	8'	15 sf When such sign types are mounted on buildings,

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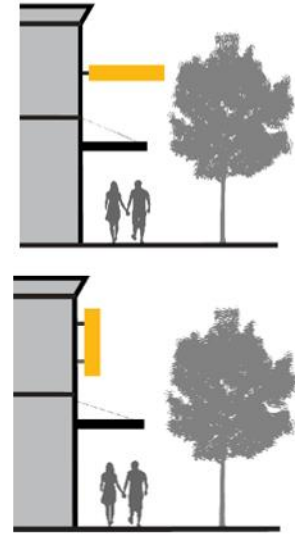
Sign type	Location and setback	Maximum quantity	Maximum height above existing grade	Maximum sign area
monument, pylon, post and arm, or wall sign types See BDMC _____ for supplemental design standards See BDMC _____ for size-based exemptions 	does not inhibit pedestrian movement When such sign types are mounted on buildings, they shall be oriented to a pathway	given size of site and circulation pattern as determined by the director		they are limited to a maximum of 10 sf

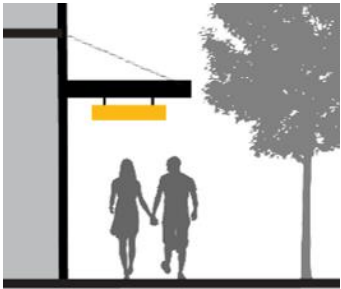
B. Building-Mounted Sign Types and Standards.

Table 18.82.120.B

Building-mounted sign types and standards.

Sign type	Location	Maximum quantity	Maximum sign area	Maximum sign height
Wall sign A sign painted directly on the wall, attached to, or erected against the wall of a building or structure with the exposed face of the sign parallel to the plane of such wall See BDMC _____ for supplemental design standards	See BDMC _____	1 sign per tenant facade that is visible from an adjacent street, customer parking lot, or alley 1 wall sign is allowed per facade facing a waterfront provided the requirements of the	See Table _____	Signs shall not extend above the building roof line

Sign type	Location	Maximum quantity	Maximum sign area	Maximum sign height
		shoreline master program are met See BDMC _____ for additional quantity standards		
Projecting sign A sign attached to and extending outward from the face of the building See BDMC _____ for supplemental design standards 	Minimum 8' vertical clearance above sidewalk or pathway, and minimum 14' minimum vertical clearance when within 5' of a roadway Shall not be located directly over windows or in conflict with other signs or architectural features of the building Signs within right-of-way are subject to additional public works standards	1 sign per facade that is visible from a street, alley, or customer parking lot	See BDMC _____	Signs shall not extend above the building roof line

Sign type	Location	Maximum quantity	Maximum sign area	Maximum sign height
Awning sign A sign that is either attached to, affixed to, or painted on an awning, marquee, or canopy See BDMC _____ for supplemental design standards 	Minimum 8' vertical clearance above sidewalk or pathway May be placed on the front, above, or below the awning Signs shall not exceed 2/3 of individual awning or awning width Signs within right-of-way are subject to additional public works standards	1 sign per awning that is visible from a street, alley, or customer parking lot Awning signs may be used as an alternative to a wall sign (both may not be used on same facade)	Same as wall sign standards, see Table _____	See BDMC _____
Under-canopy sign A sign attached to the underside of an awning, canopy, balcony or arcade See BDMC _____ for examples 	Minimum 8' vertical clearance above sidewalk or pathway Minimum 1' horizontal clearance from the building and canopy edge Signs within right-of-way are subject to additional public works standards	1 sign per entrance that is visible from a street, alley, or customer parking lot	None	2'

18.82.130 Supplemental standards for freestanding signs.

- A. Landscaping. The base of all freestanding signs shall be landscaped at a ratio of one and one-half square foot of landscaped area per one square foot of sign area.
1. Landscaping shall be planted at or surrounding the base of the sign.
 2. On monument signs, landscaping shall be located and visible from the sides and behind the face of the sign with low lying ground cover in front of the sign per BDMC ____.
 3. The landscaping area shall be a minimum of 36 square feet with no dimension less than six feet.
 4. Sign landscaping may be counted toward other required landscaping, provided the landscaping meets the applicable requirements of Chapter ____ BDMC, Landscaping Standards.
 5. Deviations per BDMC ____ will be considered provided the landscaping design complements other site landscaping and enhances the pedestrian environment.
- B. Monument Signs.
1. Sign Form. At least 40 percent of the total sign width shall meet the ground plane.

Figure 18.82.130.B.2

Minimum ground anchoring provisions for monument signs.



2. Materials and Design. Monument signs in commercial, mixed use, and overlay zones shall be designed as an integrated architectural feature of the site. Specifically:
 - a. Framing. Monument signs shall include design elements that effectively frame the sign on both faces. Alternatively, signs that have a substantial framing element on one side will meet this provision. Deviations per BDMC ____ will be considered provided the design meets other provisions herein, integrates a distinctive, one-of-a-kind design that contributes to the visual character of the area.

Figure 18.82.130.B.2.a

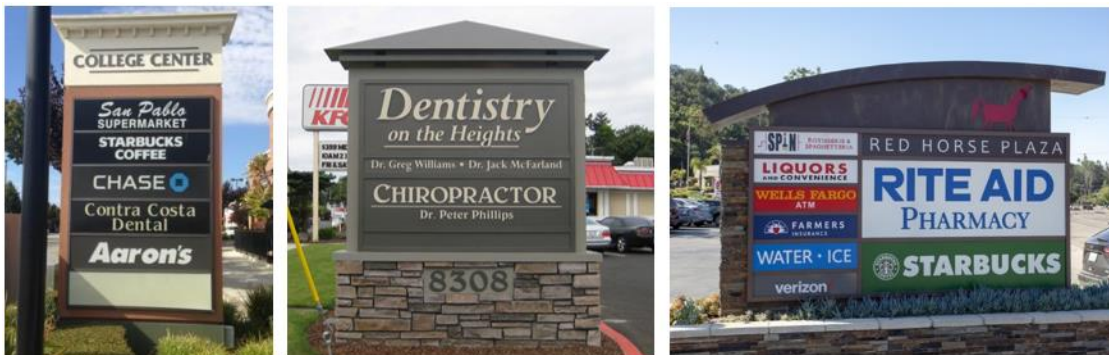
Good examples of monument signs with framing elements on one side.



- b. Top/Middle/Bottom. Monument signs shall integrate a top, middle, and bottom element. The top could include a distinctive sign cap and/or include the name of a multi-tenant center. The middle can include a consistent framing technique for an individual sign or multiple signs in a multi-tenant center. The bottom could include a distinctive base design with special materials and/or design. See the figures below for examples that meet this requirement. Signs less than six feet tall are exempt from this provision.
- c. Materials and Design. Monument signs shall include durable high-quality materials such as stone, brick, concrete, or steel and a design that relates to and/or complements the design of on-site buildings and/or is coordinated with other site design elements (such as distinctive lighting, monuments, wayfinding signs).

Figure 10.50.090(2)(b)(ii)

Good examples of monument signs with top-middle-bottom elements.



Each of these three signs includes a frame, top/middle/bottom components, and feature high quality materials that relate to and/or complement the design of on-site buildings and/or is coordinated with other site design elements.

Figure 18.82.130.B.2.c

Unacceptable examples of monument signs.



3. Minimum Base Height. The copy shall be at least one foot above grade.

Figure 18.82.130.B.3

Minimum base height for sign copy.



4. Maximum Size and Height. Table 18.82.130.B.4.a and Table 18.82.130.B.4.b illustrate two ways to calculate the maximum allowable sign area and height for monument signs. Applicants may choose either table to determine the applicable size and height standards.

Table 18.82.130.B.4.a

Maximum allowable sign area and height for monument signs based on length of right-of-way frontage.

For parcels with multiple frontages, the standards of this table apply to each frontage individually and may not be combined.				
Length of right-of-way frontage	White or Very Light-Colored Backgrounds		Bonus for Shaded or Dark-Colored Backgrounds	
	Sign Sign		Sign Sign Sign	
	Only apply if the standards of WCC 10.50.090(2)(e) are met.			
	Allowable Sign Area	Maximum Height	Allowable Sign Area	Maximum Height
Less than 100 feet	30 sq. ft.	6 feet	40 sq. ft.	7 feet

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For parcels with multiple frontages, the standards of this table apply to each frontage individually and may not be combined.				
Length of right-of-way frontage	White or Very Light-Colored Backgrounds		Bonus for Shaded or Dark-Colored Backgrounds	
	Allowable Sign Area	Maximum Height	Allowable Sign Area	Maximum Height
100 – 199 feet	40 sq. ft.	8 feet	50 sq. ft.	10 feet
200 – 299 feet	60 sq. ft.	12 feet	70 sq. ft.	14 feet
300 feet or more	80 sq. ft.	16 feet	100 sq. ft.	20 feet

Table 18.82.130.B.4.b

Maximum allowable sign area and height for monument signs based on size of property.

Size of property	White or Very Light-Colored Backgrounds		Bonus for Shaded or Dark-Colored Backgrounds	
	Allowable Sign Area	Maximum Height	Allowable Sign Area	Maximum Height
Less than 15,000 sq. ft.	30 sq. ft.	6 feet	40 sq. ft.	7 feet
15,000 sq. ft. – 43,559 sq. ft.	40 sq. ft.	8 feet	50 sq. ft.	10 feet
1 – 2.49 acres	60 sq. ft.	12 feet	70 sq. ft.	14 feet
2.5 acres or more	80 sq. ft.	16 feet	100 sq. ft.	20 feet

5. Sign Color. Monument signs that employ shaded or dark background and light-colored lettering for at least 50 percent of the sign copy are allowed larger sign areas, as they are found to be less visually intrusive than signs incorporating white or very light-colored background. To qualify for the bonus, the

background on at least 50 percent of the sign copy must be darker than the lettering and create demonstrable contrast between the background and lettering. See Figure 18.82.130.B.5 for examples.

Figure 18.82.130.B.5

Examples of signs with shaded or dark backgrounds and light-colored lettering.



6. Multi-Tenant Center Bonus. Properties in commercial and mixed-use zones designed or used for multiple tenants (via building shape/dimensions, interior walls/design, and/or facade/entry designs) may increase sign area and height by 20 percent above the standards in subsection B.4 of this section. If a legally established multi-tenant center using this bonus becomes single tenancy for a period of 24 months or more, this bonus no longer applies and the sign is legally nonconforming per BDMC _____.

