

1 **18B.30.130 Signs.**

2 **A. Definitions.**

- 3 1. For words and phrases that are not defined here, Chapter 18.20 General Provision
4 Definitions apply.
5 2. All other words and phrases will be given their common, ordinary meaning, unless
6 the context clearly requires otherwise.
7 3. The section headings or captions are for references purposes only and will not be used
8 in the interpretation of this Section.

9 **Banner.** Any sign of lightweight fabric, or similar material, that is permanently mounted to a
10 pole or building by a permanent frame at one or more edges. (**Note:** National flags, state or
11 municipal flags, or the official flag of any institution or business won't be considered a banner).

12 **Beacon.** Any light with one or more beams that rotate or move, directed into the atmosphere, or
13 directed at one or more points on a lot, different from the light source.

14 **Building marker.** Any sign cut into a masonry surface or made of bronze or other permanent
15 material indicating:

- 16 • The name of a building;
17 • The date; and
18 • Incidental information about its construction.

19 **Commercial message.** Any sign wording, logo, or other representation that, directly or
20 indirectly, names, advertises, or calls attention to a:

- 21 • Business;
22 • Product;
23 • Service; or
24 • Other commercial activity.

25 **Flag.** Any fabric or bunting containing distinctive colors, patterns, or symbols, used as a symbol
26 of a Government, Political subdivision, or other similar entity.

27 **Furniture Zone.** The area of sidewalk between the curb and the clear mobility area of the
28 sidewalk.

29 **Lot.** See TMC 18E.10.040 Definition Lot.

30 **Marquee.** Any permanent roof-like structure projecting:

- 31 • Beyond a building; or
32 • Extending along and projecting the wall of the building.

33 **Note:** Marquees are generally designed and constructed to provide protection from the weather.

34 **Pennant.** Any material suspended from a rope, wire, or string and designed to move in the
35 wind. **Note:** A pennant does not need to contain a message of any kind.

36 **Sign.** Any device, fixture, placard, lighting, writing, placard, or structure that uses any color,
37 form, graphic, illumination, symbols, and/or written copy for the primary purpose of:

- 38 • Identifying;
39 • Providing directions;
40 • Advertising any establishment, product, goods, services, or events;
41 • Announce or identify the purpose of a person or entity; or
42 • Communicate information to the public.

43 **Sign, animated.** A sign or display manifesting either kinetic or illusionary motion occasioned
44 by natural, manual, mechanical, electrical, or other means and when the message changes more
45 than eight times per day. Animated signs include the following types (also see and note
46 difference from changeable sign):

- 47 • **Naturally Energized:** Signs whose motion is activated by wind or other atmospheric
48 impingement. Wind-driven signs include; flags, banners, pennants, streamers, spinners,
49 metallic disks, or other similar devices designed to move in the wind.
- 50 • **Mechanically Energized:** Signs manifesting a repetitious pre-programmed physical
51 movement or rotation in either one or a series of planes activated by means of
52 mechanically based drives.
- 53 • **Electrically Energized:** Illuminated signs whose motions or visual impression of motion
54 is activated primarily by electrical means. Electrically energized animated signs are of
55 two types:
 - 56 - **Flashing Signs:** Illuminated signs exhibiting a pre-programmed repetitious cyclical
57 interruption of illumination from one or more sources in which the duration of the
58 period of illumination (on phase) is either the same as or less than the duration of the
59 period of darkness (off phase), and in which the intensity of illumination varies from
60 zero (off) to 100 percent (on) during the programmed cycle.
 - 61 - **Illusionary Movement Signs:** Illuminated signs exhibiting the illusion of movement
62 by means of a pre-programmed repetitious sequential switching action in which
63 illuminated elements of the sign are turned on or off to visually simulate the
64 impression of motion, characteristic of chasing, running, blinking, oscillating,
65 twinkling, scintillating, or expanding and contracting light patterns.

66 **Sign, area of:**

- 67 • **Projecting and Freestanding.** The area of signs shall have only one side of any double-
68 or multiple-faced sign counted in calculating its area. The area shall be within a single,
69 continuous perimeter of the entire sign.
- 70 • **Wall Sign** - The area shall be within a single, continuous perimeter composed of any
71 rectilinear geometric figure that encloses the extreme limits of the sign.
- 72 • **Changeable Copy Signs** - Each side of changeable copy signs shall count as individual
73 sign areas.

74 **Sign, building.** Any sign attached to any part of a building.

75 **Sign, canopy.** Any sign that is a part of, or attached to:

- 76 • An awning
- 77 • Canopy; or
- 78 • Other fabric, plastic, or structural protective cover over a door, entrance, window, or
79 outdoor service area.