Figure 18.82.130.B.6

Multi-tenant center sign size bonus example.

Single Tenant or Business

Maximum Sign Area: 40 square feet

Maximum Height: 8 feet

20% Bonus

Multiple Tenants or Businesses

Maximum Sign Area: 48 square feet

Maximum Height: 9.6 feet



C. Internal Wayfinding Signs.

1. Purpose. To aid visitors in finding the location of a business, use, or building on large commercial development sites.
2. Sign Content. Signs may include only the name of the business, use, or building together with the directional guidance information.

3. Sign Types. Internal wayfinding signs may come in the form of monument, pylon, or post and arm sign types, except that signs placed along pathways may be placed on buildings.
4. Design. Signs shall be designed in a uniform manner (within individual subdivision or center) using consistent background color and typeface colors. Dark background colors with light colored text are required. See BDMC _____ for how dark colors are measured. See Figure 18.82.130.C for examples.

Figure 18.82.130.C

Internal wayfinding sign examples.



Note the consistent design themes using dark backgrounds with light colored text.

- D. Building Name Signs. Signs located in the college district, that advertise the name of the building and are not associated with the name of any individual business, are exempt from the standards in WCC 10.50.080(1) and subsections (1) and (2) of this section provided they meet the standards below. Signs that include more information than the building name shall not be considered building name signs.
 1. Maximum quantity: one sign per building entrance.
 2. Maximum sign area: 15 square feet.
 3. Maximum height above existing grade: four feet.
 4. Located within 20 feet of a pedestrian path or area.
 5. Located within 100 feet of the building the sign is advertising.
 6. At least 100 feet from the nearest freestanding building name sign.
 7. Digital message signs are not allowed as building name signs.
 8. Five-foot minimum setback to property lines, rights-of-way, or private drives from the closest element of the sign structure.

18.82.140 Supplemental standards for building-mounted signs.

Building-mounted signs include wall signs, projecting signs, awning signs, and under-canopy signs.

A. Wall Signs.

1. Permitted Number of Signs. See Table _____. Supplemental standards:
 - a. In multi-story buildings, businesses above the ground floor that feature a street facade are limited to one wall sign per business, except that a business with frontage on more than one street may have one sign facing each street. Applicable wall sign standards for upper level businesses:

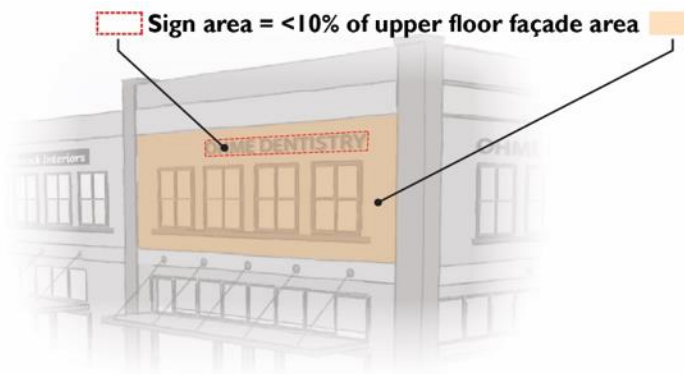
- (i) See BDMC _____ for basic wall sign parameters.
- (ii) Internally lit wall signs are not permitted.
- (iii) Maximum Sign Area. Up to 10 percent of the applicable upper level street facade of the tenant. For tenants occupying more than one floor of the street facade, only one floor may be used for the purpose of determining the signage allowance.
- (iv) All other wall sign location and design standards set forth in subsection A.2 of this section apply, except where in conflict with the sign area provisions above.

Figure 10.50.100(1)(a)(i)

Clarifying sign standards for businesses above the ground floor that include a street facade.



In the example above, Ohme Dentistry occupies the corner second floor office space and are thus allowed signs along each street frontage. Saddlerock Interiors occupies the interior second floor space to the left. Each sign may be up to 10 percent of the applicable upper floor facade. The graphic below illustrates how the upper floor facade is calculated. Note that the upper parapet area is excluded from the calculations (as it extends above the interior of the second floor office space).



- b. In a multi-tenant building with businesses on upper floors and/or in interior spaces having no street facade on which to place a sign, a building directory listing businesses in the building which does not

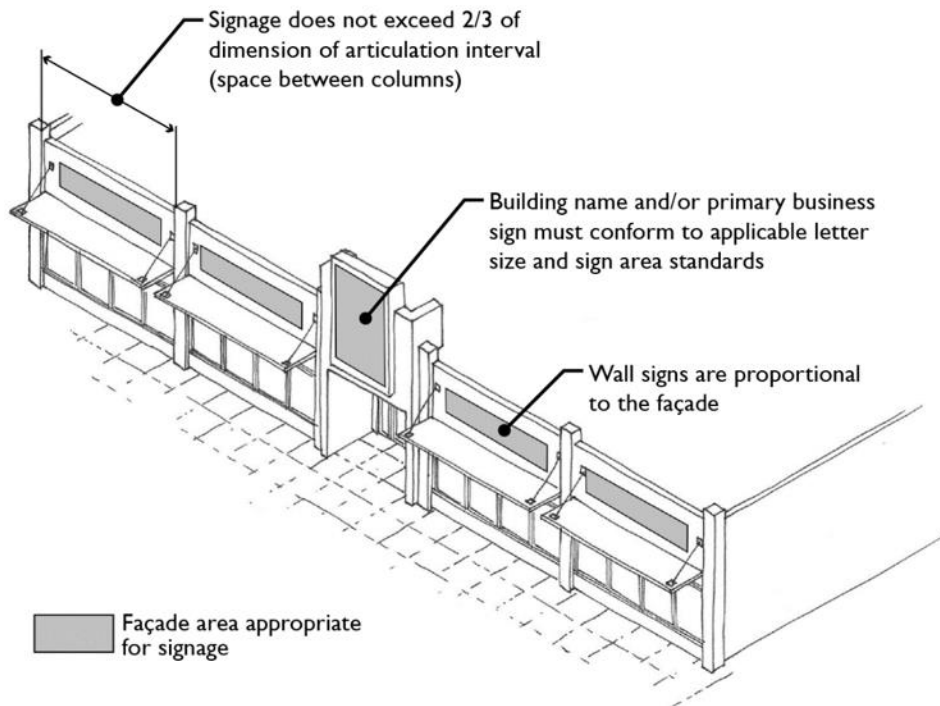
exceed 12 square feet may be located on the building wall at each primary entrance. This directory may be in addition to the sign area permitted for the building.

2. Location and Design.

- a. Wall signs shall be proportional to the facade. They shall be no wider than two-thirds the width of the individual facade. This standard also applies to upper-level businesses.
- b. Wall signs may not cover windows, building trim, an existing building name sign, or special ornamentation features. Preferred areas for installation of wall signs include blank areas above awnings, areas between vertical piers or columns, blank areas on a gabled roof, or upper reaches of a false fronted building.
- c. Stacked words on wall signs are permitted. Generally, the primary business name is encouraged to be provided on one line, with additional text on rows above and/or below providing supporting information about the business in smaller fonts.

Figure 18.82.140.A.2

Illustrating wall sign standards.



3. Maximum Size for Individual Tenants That Occupy Space on the Building Facade. Table 18.82.140.A.3.a below provides standards for the maximum amount of wall or awning sign area on each tenant's facade. For building elevations that include signs for upper level businesses, the standards apply to the entire building elevation.

Table 18.82.A.3.a

Sign area standards for wall and awning signs for each tenant's facade.

Tenant facade area	Maximum sign area (for tenant's facade)	
	Sign with internal lighting	Sign without internal lighting
Below 200 sf	15% of the facade	25% of the facade
200 – 349 sf	14% of the facade	22.5% of the facade
350 – 499 sf	13% of the facade	20% of the facade
500 – 999 sf	12% of the facade	17.5% of the facade
999 – 1,499 sf	11% of the facade	15% of the facade
1,500 –1,999 sf	10% of the facade	12.5% of the facade
Over 2,000 sf	10% of the facade	10% of the facade

Figure 18.82.140.A.3.b

Clarifying the calculations of maximum sign area for tenant wall, canopy, or awning signs.

 Tenant Facade Area = 320 SF



Figure 18.82.140.A.3.c

Acceptable wall sign examples.



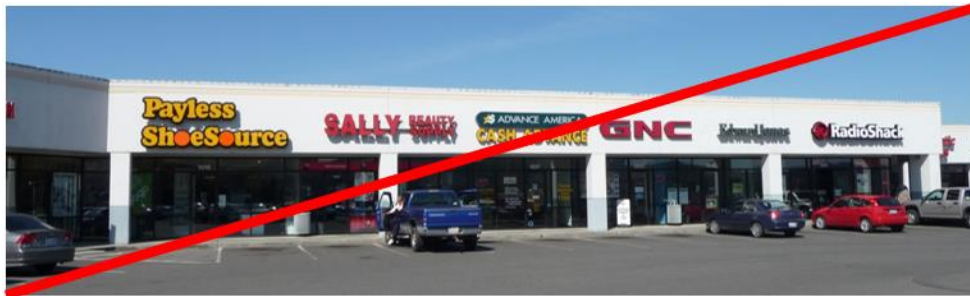
Note the different styles of signs and use of stacked (both left images) and supplemental text (lower left).



More acceptable wall sign examples.

Figure 18.82.A.3.d

Unacceptable wall sign example.



Most or all of these signs clearly exceed two-thirds of the width of their respective individual storefronts.

4. Mounting. Wall signs should be mounted plumb with the building, with a maximum protrusion of one foot plus up to four inches for mounting, unless the sign incorporates sculptural elements or architectural devices.
5. Building Name Signs.
 - a. Signs that advertise the name of the building and not associated with the name of any individual business are exempt from the sign area standards in Table _____ above, provided they are designed and sized in proportion to the facade (see Figure _____ for an example).
 - b. Signs shall be placed near the top of the facade and generally centered on the architectural features of the building.
 - c. Deviations per BDMC _____ will be considered provided the sign is located in a place that is independent from individual businesses on the building and helps to provide identity for the particular building.