80 **Note:** A marquee is not a canopy.

81 **Sign, changeable copy.** A sign with informational content of characters, letters, graphics or
82 illustrations that can be changed or altered by manual or electric, electro-mechanical, or
83 electronic means that can be changed or rearranged without altering the surface of the sign.
84 When the only copy that changes on a sign is an electronic or mechanical indication of time or
85 temperature, the sign will be considered a “Time and Temperature” portion of a sign and not a
86 changeable copy sign. Changeable copy signs include:

- 87 • **Manually Activated.** Signs whose alphabetic, pictographic, or symbolic informational
88 content can be changed or altered by manual means.
- 89 • **Electrically Activated.** Signs whose alphabetic, pictographic, or symbolic informational
90 content can be changed or altered on a fixed display surface composed of electrically
91 illuminated or mechanically driven changeable segments. This includes the following
92 two types:

- 93 – **Fixed Message Electronic Sign.** Not an animated sign.
- 94 – **Computer Controlled Variable Message Electronic Signs.** Signs with
- 95 informational content that can be changed or altered by means of computer driven
- 96 electronic impulses. Minimum delay shall be set at two (2) seconds.
- 97 **Sign, electrical.** A sign or sign structure in which electrical wiring, connections, or fixtures are
- 98 used.
- 99 **Sign, electric awning.** An internally illuminated fixed space-frame structure with translucent,
- 100 flexible, reinforced covering designed in awning form and with graphics of copy applied to the
- 101 visible surface of the awning.
- 102 **Sign, flashing.** (See “Sign, Animated, Electrically Energized”).
- 103 **Sign, freestanding.** Any sign supported by structures or supports that are placed on, or anchored
- 104 in, the ground and, independent from any building or other structure.
- 105 **Sign, incidental.** A sign that has a purpose other than the use of the lot where it is located.
- 106 Examples include “no parking,” “entrance,” loading only,” “telephone.” **Note:** A sign with a
- 107 commercial message legible from a off the lot on where the sign is located will not be considered incidental.
- 108 **Sign, illuminated.** A sign with an artificial light source incorporated internally or externally for
- 109 the purpose of illuminating the sign.
- 110 **Sign, marquee.** Any sign attached to or made a part of a marquee.
- 111 **Sign, nonconforming.** Any sign that does not meet the requirements of this ordinance.
- 112 **Sign, political.** A temporary sign used in connection with a local, state, or national election or
- 113 referendum.
- 114 **Sign, portable.** Any sign:
- 115 • Not permanently attached to the ground or other permanent structure; or
- 116 • Designed to be transported. This includes, but not limited to:
- 117 – Signs designed to be transported by wheels (Reader Boards);
- 118 – Signs converted to A- or T-Frames;
- 119 – Menu and sandwich board signs;
- 120 – Balloons used as signs;
- 121 – Umbrellas used for advertising; and
- 122 – Signs attached to or painted on vehicles parked and visible from the public right-of-
- 123 way. This does not include vehicles used in the normal day-to-day operations of the
- 124 business.
- 125 **Sign, projecting.** Any sign attached to a building or wall where its leading edge extends more
- 126 than 6 inches beyond the building or wall surface.
- 127 **Sign, residential.** Any sign:
- 128 • Located in a district zoned for residential uses; and
- 129 • Doesn’t contain a commercial message except for advertising for goods or services
- 130 legally offered on the premises where the sign is located; and
- 131 • The sign conforms to requirements of Title 18B - Zoning.
- 132 **Sign, roof.** Any sign:
- 133 • Erected and constructed wholly on and over the roof of a building;
- 134 • Supported by the roof structure; and
- 135 • That extends vertically above the highest portion of the roof.
- 136 **Sign, roof, integral.** Any sign erected or constructed as an integral or essentially integral part of
- 137 a normal roof structure where no part of the sign is:
- 138 • Extending vertically above the highest portion of the roof; and