Figure 18.82.140.A.5

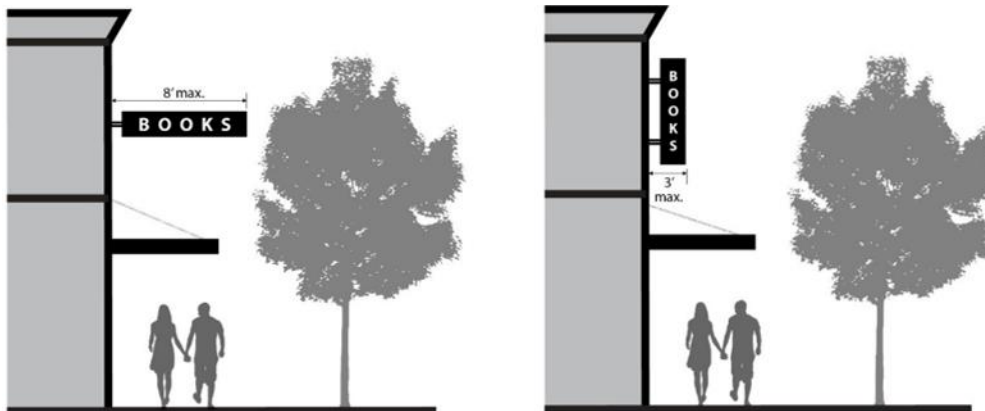
Acceptable building name sign.



- B. Projecting Signs. Projecting signs meeting the following conditions are allowed for commercial uses adjacent to and facing a street or alley. They may be used in addition to wall and awning signs provided they meet the applicable standards below.
1. Sign Area. Projecting signs are not based on sign area standards, but on the dimensional standards below. Projecting signs may be either vertical or horizontal oriented.
 - a. Projection.
 - i. Horizontally oriented signs: no more than eight feet.
 - ii. Square or vertically oriented signs: no more than three feet.
 - iii. Signs may project into public right-of-way for storefront buildings, but shall not extend over the curb into the travel lane.
 - iv. Signs in alleys are subject to additional public works standards.
 - b. Height.
 - i. Horizontally oriented signs: no more than three feet.
 - ii. Vertically oriented signs: shall not extend above the building parapet, soffit, the eave line or the roof of the building.

Figure 18.82.140.B.1.b

Dimensional standards for horizontal (left) and vertically oriented (right) projecting signs.



- c. Deviations per BDMC _____ to the provisions in subsections B.1 and B.2 of this section will be considered provided the sign design is compatible with the design of the building in terms of location, scale, and design elements, does not create a public safety hazard, and provides a positive contribution to the streetscape.

Figure 18.82.140.B.1.c

Acceptable and unacceptable projecting sign examples.



The example on the right includes two complementary projecting signs that are separated enough that they do not conflict or cause visual clutter. The second sign is smaller and advertises the lounge that is within the restaurant.



Both examples include signs that project over the roofline. In the right example there are far too many signs that visually conflict and create unwanted sign clutter.

- C. Awning Signs. Awning signs may be used in place of permitted wall signs provided they meet the following conditions:
1. Sign Form and Size.
 - a. Signs consisting of individual letters placed on the outside edge of the awning or above the awning are limited to 200 percent of the height of the vertical dimension of the awning. For example, if the vertical dimension of the awning is 12 inches, the letters may be up to 24 inches high. Such signs shall be no wider than two-thirds the width of the individual awning or no more than 20 feet, whichever is less.

- b. Sign boards may be placed on the vertical edge of an awning provided the height of the sign board is no more than 200 percent the height of the vertical dimension of the awning. For example, if the vertical dimension of the awning is 12 inches, the sign board may be up to 24 inches high. Such signs shall be no wider than two-thirds the width of the individual awning or no more than 20 feet, whichever is less.
 - c. Signs placed on the vertical edge of awnings are limited to 80 percent the height of the vertical edge of the awning. Where signs are placed on sloping portion of the awning, they shall be sized proportional to the architectural features of the building and are limited to two feet in height. Such signs shall be no wider than two-thirds the width of the individual awning or no more than 20 feet, whichever is less.
2. Number of Signs. For individual facades that include multiple awnings, secondary business signs may be included on separate awnings provided such signs meet applicable dimensional standards herein.

Figure 18.82.140.C

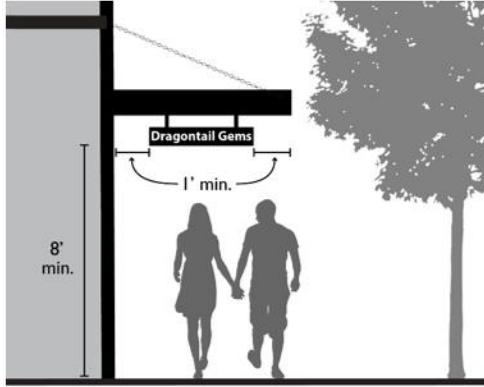
Awning sign examples and standards.



- D. Under-Canopy Signs. Under-canopy signs are placed under awnings, marquees or canopies and placed perpendicular to the storefronts and thus oriented to pedestrians on the sidewalk or an internal pathway.

Figure 18.82.140.D

Under canopy standards and example.



18.82.150 Digital and changeable-copy sign integration.

Digital and changeable-copy sign elements may be integrated into any pole or monument sign permitted in this chapter, subject to the following standards:

- A. One hundred percent of allowed pole and monument sign copy area may be used for digital or changeable copy signage, provided the standards of this chapter are met.
- B. No building-mounted sign copy area may be used for digital signs.
- C. Any form of technology may be used for the digital and changeable-copy sign elements described herein, provided they meet the following standards:
 1. Maintain a four second minimum dwell time for the directory and any images. Changes in directory and images may be instantaneous and or faded. Animation, movement, or video imaging is prohibited.
 2. Brightness Limits.
 - a. Integrate automatic dimming capability that adjusts to the brightness of ambient light at all times of the day and night.
 - b. Daytime: 5,000 maximum nits.
 - c. Nighttime: 150 maximum nits. This applies between 30 minutes after sunset and 30 minutes before sunrise.
 3. Light Trespass Standard. Maximum 0.1 foot-candles at the property line of any park or residential property.
- D. Management Program. In addition to the permitting requirements of BDMC _____, applications for digital and changeable-copy signs shall include a sign management program that demonstrates compliance with the size, dwell time, and lighting standards of this section.

18.82.160 Temporary signs—Standards and conditions.

- A. Applicability. A sign permit is not required for temporary signs, but all temporary signs are subject to the placement, size, and height requirements of this chapter, and the requirements of the underlying zone. The content of temporary signs is not regulated.

- B. Illumination Prohibited. Temporary signs may not be directly illuminated or be provided with any electric service.
- C. Types of Temporary Signs. Subsections (1) through (5) of this subsection describe five types of temporary signs. Subsection D of this section describes the location where each type is allowed for commercial and noncommercial use.
1. Type 1. Signs in this category consist of small, temporary signs inserted in or placed on the ground that are typically associated with (but not limited to) the advertisement of residential real estate, political campaigns, and event announcements. Type 1 signs include, but are not limited to, small A-frame signs, sandwich board signs, residential real estate signs, and yard signs. See subsection E.1 of this section for standards.
 2. Type 2. Signs in this category are typically referred to as “banners” that are typically associated with (but not limited to) the announcement of community events. These may be freestanding (supported by posts on either end) or building-mounted. See subsection E.2 of this section for standards.
 3. Type 3. Signs in this category are large yard signs typically associated with (but not limited to) the advertisement of land sales, construction activity, and commercial and industrial buildings for rent. See subsection E.3 of this section for standards.
 4. Type 4. Signs in this category are feather signs (also referred to as sail signs). See subsection E.4 of this section for standards [should these be allowed?].
 5. Type 5. Signs in this category include fixed aerial displays, balloons, pennants, spinners, strings of flags, streamers, tubes, and other devices affected by the movement of the air or other atmospheric or mechanical means. See subsection E.5 of this section for standards. [should these be allowed?]
- D. Location.
1. Property Type. General temporary sign location requirements for private property and public right-of-way are shown in Table 18.82.160.D.1 below. See subsection D.2 of this section for other general requirements and subsection E of this section for specific location requirements by zone, signs on sidewalks, relation to business entries, etc.

Table 18.82.160.D.1

Temporary sign property location.

	Commercial signs		Noncommercial signs	
	Private property	Public right-of-way	Private property	Public right-of-way
Type Allowed	1, 2, 3, 4, 5	1	1, 2, 3, 4, 5	1

2. General Restrictions.
 - a. With the exception of public right-of-way, temporary signs may only be located on public or private property with the property owner’s permission.
 - b. Temporary signs attached to building walls shall not be placed in a manner that obstructs any door, fire department sprinkler connection, or address numbers.
 - c. Temporary signs shall not be placed on the roof of a building, or affixed to a permanent sign or its structure, tree, utility pole, or street sign.

- d. Temporary signs shall not be attached to the ground, a building, or to any other structure more securely than necessary to prevent loss, wind damage, or safety problems.
 - e. Temporary signs shall not be placed in any public park, trail, open space, or other public space unless expressly authorized by the government, agency, or organization that owns or maintains the land.
 - f. No part of a temporary sign may overhang a paved roadway, bicycle path, parking space, driveway, loading area, or wheelchair access unless approved by the public works director. Any temporary sign overhanging or in any way interfering with a public right-of-way may be placed only if approved as part of a right-of-way use permit.
 - g. Temporary signs shall not be placed within any roadway median, traffic circle, traffic island, or roundabout.
 - h. Temporary signs in the public right-of-way shall be located at least five feet from any other temporary sign.
 - i. Temporary signs in the public right-of-way shall be located at least 25 feet from traffic signs, signals, wayfinding signs, and other traffic control devices erected by the city or other public authority.
 - j. Refer to BDMC _____ for other location restrictions.
- E. Temporary Sign Requirements by Sign Type. Below are standards for a wide variety of temporary sign types based on the site's zoning, land use, or context. Adjusted standards for certain activities and events are in subsection (6) of this section.
- 1. Type 1 – Small Temporary Signs.
 - a. Location. May be located in any zone.
 - b. Quantity. Refer to Table 18.82.160.E.1.b.

Table 18.82.160.E.1.b

Type 1 temporary sign quantity.

Commercial signs		Noncommercial signs	
Private property	Public right-of-way	Private property	Public right-of-way
Two per business.	One sign may be displayed per customer entrance, and no more than two signs may be displayed per business. Signs must be placed within 15 feet of a customer entrance.	Two signs per lot may be displayed for each single noncommercial purpose.	No limit.