- 139 • Separated from the rest of the roof by more than 6 inches.
- 140 **Sign, snipe.** A temporary sign or poster affixed to a tree, fence, telephone pole, public bench,
- 141 streetlight, public property, or public right-of-way, except government signs.
- 142 **Sign, time and temperature.** Any sign that displays the current time and temperature.
- 143 **Sign, suspended.** A sign that is:
 - 144 • Suspended from the underside of a horizontal plane surface; and
 - 145 • Support by that surface.
- 146 **Sign, temporary.** Any sign used for 10 days or less, is not permanently mounted, and contains
- 147 no commercial message except as allowed in Section 18B.30.130E.
- 148 **Sign, wall.** Any sign that is:
 - 149 • Displaying only one sign surface; and
 - 150 • Supported by a wall or building where it is:
 - 151 – Attached 6 inches away from and parallel to a wall;
 - 152 – Painted on the wall surface; or
 - 153 – Erected and confined within the limits of an outside wall of any building or structure.
- 154 **Sign, window.** Any sign, pictures, symbol, or combination of these that is:
 - 155 • Designed to communicate information about the activity, business, commodity, event,
 - 156 sale, or service;
 - 157 • Placed inside a window or on the windowpanes or glass; and
 - 158 • Visible from the exterior of the window.
- 159 **Streets.** See TMC 18.20.220 Street definition.
- 160 **Street frontage.** See TMC 18.20.090 Frontage definition.

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- 162 B. **Purpose.** This sign ordinance is adopted under the zoning authority of the City in
- 163 furtherance of the more general purposes set forth in Title 18B.10.010. The purposes of
- 164 this Section are to:
- 165 1. Encourage the effective use of signs as a means of communication in the city;
 - 166 2. Maintain and enhance the aesthetic environment and the City of Tenino’s ability to
 - 167 attract sources of economic development and growth;
 - 168 3. Improve pedestrian and traffic safety;
 - 169 4. Minimize the possible adverse effect of signs on nearby public and private property;
 - 170 and
 - 171 5. Allow for fair and consistent enforcement of these sign restrictions.
- 172 C. **Scope and Effect.** The Section applies to erecting, placing, establishing, painting,
- 173 creating, or maintaining a sign in the City of Tenino. The effect of this Section is to:
- 174 1. Establish a permit system to allow a variety of types of signs in commercial and
 - 175 industrial zones, and a limited variety of signs in other zones, subject to the standards
 - 176 and permit procedures of this Section.
 - 177 2. Signs are allowed without a permit that are:
 - 178 a. Small;
 - 179 b. Unobtrusive;
 - 180 c. Incidental to the principal use of the respective lot where they are located; and
 - 181 d. In compliance with the substantive requirements of this Section.
 - 182 3. Provide for temporary signs without commercial messages in limited circumstances
 - 183 in the public right-of-way;
 - 184 4. Prohibit all signs not expressly permitted by this Section; and

- 185 5. Provide for the enforcement of the provisions of this Section.
- 186 D. **Prohibited Signs.** The following types of signs are prohibited in all zones:
- 187 1. Abandoned signs;
- 188 2. Search lights (except by Temporary Use Permit for a once per year event);
- 189 3. Pennants, festoons, balloons, and inflatable advertising devices (except as allowed in
- 190 Section 18B.30.110(D);
- 191 4. Signs imitating or resembling official traffic or government signs or signals;
- 192 5. Snipe signs;
- 193 6. Signs placed on vehicles or trailers which are parked or located for the primary
- 194 purpose of displaying said sign (this does not apply to allowed portable signs or to
- 195 signs or lettering on buses, taxis, or vehicles operating during the normal course of
- 196 business and excludes signs to advertise the sale of said vehicle);
- 197 7. Roof signs;
- 198 8. Flashing signs;
- 199 9. Illusionary movement signs;
- 200 10. Any sign or advertising structure or supporting structure that is torn, damaged,
- 201 defaced, or destroyed (see 18.30.130(O) – Maintenance);
- 202 11. Illuminated business signs in residential zones;
- 203 12. Illuminated temporary signs;
- 204 13. Signs not permitted under this regulation; and
- 205 14. Not meeting the requirements of this regulation without a variance.
- 206 E. **Signs Not Requiring Permits or Exempt from this regulation.** The following types of
- 207 signs are exempted from permit requirements but must be in conformance with all other
- 208 requirements of this Chapter:
- 209 1. Construction signs of thirty-two (32) square feet or less and are removed within 10
- 210 days of project completion;
- 211 2. On-site directional/informational signs of two square feet or less in sign area;
- 212 3. Signs on private property that are:
- 213 a. Less than 16 square feet in size; and
- 214 b. Not installed more than 10 days in any 30 day period.
- 215 4. Seasonal or special events decorations;
- 216 5. Works of art that do not include a commercial message;
- 217 6. Nameplates of two (2) square feet or less in sign area, which are fastened directly to
- 218 the building or structure;
- 219 7. Political signs not to exceed sixteen (16) square feet in sign area;
- 220 8. Any public notice or warning sign required by a valid and applicable federal, state, or
- 221 local law, regulation, or ordinance;
- 222 9. Real estate signs not to exceed sixteen (16) square feet in sign area and are removed
- 223 within 10 days of final closing;
- 224 10. Holiday lights and decorations when:
- 225 a. There is no commercial message; and
- 226 b. They are displayed only between November 15 and January 15.
- 227 11. Window signs;
- 228 12. Canopies that do not contain a commercial message and are used no more than 10
- 229 days per year;
- 230 13. Incidental signs;