- c. Size. Maximum sign area is six square feet (per face if two-sided).
- d. Height. Maximum height of the sign, including supports, is 42 inches above grade, except that post-and-arm style signs may be up to six feet above grade.

- e. Placement. Signs placed on a pathway or sidewalk shall be placed to one side of the sidewalk or pathway and provide a minimum of four feet of unobstructed sidewalk or pathway width. Signs shall not be placed on sidewalks or pathways less than four-feet in width.
- f. Duration. Refer to Table 18.82.160.E.1.f.

Table 18.82.160.E.1.f

Type 1 temporary sign duration.

Commercial signs		Noncommercial signs	
Private property	Public right-of-way	Private property	Public right-of-way
90 days per individual sign for a single commercial purpose per calendar year.	No limit except may not be displayed between 30 minutes after sunset and 30 minutes before sunrise.	No limit.	180 days per individual sign for a single noncommercial purpose per calendar year.

2. Type 2 – Banners.

- a. Location. May be located in the commercial, mixed-use, and overlay zones.
- b. Quantity. One sign may be displayed per property, except properties larger than one acre may have two Type 2 signs, and properties larger than five acres may have three Type 2 signs.
- c. Size. Maximum sign area for freestanding signs is 18 square feet (per face of two-sided signs). The maximum sign area for building-mounted signs is the same as for wall signs (with internal lighting), established in Table _____ and based on the size of the facade.
- d. Height. Maximum height of freestanding signs, including supports, is six feet above grade. Building-mounted signs shall not be placed on or above the roof of a building and shall not be placed over any windows.
- e. Material. The sign face shall be composed of a flexible material (typically vinyl).
- f. Mounting. Signs may be supported by posts or stakes which are anchored to the ground or securely attached to the face of a building.
- g. Duration. For each property, signs may be displayed for a maximum 45 calendar days per year. A maximum of six separate displays are permitted each year, with a minimum of 10 calendar days of separation between displays. Exception: Type 2 signs may be used for temporary business signs for new businesses (prior to placement of permitted permanent freestanding or building-mounted signs for the property) for a single period of up to 180 days.
- h. Noncommercial Adjustments. Noncommercial community banner signs up to 18 square feet in size may be displayed on residential property for a special occasion and for no longer than seven consecutive days.

3. Type 3 – Large Yard Signs.

- a. Location. May be located in any zone under the following conditions:
 - i. The parcel upon which the sign is displayed has a minimum of 100 feet of lot frontage.
 - ii. The parcel does not contain a permanent freestanding sign with digital or changeable copy.

-
- b. Quantity. One sign may be displayed per property.
 - c. Size. Maximum sign area is 24 square feet (per face if two-sided).
 - d. Height. Maximum height of the sign, including supports, is eight feet above grade.
 - e. Material. The sign face shall be composed of a rigid material.
 - f. Mounting. Signs must be mounted and supported by posts or stakes that are securely attached to the ground.
 - g. Duration. Unless otherwise specified in this section for the particular location, use, or context:
 - (A) Type 3 temporary signs may be displayed without limit to duration on properties that are undeveloped or vacant.
 - (B) In all other cases, signs may be displayed a maximum of one year, with a minimum of 60 calendar days of separation between displays. The minimum separation period applies regardless of whether the previous display reached the maximum duration of display.
4. **Type 4 – Feather Signs.**
- a. Location. May only be displayed on properties in a commercial or mixed-use zone.
 - b. Quantity. One sign may be displayed per site/property. For sites/properties with more than 100 feet of street frontage, multiple signs are allowed provided there is at least 100 feet of separation between signs.
 - c. Size. Maximum height is 13 feet.
 - d. Design. Signs shall be designed in a uniform manner, including consistent size and shape, where more than one sign is permitted.
 - e. Duration. Ninety days per individual sign per calendar year.
5. **Type 5 – Aerial Displays. Such signs are prohibited except when used for an exterior event sign (see subsection 6.b of this section).**
6. Adjustment of Standards for Certain Commercial Temporary Signs. Temporary signs associated with construction, special events, real estate sales and rentals, and other commercial uses have the following adjustments from the standards in BDMC 18.82.160.E.
- a. Construction Signs. On commercial properties with active construction, temporary signs shall meet the following requirements:
 - i. Permitted Sign Types. Types 2 and 3.
 - ii. Quantity. One nonilluminated, double-faced temporary sign is permitted for each lot frontage.
 - iii. Duration. Temporary signs shall be removed by the date of the issuance of final occupancy for all units on the property.
 - b. Exterior event signs, such as grand opening signs, sale signs, promotional signs, exhibitions, quitting business signs, and other nonpermanent exterior signs used to advertise an event.
 - i. Permitted Sign Types. Types 1-5.
 - ii. Quantity. There is no limit to the number of exterior event signs that may be displayed at any one time for any one business or tenant.
 - iii. Applicability and Location. Businesses may only display exterior event signs on-site.

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- iv. Sign Area Limits. Based on limits set forth for Types 1 through 5 in subsection E of this section, but no more than 20 square feet in size.
 - (v) Duration. Exterior event signs (individual signs and/or groups of signs) may be displayed for no more than 60 cumulative days per calendar year per business or tenant.
 - c. Residential Real Estate Signs. Signs associated with residential properties for sale or rent shall comply with the following:
 - i. On Site.
 - (A) Permitted Sign Type. Type 1 only.
 - (B) Quantity. Limited to one sign per lot frontage on the subject property being sold or rented.
 - (C) Duration. Shall be removed within five calendar days of the final sale closing or rental.
 - (ii) Off-Site Residential (within a public right-of-way).
 - (A) Permitted Sign Types. Type 1 only.
 - (B) Location. No further from the subject property than the nearest arterial street intersection.
 - (C) Quantity. No more than one “For Sale” or “For Rent” sign may be used at any street intersection for any one developer, broker, seller, or owner.
 - (D) Sign Area. Maximum size of two square feet.
 - (E) Duration. Shall be removed between 30 minutes after sunset and 30 minutes before sunrise.
 - d. Commercial and Industrial Real Estate. Signs associated with commercial and industrial properties for sale or rent shall comply with the following:
 - i. Permitted Sign Types. Types 1 through 3.
 - ii. Location and Quantity. Limited to one sign per lot frontage on the subject property.
 - iii. Sign Area. Based on limits set forth for Types 1 through 3 in subsections E.1 through E.3 of this section, but no more than 16 square feet.
 - iv. Height. Based on limits set forth for Types 1 through 3 in subsections E.1 through E.3 of this section, but no more than eight feet above grade for properties adjacent to highways and six feet above grade in all other areas.
 - v. Duration. Shall be removed within five calendar days of the final sale closing or rental.
 - e. Commercial Temporary Signs in a Residential Zone. Permitted commercial temporary signs in residential zones are limited to:
 - i. Residential real estate signs as established in subsection 6.c of this subsection.
 - ii. Home occupation signs as established in Table _____.
 - 7. Special Community Event Signs. The purpose of this provision is to provide for a periodic increase in the number of temporary signs that may be displayed for special community events in the city.
 - a. Qualifying Events. Events sponsored by the city, or by any group of city-based businesses or organizations, that are intended to attract tourism activity in the city.
 - b. Period of Applicability. Beginning 10 calendar days prior to the date of the event (or beginning date of a multi-day event) and ending 24 hours following the conclusion of the event.

-
- c. Additional Temporary Signs Permitted. An unlimited number of temporary signs may be displayed in the _____ zones during the period of applicability.
 - d. During the period of applicability, all other temporary sign regulations remain in effect.
 - e. Maximum duration shall be from one month before the event to five calendar days after the event.

18.82.170 Permits not required when.

The following shall not require a permit; provided, however, these exemptions shall not be construed as relieving the owner from the responsibility to comply with the provisions of this chapter or any other law or ordinance:

- A. The changing of the advertising copy or message on a lawfully erected, painted or printed sign, reader-board or similar sign specifically designed for the use of replaceable copy;
- B. Painting, repainting, or cleaning of a lawfully erected sign or the changing of the sign copy thereof and other normal maintenance unless a structural or electrical change is made;
- C. Temporary decorations customary for special holidays erected entirely on private property;
- D. Gravestones and similar memorial plaques and monuments;
- E. One lot identification sign with the total area not to exceed: (a) two square feet per residential dwelling unit, not to exceed a maximum of eighteen square feet for multifamily projects; and (b) eighteen square feet for nonresidential uses.
- F. Temporary signs shall not require a sign permit under this chapter.

18.82.180 Prohibited signs.

The following signs are prohibited in all zones throughout the city and are subject to removal by the city at the owner's expense:

- A. Signs which by reason of color, shape, wording, or location interfere or conflict with traffic control signs or devices, or which reasonably could be confused with any authorized traffic signal or device.
- B. Signs which the director of public works determines to be a safety hazard for pedestrian or vehicular traffic, including signs that obstruct the sight-distance triangle at any intersection or that extend into the traveled roadway.
- C. Flashing signs or signs illuminated with flashing or strobe lights.
- D. Animated signs (except animated Type 4 and Type 5 temporary signs).
- E. Portable signs exceeding six square feet each side.
- F. Signs attached to or placed on a vehicle or trailer parked on public or private property; however, this provision shall not be construed as prohibiting the identification of a firm or its products on a vehicle operating during the normal course of business. Franchised buses and taxis are exempt from this provision.
- G. Off-premise signs, with the following exceptions:
 - 1. Properties with 20 feet or less of public street frontage (including properties with no public street frontage) may share signage with an adjacent or other nearby property that has applicable street frontage, provided that all other standards of this chapter are met. [What size limitations apply if

this exception is used? The limits that apply to the property with public street frontage? Or something larger because of the shared signage?] This exception may also be granted by the community development director to properties with more than 20 feet of public street frontage, if the applicant demonstrates that its street frontage is encumbered by utilities or other encumbrances that are outside the applicant's reasonable control and preclude reasonable placement of a permanent, on-premise sign.

2. Off-premise signs explicitly authorized in other portions of this chapter.
- H. Any sign affixed to or painted on trees, rocks, or other natural features or utility poles.
 - I. Roof signs.
 - J. Abandoned signs.
 - K. Signs affixed or mounted on vehicles to advertise a product, service, business, or commercial organization not directly related to or affiliated with the use of the vehicle. This prohibition does not apply to the use of commercial logos and business identification information painted or applied to a vehicle used for transportation in connection with the business whose logo and/or identification information is displayed.
 - L. Balloons and other inflated objects, except that balloons are allowed on a temporary basis on private property in residential zones for special occasions. [Compare to 18.82.160.E.5]
 - M. Signs that emit smoke, visible vapors, visible particles, sounds, flames, or odors.
 - N. Signs with mirrors or other highly reflective surfaces.

18.82.190 Administration and enforcement.

The community development director, or the director's designated code enforcement officer, shall be responsible for enforcing the provisions of this code.

- A. Compliance with other applicable codes. All signs erected or altered under this chapter must comply with all applicable federal, state, and local regulations governing signs, including without limitation the provisions of the International Building Code as adopted by the city. If any provision of this code conflicts with any provision of any other zoning, building, fire, safety, or public health ordinance or code of the city, the provision that establishes the more restrictive standard shall govern.
- B. Sign maintenance. All permanent and temporary signs must be kept in good repair, clean appearance, and safe condition at all times. The sign owner must repair damaged or deteriorated signs within 30 days of notification by the city. The area around freestanding signs must be kept free of litter and debris at all times.
- C. Inspection. Code enforcement officers are authorized to inspect any sign covered by this chapter for the purpose of inspecting the sign, its structural condition, and its electrical connections to ensure compliance with all applicable code requirements. Such inspections shall be carried out during business hours except in cases of emergency.
- D. Abatement. In addition to the abatement authority provided under Title ____ BDMC, the city's code enforcement officers and agents may summarily remove without notice any abandoned sign or any sign placed or allowed to remain on a public right-of-way or other public property in violation of this chapter.
- E. Disposal of signs. When a sign has been removed by the city as authorized in this section, the city shall hold the sign for at least seven days. The city shall have no obligation to try to ascertain the owner of the sign or who placed it in violation of applicable codes. After seven days, the city may dispose of the

sign without notice. The city shall not be responsible for damage or loss during removal or storage of any signs that were determined to be in violation of applicable codes. Sign owners who wish to reclaim possession of removed signs prior to disposal shall pay the city its reasonable costs of removal and storage, in addition to an administrative charge of _____.

- F. Rather than abating any sign determined to be in violation of this chapter, the community development director, or the director's designated code enforcement officers, may choose to issue a notice to owner of the sign and/or underlying property owner to take corrective action, pursuant to BDMC _____, in which case the _____
- G. Cumulative Civil Penalty. Any person found in violation of this chapter shall incur a cumulative civil penalty in the amount of one hundred dollars per day from the date set for correction thereof until the violation is corrected.

18.82.200 Severability.

If any section, sentence, clause, phrase, word, portion, or provision of this chapter is held invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect, impair, or invalidate any other section, sentence, clause, phrase, word, portion, or provision of this chapter which can be given effect without the invalid provision. The invalidation of the application of any section, sentence, clause, phrase, word, portion, or provision of this chapter to a particular property or structure, or any particular properties or structures, by any court of competent jurisdiction shall not affect the application of such section, sentence, clause, phrase, word, portion, or provision to any other property or structure not specifically included in said invalidation.

[DO WE WANT TO PROVIDE A PROCESS FOR SEEKING A VARIANCE OR WAIVER?]



CITY OF BLACK DIAMOND

Interoffice Memorandum

TO: MONA DAVIS, COMMUNITY DEVELOPMENT DIRECTOR

FROM: BEN PERSYN, ASSISTANT PLANNER

SUBJECT: BLACK DIAMOND BUSINESS SIGNAGE

DATE: JANUARY 17, 2023

Hi Mona,

There are three (3) main areas of the city that host most of the physical brick and mortar businesses that have established themselves in the city limits. The first is the Gateway Overlay District along SR169. The Second is the Historic Downtown Core, which encompasses the Railroad Ave businesses and the few businesses located along 3rd Avenue near the Cenex. The third area is at the northwest corner of Lake Sawyer, encompassing Lake Sawyer Grocery and the small business park located just to the north of the grocery store. I have organized the photo documentation in three sections to reflect the three main areas described above. BDMC Chapter 18.82.020 defines and describes sign types, and I have labeled each sign according described type and added a sum-of-types at the end of the memo for quantitative analysis.

Note: Some sign designs encompass more than one definition/style/type as described in BDMC 18.82.020 and are labeled appropriately using /.

Gateway Corridor Overlay District

Ground/Monument sign



Neighborhood Identification sign



Ground/Monument & Sandwich Board signs



Electric/Wall sign



Wall sign



Wall sign



Banner sign and Electric/Wall sign



Electric/Wall sign



Sandwichboard sign



Freestanding sign



Wall/Electric sign(s)



Pole sign



Wall sign



Freestanding sign



Free Standing sign



Monument sign



Electric/Projecting sign



Banner sign



Electric/Wall sign



Monument sign



Electric/Wall sign



Electric/Wall sign



Monument/Electric sign



Freestanding/Electric sign



Marquee sign



Freestanding sign



Wall sign



Banner sign



Gas Station Price sign



Monument Sign



Marquee sign



Freestanding/Electric sign



Banner sign



Freestanding sign



Wall sign



Historic Downtown Core

Electric/Pole sign



Gas Station Price sign



Freestanding sign



Electrical/Wall sign



Electrical/Freestanding/Readerboard sign



Wall sign



Wall Sign



Sandwich Board sign



Wall/Banner & Sandwich Board sign



Banner sign



Wall & Sandwich Board sign



On-Premises sign



Monument Sign



Electrical/Wall sign



Wall sign



Lake Sawyer

Electrical/Monument sign



Wall sign



Banner/Wall sign



Sandwich Board sign



Wall & Sandwich Board signs



Freestanding/Banner sign



Wall Signs



Marquee sign





CITY OF BLACK DIAMOND

Interoffice Memorandum

TO: MONA DAVIS, COMMUNITY DEVELOPMENT DIRECTOR
FROM: BEN PERSYN, ASSISTANT PLANNER
SUBJECT: HOME OCCUPATION BUSINESS SIGNAGE BY CITY
DATE: JANUARY 24, 2023

HOME OCCUPATION BUSINESS SIGN CODE BY CITY

Hi Mona,

I realize that your original request was to only include municipalities within our immediate vicinity, however, I found a few other cities with descriptive sign code language that I added for depth of clarity.

ENUMCLAW – Home occupation and home industry signs are limited to one (1) four (4) square foot nameplate-style sign.

MAPLE VALLEY – There is no code language referring to home occupied business signage.

COVINGTON – On residential properties for which the City has issued a valid City business license for a home occupation or home industry, one permanent sign is allowed pursuant to the following:

- (a) The sign must be a wall sign placed on the facade of the primary structure; the sign may be of a commercial or noncommercial nature.
- (b) The maximum sign size shall not be greater than four square feet in size.
- (c) Where a sign placed on the building's facade cannot be seen from a public street due to the distance the building is set back from the street, the Director may approve an alternative sign size, type, or location.

(d) The sign shall not cover or obscure important architectural details of a building, such as stair railings, windows, doors, decorative louvers, or similar elements, intended to be decorative features of a building design.

(e) The sign must appear to be a secondary feature of the building facade.

(f) The sign shall not project above the roofline of the exposed building face to which it is attached.

(g) The sign shall be installed to appear flush-mounted.

(h) Illumination is not allowed. (Ord. 08-18 § 2 (Exh. A))

SAMMAMMISH – Limited to one (1), six (6) square foot wall, monument, or A-frame sign.

RENTON – Limited to one home occupation sign, not illuminated, not exceeding two (2) square feet in area, attached to the wall of the building with the face of the sign in a plane parallel to the plane of the wall is permitted.

KENT – Identification signs for single-family dwellings and duplexes. One identification sign shall be permitted for each occupancy. The sign shall not exceed an area of three square feet, shall not exceed a height of six feet above the surface of the street, shall be attached directly to a building, fence, standard, or mailbox, and shall be unlighted or provided with indirect illumination. Home occupations shall not be allowed additional sign area.

KENMORE – Home occupation and home industry signs are limited to wall signs not exceeding six square feet.

REDMOND – Home businesses shall not have any signage in order to maintain the residential character of the neighborhood in which it is located.



CHAPTER SIX:
SIGNAGE AND WAYFINDING

SIGNAGE STANDARDS

Note: The photos shown here are not intended to be direct or literal examples appropriate for The Villages or Lawson Hills.



Example of a Major Tenant Building Identification Sign



Example of a Tenant Storefront Identification Sign

These standards are intended to result in functional, attractive signage incorporating a high level of design, graphics and materials throughout both The Villages and Lawson Hills. All signage shall also conform to the specific requirements of the City of Black Diamond code provisions regulating signage.

The following sign types are prohibited by these Design Standards in all areas of The Villages and Lawson Hills but may be approved by the DRC on a limited basis:

- Internally-illuminated awnings.
- Plastic-faced box or cabinet signs.
- Formed plastic or injection molded plastic signs.
- Luminous vacuum-formed plastic or acrylic letters and/or signs.
- Paper, plaster, cardboard, or foam signs or decals.
- Blinking, flashing, animated, or moving signs.
- Signs with exposed fasteners unless they are architecturally integral to the building character

and signage design.

- Signs with exposed conduit, tubing, raceways, conductors, transformers, or related equipment.
- Noise-emitting signs or those with speakers mounted on the face of the building.
- Advertising displayed on vehicles or trailers to attract attention to a specific business location or sale.
- Fabricator's stickers shall not be visible to the public.

GENERAL STANDARDS

- Signs shall be constructed of high quality, durable materials.
- All bolts, fasteners, and clips shall consist of materials appropriate for the design of the sign and not appear as afterthoughts in the overall look of the sign.
- Separate all ferrous and non-ferrous materials

with non-conductive gaskets to prevent electrolysis.

Commercial/Office/Retail

Standard franchise signage is allowed if it does not consist of one of the prohibited sign types.

Live/Work Town Homes

The live/work town homes create a unique environment where small shops, office space, or studios form a transition between retail and restaurant areas, and residential neighborhoods. This requires the additional signage restrictions listed below:

- No standard franchise signage is allowed.
- Signage shall be unique, original, and executed with a high degree of craftsmanship.
- Signage shall not occur at the upper levels of the live/work townhome structure.



Example of a Building Address.



Example of a Tenant Specialty Banner.



Example of a Projecting Blade Sign (with sculptural icon)

Home Occupations

In keeping with smart growth and sustainability principles, home occupations are encouraged. Where these occur, the home occupation shall not disrupt the neighborhood character, but is allowed to have a small sign displayed on the residence near the entry door or in a window.

- No standard franchise signage is allowed.
- Signage shall be unique, original, and executed with a high degree of craftsmanship.
- Signage shall not be "propped up" inside a window.
- Signage shall not exceed two (2) square feet in size.

SIGNAGE GUIDELINES

GENERAL GUIDELINES

The building architecture should be designed to accommodate signage and other graphics as an integral part of the building design.

- Metal signs may be made of aluminum, brass, bronze, copper, stainless or welded steel.
- Logos or trademark displays may be used on signs.
- Individual raised letters on the building face, pedestrian oriented blade signs, sculptured cantilever signs, and non-internally lit signs with lighting from a secondary source are encouraged.
- Building addresses may be integrated as part of the architectural design or signage package for the building.
- Signage may be integrated with awnings and canopies.

Mixed-Use

In keeping with the vibrant character desired in a mixed-use area, the following additional guidelines apply in the Mixed-Use areas:

- Signs are encouraged to be unique, sculptural, one-of-a-kind accents to the building architecture.
- Sculptural elements, banners, or painted murals without text may be included as part of a business identity.
- Artistic use of neon in surface mounted, blade, or hanging and window signs is permitted.
- Franchise signage is strongly encouraged to be incorporated into a more unique design execution than an "off the shelf" standard sign.
- The signage program for a tenant may include banners mounted on the upper levels of the building.

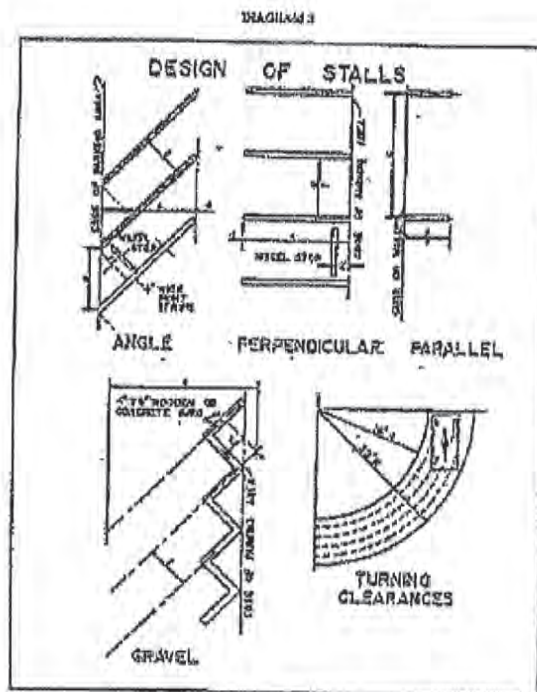


Example of artistically executed neon.

Commercial/Office/Retail

Free-standing monument signs are allowed as identification for a building or complex of buildings.

- Color, materials, and fonts should be integrated with the design character of the architecture, walls (if present,) and landscaping.
- Sources of ground lighting should be screened from view and should not direct light upwards.
- Monument signs for individual tenants within a building are discouraged.



(Ord. No. 909, § 2 (Exh. A), 6-18-2009))

Chapter 18.82

SIGNS

Sections:

- 18.82.010 Purpose and scope.
- 18.82.020 Definitions.
- 18.82.030 Permits—General regulations.
- 18.82.040 Permit requirements.
- 18.82.050 Sign standards and conditions.
- 18.82.060 Temporary signs.
- 18.82.070 Reserved.
- 18.82.080 Permits not required when.
- 18.82.090 Prohibited signs.

18.82.100 Administration and enforcement.

18.82.110 Liability.

18.82.010 Purpose and scope.

A. Purpose. It is the purpose of this chapter to promote a quality visual environment by establishing reasonable standards for the size, placement, height and maintenance of outdoor signs, graphics and advertising. It is further intended to encourage quality design and material composition which create an attractive community and business climate. Special emphasis should be placed on achieving harmony with building design, settings and the character of the surrounding areas.

B. This chapter shall not regulate traffic and directional signs installed by a governmental en-

tity; signs not readable from nor intended to be viewed from a public right-of-way; merchandise displays; point of purchase advertising displays, such as product dispensers; national flags; flags of a political subdivision; symbolic flags of an institution; legal notices required by law; barber poles; historic site plaques; gravestones; structures intended for a separate use, such as phone booths, bus shelters, donation containers and recycling containers; or lettering or symbols painted directly onto or flush-mounted magnetically onto a motor vehicle operating in the normal course of business.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.82.020 Definitions.

The following definitions shall apply for the purpose of this code.

Abandoned sign means a sign that no longer correctly identifies, exhorts or advertises any person, business, lessor, owner, product or activity conducted or available on the premises where such sign is located.

Advertising copy means any letters, figures, symbols, logos or trademarks which identify or promote the sign user or any product or service; or which provides information about the sign user, the building or the products or services available.

Banner means any sign of lightweight fabric, vinyl or similar material that is mounted to a building or pole by any means. National flags, state or municipal flags, seasonal flags, or the official flag of any institution or business shall not be considered as banners.

Building means a roofed and walled structure built for permanent use.

Bulletin board means a board or small sign on which notices, community events or hours of operation are posted.

Change means a change to a sign consists of relocating the sign, or replacing fifty percent or more of the structural material in the sign area. Normal maintenance and a change of name are not changes which require a permit.

Code administrator means the community development director or his appointee, who shall be authorized to enforce all of the provisions of the sign code.

Double-faced sign means a sign that has advertising copy on opposite sides of a single display surface or sign structure.

Electrical sign means a sign or sign structure in which electrical wiring, connections and/or fixtures are used as part of the sign proper.

Facade means the entire building front or street wall face of a building extending from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation.

Flashing signs means a sign or a portion thereof which changes light intensity or switches on and off in a constraint pattern or contains motion or the optical illusion of motion by use of electrical energy. Changing message centers shall not be considered flashing signs.

Freestanding sign means a sign attached to the ground by a sign structure and supported by up-rights placed on or in the ground.

Gas station price sign means a sign advertising the price of motor fuel and contains no other business advertising.

Grade means the elevation as measured at the relative ground level in the immediate vicinity of the sign.

Ground sign means a sign of limited height (maximum of twelve feet) constructed and affixed on a foundation upon or in the ground. Also known as a monument sign.

Incidental sign means a small nonelectric information sign four square feet or less in area which pertains to goods, products, services or facilities which are available on the premises where the sign occurs and is intended primarily for the convenience of the public while on the premises.

Institutional sign means a sign to identify educational, civic and religious institutions.

Landscaping means the planned use of trees, shrubs and other living plant materials used in conjunction with a sign and other decorative features.

Lot identification sign means a sign to identify the occupants of the premises.

Mansard roof means a sloped roof or roof-like facade architecturally able to be treated as a building wall.

Marquee means a permanent structure attached to, supported by and projecting from a building and providing protection from the weather elements, but does not include a projecting roof. For purposes of this chapter, a freestanding permanent roof-like structure providing protection from the elements, such as a service station gas pump island, will also be considered a marquee. This also includes canopies.

Neighborhood identification sign means a sign to identify a particular residential area or development four acres or greater in size.

Neon sign means a symbol, logo, or message comprised of illuminated neon tubing used to attract attention for advertising purposes. Neon signs shall not flash, oscillate or revolve.

Off-premises directional sign means a permanently installed sign which provides directional information to a business or service, but not located on the same property as the sign in question.

On-premises directional sign means a permanent sign that directs the public to a specific place such as an entrance, exit or parking or service area, or a particular aspect of a business establishment.

Off-premises sign means a sign relating, through its message and content to a business activity, use, product or service not available on the premises on which the sign is erected.

On-premises sign means a sign which carries only advertisements and messages strictly applicable to a lawful use of the premises on which it is located.

Political sign means any temporary sign that advertises a candidate for elected office or an opinion on a ballot measure in a pending public election.

Portable sign means a sign made of any material, which by its design is readily movable and is not permanently affixed to the ground, structures or buildings.

Projecting sign means a sign which is attached to and projects more than one foot from a structure, building face or marquee.

Public service / civic event sign means a temporary sign which may be placed in the public right-of-way, advertising a city-approved service or event.

Readerboard means a sign face consisting of tracks to hold readily changeable letters allowing frequent changes of copy.

Real estate sign means any sign that advertises the sale, rental or lease of real property.

Revolving sign means a sign which rotates or turns in a circular pattern.

Roof sign means a sign supported by and erected on and above a roof or parapet of a building or structure (shall not include a sign erected on the face of a mansard roof).

Sandwich board sign means a temporary sign set upon the ground, consisting of two sign faces hinged at the top and separated at the bottom to make it self-standing upon the ground.

Sign means any visual communication device, structure or fixture which is legible from any right-of-way and is intended to aid the establishment in question in promoting the sale of products, goods, services, events or to identify a building. Signs may consist of words, logos, insignias, symbols, flags, banners, balloons, inflatable devices, pennants or other feature intended to direct attention to or promote the interest of any person, institution or business. Works of art, fountains, mosaics and building or structural design features that do not contain a commercial message, logo, symbol, or identification are not signs according to this definition.

Sign area means the entire area of a sign on which copy is to be placed. Sign structure, architectural embellishments, framework and decorative features which contain no written or advertising copy shall not be included. Sign area shall be calculated by measuring the area of the smallest rectangle that can be drawn around all parts of the sign from the viewpoint exposing the largest sign surface area, excluding simple support structures.

Sign-supporting structures which are part of the sign display shall be included in the area rectangle.

Special sale/promotional/business opening sign means a temporary sign such as a banner, flags, pennants, and similar devices, or wind-driven sign accents (such as spinners) attached to a sign to attract the attention of the public, used for short durations of time.

Temporary construction sign means a sign jointly erected and maintained on premises undergoing construction, by an architect, contractor, subcontractor and/or materialman, upon which property such person is furnishing labor or material.

Temporary sign means any sign or advertising display, intended to be displayed for a limited time only and not permanently attached to a building or site.

Wall sign means a sign attached or erected parallel to and extending not more than one foot from the facade or face of any building to which it is attached and supported throughout its entire length, with the exposed face of the sign parallel to the plane of said wall or facade. Signs incorporated into mansard roofs, marquees or canopies shall be treated as a wall sign.

Wall graphics means a wall sign of which color and form are part of an overall design on the building.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 920, § 1, 8-20-2009)

18.82.030 Permits—General regulations.

No sign shall be installed, constructed, structurally altered, posted or applied without first obtaining a sign permit unless exempted by this chapter. A single permit shall be required for each group of signs on a single supporting structure installed simultaneously. Thereafter, each additional sign erected on the structure must have a separate permit.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.82.040 Permit requirements.

A. Applications/Fees. Applications for signs shall be accompanied by:

1. Two site plans showing the location of the affected lot, building(s) and sign(s), showing both existing and proposed signs;

2. Two copies of a scale drawing of the proposed sign or sign revision, including size, height, proposed copy, structural and footing details, material specifications, method of attachment, illumination, front and end views of marquees, calculation for dead load and wind pressure, photograph or building elevation marked to show where sign or marquee is proposed and any other information required to ensure compliance with appropriate laws;

3. Written consent of the owner of the building, structure or property where the sign is to be erected;

B. Administrative Requirements. The city shall ascertain that the sign installer has a valid Washington State contractors license, unless the sign is being installed by the owner of the sign.

C. Variances.

1. Any person may apply to the hearing examiner for a variance from the requirements of this chapter. Before the hearing examiner may grant, amend or deny an application for a variance, the hearing examiner shall hold at least one duly noticed public hearing. Upon the filing of a complete application for a variance by a property owner or by a lessee, the director shall set a time and place for said public hearing to consider the application. A written notice thereof shall be mailed to all property owners of record within a three-hundred-foot radius of the external boundaries of the subject property. In addition, notice shall be posted on the property at least ten days prior to the hearing. Said notice shall include the time, date, place and purpose of the hearing and shall identify the subject matter property by address, written description, legal description or vicinity sketch.

2. Upon completion of the public hearing, the hearing examiner shall grant, deny or amend the application in accordance with the provisions of this chapter. Before any variance can be granted, the hearing examiner shall make findings of fact setting forth and showing that the following circumstances exist:

a. The granting of the variance would not be materially detrimental to the property owners in

the vicinity and the variance sought is of minimum sign size, height and scope to meet the conditions and needs of the applicant;

b. The granting of the variance would not be contrary to the objectives of this chapter;

c. The signage of the property in question cannot be adequately met under the literal interpretation and strict application of this chapter; and

d. The granting of the variance is necessary because of special circumstances relating to property location, topography, shape and size; site distance and limited view to property; and/or dependency of business to visual access of freeway traffic in the interchange area.

3. Within twenty-one days of the date of the public hearing, the hearing examiner shall issue its written findings, conclusions and decision setting forth the reasons for its decision to grant, amend or deny the application. A copy of said decision shall be promptly mailed to the applicant by first class mail addressed to his or her last known address.

4. The applicant, the property owner or any person aggrieved or adversely affected by a final decision of the hearing examiner under this chapter may appeal said decision to the King County Superior Court pursuant to Chapter 36.70C RCW. A petition for judicial review must be filed within twenty-one days of the issuance of a decision.

D. Administrative Waiver—Off-Premises Signs. Off-premises commercial signs are prohibited, unless a waiver is granted by the director for an off-premises directional sign. Waivers shall only be granted upon a clear demonstration that the applicant's business or property is not visible from any streets or roads or on-premises signing cannot adequately convey the location and identity of the business to consumers who would normally use the business.

1. Such signs shall be directional only (no advertising other than name and location).

2. No more than two such signs for each business shall be approved.

3. The total area of the sign shall not exceed twenty-four square feet, such sign(s) must be permanently installed on private property, and the application must be accompanied by written permission of the owner of the property where the sign is to be located.

4. Such sign shall meet all other applicable provisions of this chapter.

5. If more than one business in an immediate area has need for an off-premises directional sign, all must be identified on the same sign.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.82.050 Sign standards and conditions.

A. General Regulations.

1. No sign or any part of a sign shall be designed or constructed to be moving by any means, and shall not contain items such as banners, ribbons, streamers and spinners, except as authorized for temporary signs.

2. Exposed braces and angle irons are prohibited. Guywires are prohibited unless there are no other practical means of supporting the sign.

3. No sign shall have blinking, flashing, fluttering or moving lights or other illuminating device which has a changing light intensity or color; provided, however, temperature and/or time signs that conform in all other respects to this chapter are allowed.

4. The structure and installation of all signs shall comply with the latest adopted edition of the Uniform Building Code.

5. Such sign shall meet all other applicable provisions of this chapter.

6. If more than one business in an immediate area has need for an off-premises directional sign, all must be identified on the same sign.

7. All signs, together with all of their supports, braces, guys and anchors, shall be maintained in good repair and in a safe, neat, clean and attractive condition.

8. The light directed on, or internal to, any sign shall be so shaded, shielded and/or directed so that the intensity or brightness shall not adversely affect safe vision of operators of vehicles

moving on private or public property or pedestrians on a public right-of-way. Electric signs shall not use incandescent bulbs for internal illumination. Lighted signs visible from nearby residences shall have low or soft illumination or be shielded in a manner to not adversely affect such residents.

9. Portable signs shall not exceed twelve square feet in sign area and no more than one such sign may be displayed per business. Portable signs must be located on the premise to which they relate, except real estate directional signs.

10. Abandoned signs shall be removed by the owner or lessee of the premises upon which the sign is located within ninety days after the business or service advertised is no longer conducted on the premises.

B. Freestanding and Ground Signs.

1. Sign height is the vertical distance from the highest point of the sign to the finished grade at the base of the supports.

2. Freestanding signs shall not be permitted in any zone.

3. Height standards:

All non-residential zone districts: Ground signs shall not exceed twelve feet in height.

Residential zones: Ground signs shall not exceed six feet in height.

4. Sign area standards:

All non-residential zone districts: Fifty square feet for a single side or one hundred square feet total both sides.

Residential zones: Twenty-four square feet for a single side or forty-eight square feet total both sides.

5. Location. Ground signs shall be set back a minimum of five feet from a front property line. Placements in these locations are subject to approval by the public works director. The placement of ground signs shall be in such a fashion and location as to not obstruct the view of signs of adjacent property owners.

6. Number. One ground sign shall be permitted on each street frontage of property on which the business is located.

7. Landscaping:

a. Each sign shall have a landscaped area at the base of the sign equal to twice the size of the sign area. The landscaping and sign base shall be protected from vehicles by substantial curbing.

b. Permits for signs shall not be granted until required landscaping is installed or a bond or assigned funds in the amount of one hundred fifty percent of the estimated cost of the landscaping is provided.

c. These requirements may be waived if the sign is located in an area that is part of an approved overall site landscape plan.

C. Wall-Mounted Signs.

1. Total Area. Painted or attached signs on any wall shall not exceed the following ratios:

a. Community Commercial District: Two square feet of sign area to one lineal foot of building front; provided, however, fifty square feet of sign area is guaranteed each business frontage. Those businesses with both a building front and one side wall exposure to vehicular and pedestrian traffic may, as an option for purposes of calculating total wall sign area, add the lineal footage of the building front and side wall then divide by two.

b. Town Center District: One and one-half square feet of sign area to one lineal foot of building front. Those businesses with both a building front and one side wall exposure to vehicular and pedestrian traffic may, as an option for purposes of calculating total wall sign area, add the lineal footage of the building front and side wall then divide by two.

c. Area 3 (all other non-residential zone districts or for non-residential uses in residential districts): One square foot of sign area for every lineal foot of wall upon which the sign is mounted or fifty square feet, whichever is less.

2. Wall signs shall not project above roof lines.

D. Window Signs.

1. Where a window sign is utilized in place of a wall sign, the area standards contained in subsection (C)(1) of this section shall apply.

2. In addition to the area requirements of subsection (D)(1) above, businesses are allowed

one painted window sign identifying the business or proprietor and hours of business. The maximum area of these signs is six square feet.

3. Window signs above the first floor are not included in the maximum sign area of a site, and are allowed to businesses located above the first floor with a maximum area of one square foot of sign area for each lineal foot of window frontage.

E. Projecting Signs.

1. Surface area:

a. Commercial zone districts: Thirty-two square feet total both sides.

b. All other non-residential districts: Eighteen square feet total both sides

2. All projecting signs must be at least eight feet above sidewalks and walkways and fifteen feet above vehicular ways.

3. Sign shall not project more than three feet or one-third the width of the sidewalk or walkway.

4. Businesses choosing to use projecting signs shall reduce the amount of allowable wall mounted or window sign area by the proportionate amount of sign area allowed under subsections (C)(1) and (D)(1) of this section.

F. Shopping Center Identification Sign(s). Each shopping center having eight or more tenants may be permitted one shopping center identification ground sign. Any shopping center having eight or more separate tenants may have one shopping center identification sign that includes identification of each of the separate tenants, if and only if, all of the following conditions are met:

1. All existing signs in the shopping center must be brought into conformance with the city sign standards in effect at the time of application, prior to issuance of a sign permit for the shopping center identification sign. Provided, however, existing roof signs shall be removed within eighteen months from issuance of the shopping center identification sign;

2. Individual tenants/businesses within a shopping center using a shopping center identification sign shall only be allowed to use wall signs;

3. The shopping center identification sign shall be consistent with the city's adopted design standards and guidelines with regard to height, size and design;

4. The sign may only contain the names of the tenant businesses, and the name of the shopping center;

5. The tenant business names shall be of uniform type and size; and

6. The landscape requirements for ground signs shall be met.

G. Office Building Identification Sign. In addition to those signs permitted by this chapter, each office building consisting of at least four tenants may be permitted a building identification sign. The sign shall be architecturally compatible with the design of the building to be identified. The office building identification sign shall be limited to one sign per street frontage, and subject to the height and size requirements of the zone in which the building is located. One such sign(s) shall be permitted per office building or any institutional use, and the copy shall include only the name of the office building or institutional use. A directory or other exclusively informational listing of tenant's names may be attached, provided the area does not exceed twelve square feet.

H. Sandwich Board. In non-residential zones, one sidewalk or sandwich board sign per business shall be permitted subject to the following:

1. Signs may be located on private property provided they do not interfere with the opening of car doors, bus stops, loading zones or pedestrian traffic, or create a traffic safety hazard by interfering with the vision of drivers entering or leaving the premises.

2. Signs may be located in the public right-of-way directly adjacent to the property upon which the advertising business is located, provided that no sign shall: block a sidewalk; encroach into any portion of a required handicapped ramp; be located closer than two feet from the face of curb to the nearest sign edge; or, along roadways with no curbs, be located six feet from the edge of payment to the nearest sign edge.

3. Owners of such signs shall assume liability for damage resulting from their use.

4. Maximum allowable sign area shall be six square feet per side. Maximum allowable sign height shall be thirty-six inches.

5. Signs shall only be displayed during the hours the premises or business is open to the general public.

6. There shall be no more than one sign per premises in non-residential zones and no more than three signs per premises in residential zones.

7. The provisions of this subsection shall expire on December 31, 2010.

I. Wall Graphics. There are no area restrictions on wall graphics if they do not constitute advertising of a business or product normally subject to the provisions for painted signs. (Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 920, §§ 2, 3, 8-20-2009)

18.82.060 Temporary signs.

No permit is required for. The following standards shall apply to all temporary signs:

A. Special sale/promotional or business opening signs shall be permitted in all non-residential zones.

1. Maximum duration shall be one month or upon termination of the sale or event that they advertise, whichever is less.

2. Maximum area, per site, shall not exceed fifty percent of the size of the permitted wall/facade sign; this area shall not count towards the total allowable sign area.

3. All banners shall be attached to the facade, wall or window of the building which includes the business which they advertise; provided that, until December 31, 2010, banners may be attached to other site features such as fences, poles, etc.

4. Pennants may be anchored on lighting poles or similar features on private property.

5. The use of pennants, wind-driven accents and other attention-attracting devices attached to a sign shall be prohibited after December 31, 2010.

B. Real estate signs are permitted in all zones and shall be located upon the property to which they apply, except as provided for in this subsection.

1. Residential "For Sale" and "Sold" Signs. On-premise signs shall be limited to one sign per street frontage not to exceed six square feet in sign area per side, placed wholly on the property for sale, and not to exceed a height of six feet. Directional signs, not to exceed two square feet in area per side, may be placed within the public right-of-way no greater than one-half mile from the property available for sale.

2. Residential Open House Sandwich Board Signs. Such signs shall be limited to sandwich board signs or similar portable signs and shall be limited to a maximum of one sign per street frontage on the premises for sale and three off-premises signs. Such signs are permitted only during daylight hours and when the broker/agent or seller or an agent is in attendance at the property for sale. No such sign shall exceed five square feet in sign area per side. Signs may be placed within the public right-of-way provided they do not interfere with vehicular or pedestrian traffic or the ability of the city to maintain the right-of-way.

3. Undeveloped Commercial and Industrial Property "For Sale or Rent" Signs. One sign per street frontage advertising undeveloped commercial or industrial property for sale is permitted while the property is for sale. The sign shall not exceed thirty-two square feet in sign area per side and six feet in height.

4. Developed Commercial and Industrial Property "For Sale or Rent" Signs. One sign per street frontage advertising a commercial or industrial building for rent or sale is permitted while the building is actually for rent or sale. If freestanding, the sign shall not exceed six feet in height; it shall be located more than fifteen feet from any abutting property line and a public right-of-way line; and shall not exceed thirty-two square feet in sign area per side. For rental space in multi-occupancy buildings, one sign, four square feet in area, is allowed per window.

C. **Construction Signs.** Construction signs shall be permitted within all zones.

1. Sign copy shall be limited to information about a building or project under construction or being remodeled.

2. Maximum duration shall be until construction is completed or one year, whichever is shorter.

3. Maximum area shall be twelve square feet in residential zones and thirty-two square feet in non-residential zones.

4. Only one construction sign per contractor per site shall be allowed.

D. **Political Signs.** Political signs are permissible in all zones on both private property and within public rights-of-way.

1. It shall be the responsibility of the candidate to have his or her campaign/political signs removed within ten days after the election, or the city will remove such signs at the candidate's expense. Provided, that signs promoting successful candidates or ballot propositions in a primary election may remain displayed through the general election period.

2. Political signs placed within the public right-of-way shall not interfere with vehicular or pedestrian traffic or the ability of the city to maintain the right-of-way.

3. Maximum sign area shall be twelve square feet.

E. **Public Service/Civic Event Signs.** Signs advertising community events or public issues may be permitted to locate in or over public right-of-ways. If located within the public right-of-way, such signs shall not be permitted to advertised or promote any business or the sale of any product or commodity. Banners shall only be suspended over public rights-of-way at locations approved by the public works director. Maximum duration shall be from one month before the event to five days after the event. Signs shall be removed by the promoters of the event, or the city will remove such signs at the promoter's expense.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 920, § 4, 8-20-2009)

18.82.070 Reserved.

Editor's note—Ord. No. 920, § 5, adopted Aug. 20, 2009, repealed § 18.82.070, which pertained to additional standards for specific signs, and derived from Ord. No. 909, § 2, June 18, 2009.

18.82.080 Permits not required when.

The following shall not require a permit; provided, however, these exemptions shall not be construed as relieving the owner from the responsibility to comply with the provisions of this chapter or any other law or ordinance:

A. The changing of the advertising copy or message on a lawfully erected, painted or printed sign, reader-board or similar sign specifically designed for the use of replaceable copy;

B. Painting, repainting or cleaning of a lawfully erected sign or the changing of the advertising copy, thereof and other normal maintenance unless a structural or electrical change is made;

C. Temporary decorations customary for special holidays erected entirely on private property;

D. On-premises directional signs when not exceeding sixteen square feet in area and the distance from the ground level at the base of the sign to the top of the sign is not greater than eight feet;

E. Incidental signs;

F. Political signs;

G. One nonelectric on-premises bulletin board not exceeding twelve square feet in area for each charitable or religious organization;

H. Institutional identification signs not exceeding eighteen square feet on all faces. The top of the sign shall not be higher than six feet from the ground level;

I. One emblem of organization sign per city entrance and the total area of the sign on all of its faces shall not exceed twenty-four square feet;

J. One lot identification sign with the total area not to exceed: (a) two square feet per residential dwelling unit, not to exceed a maximum of eighteen square feet for multifamily projects; and (b) eighteen square feet for nonresidential uses.

K. One neighborhood identification sign not exceeding a total of twelve square feet on all its faces and the height from the base of the sign to the top shall not exceed six feet;

L. One non-electric portable sign not exceeding four square feet located on-premises. (Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 920, § 6, 8-20-2009)

18.82.090 Prohibited signs.

The following signs are prohibited:

A. Signs which by coloring, shape, wording or location resemble or conflict with traffic control signs or devices;

B. Signs which the director of public works determines to be a safety hazard for pedestrian or vehicular traffic. Such signs shall be removed if they already exist;

C. Flashing signs or lights;

D. Signs or parts of signs which revolve;

E. Portable signs exceeding six square feet each side;

F. Signs attached to or placed on a vehicle or trailer parked on public or private property; provided, however, this provision shall not be construed as prohibiting the identification of a firm or its products on a vehicle operating during the normal course of business. Franchised buses and taxis are exempt from this provision;

G. Off-premises signs, except real estate directional signs, political signs, public service civic event signs, garage sale signs, as allowed under Section 18.82.060;

H. Any sign affixed to or painted on trees, rocks or other natural features or utility poles;

I. Roof signs.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009; Ord. No. 920, § 7, 8-20-2009)

18.82.100 Administration and enforcement.

The director shall be responsible for enforcing the provisions of this code.

A. Removal of Signs. The director may order the removal of any sign erected, installed or maintained in violation of this chapter. He/she shall give written notice specifying the violation to the holder of the sign permit, or the owner of the property where the sign is erected, to correct said violation specifying the violation to the holder of

the sign permit, or the owner of the property where the sign is erected, to correct said violation or remove the sign within thirty days. In the event the violation is not corrected within thirty days, a citation shall be issued to the owner of the sign or the owner of the property where the sign is located. If, in the opinion of the city engineer/designee, the condition of the sign presents an immediate threat to the safety of the public, the city engineer may cause immediate removal of the sign at cost to the owner of the premises.

B. Cumulative Civil Penalty. Any person found in violation of this chapter shall incur a cumulative civil penalty in the amount of one hundred dollars per day from the date set for correction thereof until the violation is corrected.

C. Nonconforming Signs. Nonconforming signs which are permanently installed and were legally installed prior to the adoption of this chapter shall be allowed to continue in use as long as such signs are continuously maintained, are not relocated, and are not structurally altered or made more nonconforming in any way. A nonconforming sign(s) shall be required to be brought into compliance upon: abandonment of the premises, change in the use of the property where the sign(s) is located, or destruction of the sign beyond fifty percent of its value, provided that the director may allow for the re-establishment of a nonconforming sign damaged beyond fifty percent of its value where the reason for the nonconformance is limited to height and/or size of the sign, upon a finding that the cause of damage to the sign was the result of a significant natural event such as a wind storm or earthquake, and a complete sign application to repair or reconstruct the sign is submitted within six months of the natural event. (Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.82.110 Liability.

This chapter shall not be construed to relieve from or lessen the responsibility of any person owning, building, altering, constructing or removing any sign for damages to anyone injured or damaged either in person or property by any de-

fect or action therein, nor shall the city, or any agent thereof, be held as assuming such liability by reason of permit or inspection authorized herein or a certificate of inspection issued by the city or any of its agents.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

Chapter 18.84

WIRELESS TELECOMMUNICATIONS FACILITIES

Sections:

- 18.84.010 Intent.**
- 18.84.020 General provisions.**
- 18.84.030 Permits required.**
- 18.84.040 Priority of locations.**
- 18.84.050 Application submittal requirements.**
- 18.84.060 Development standards.**

18.84.010 Intent.

A. The intent of this section is to provide specific regulations for the placement, construction, modification and removal of wireless communication facilities, consistent with federal regulations and community values. To meet these conditions, the regulations are intended to:

1. Satisfy the guidelines of Section 704 of the Federal Telecommunications Act of 1996, 47 U.S.C. Section 332(c)(7), which promote the accessibility of wireless communications to the general public;
2. Not be interpreted to prohibit or to have the effect of prohibiting the provision of wireless telecommunications facilities nor be applied in such a manner as to unreasonably discriminate among providers of functionally equivalent wireless services;
3. Distinguish between telecommunications towers on their relative height and consequential visual impact on the community; and
4. Provide for the distribution and installation of necessary wireless communication facilities in a way that does not adversely impact the health, safety and welfare of the community including aesthetic values.

(Ord. No. 909, § 2 (Exh. A), 6-18-2009)

18.84.020 General provisions.

A. Wireless telecommunications facilities shall not be considered or regulated as essential public facilities as provided in Chapter 18.58.