- 231 14. Any sign not legible from more than 3 feet beyond the lot line of the lot or parcel
232 where the sign is located;
- 233 15. Address identification signs with numbers and/or letters no greater than ten inches in
234 height, and/or conforming to Fire Department regulations;
- 235 16. Historical plaques on sites designated by a governmental agency; and
236 17. Government signs.
- 237 **F. Abandoned & Obsolete Signs.**
- 238 1. Legal conforming structural supports for obsolete signs may remain if installed with a
239 blank sign face and supporting structures are maintained.
- 240 2. Signs abandoned for thirty (30) days without the installation of a blank sign face
241 and/or non-maintained supporting structures become illegal. The City shall notify the
242 sign owner and allow thirty (30) days to bring the sign into compliance or remove the
243 sign and its support structure.
- 244 **G. Lighting.** All lighting shall be in accordance to the current edition of the National
245 Electrical Code. Unless otherwise prohibited by this Chapter, all signs may be
246 illuminated by one of the following methods:
- 247 1. Internal lighting;
- 248 2. External direct lighting and shall be downward pointing when possible; and
249 3. Neon:
- 250 a. Signs containing neon lettering and graphics shall be limited to the same size and
251 height limitation as other commercial signs in that zone
- 252 b. Neon may be used to outline a sign or as a graphic within a sign. Lettering height
253 shall be limited by the ability of the lettering to be contained within the sign's size
254 constraints.
- 255 c. Flashing or animated neon signs are not allowed;
- 256 d. Neon allowed in Commercial / Industrial Zones.
- 257 **H. Changeable Copy.** Unless otherwise specified by this Chapter, any sign herein allowed
258 may use manual, automatic, electrical, or mechanical activated changeable copy. No
259 permit is required to change copy on a legally permitted sign.
- 260 **I. Signs Allowed on Private Property With/Without Permits.**
- 261 1. The following signs are permitted without permits:
- 262 a. Building markers;
- 263 b. Identification signs; and
- 264 c. Flags. Note: Any pole over 8 feet in height must obtain a building permit.
- 265 2. Signs are allowed on private property in accordance with Table 18.30-5 below:
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277 **Table 18B.30-5 Permitted Signs by Type and Zoning District**

Sign Type	All Residential	Institutional Uses Permitted in Residential Zones	Mixed Use	All Commercial	Professional Office Overlay/Industrial	Public/Semi-Public
Banner				P	P	P
Canopy				P	P	P
Incidental		A	A	A	A	A
Integral Roof				P		
Freestanding		P	P	P	P	P
Marquee				P	P	P
Other		P	P	P	P	P
Portable				P		P
Projecting				P	P	P
Residential	A		A			
Suspended		P		P	A	
Temporary				P		P
Wall		P	P	P	P	P
Window				P	P	
Blank Cell = Not Allowed		A = Allowed w/o Permit		P = Permit Required		

278 **Note:** Column labeled "Institutional Uses Permitted in Residential Zones" applies to institutional
 279 uses as defined in TMC 18B.20.050 through 18B.20.110. Uses may include, but are not limited to,
 280 Group Homes, Hospice Care Center, Nursing Home, Assisted Living Facilities, Daycare Facilities,
 281 Religious Assembly uses, Funeral Homes, and Cemeteries.

- 282
- 283 3. If the letter "P" appears for a sign type in a column, the sign is allowed only with
 284 prior permit approval in the zoning districts represented by that column. Special
 285 conditions may apply in some cases.
- 286 4. If the letter "A" appears for a sign type in a column, the sign is allowed without the
 287 need to obtain permit approval in the zoning districts represented by that column.
- 288 5. If cell is "Blank", the sign is not allowed under any circumstances in the zoning
 289 districts represented by that column.
- 290 6. Signs permitted in Residential Zones are permitted on the same terms as a temporary
 291 sign, in accordance with this ordinance.
- 292 7. Signs in Institutional Uses.
- 293 8. A permit must be obtained for any sign not exempt from this Section.

294 **K. Sign Permits.**

- 295 1. If a sign requiring a permit under the provision of this Section is placed, constructed,
 296 erected, or modified on a lot, the lot owner must secure a sign permit prior to the
 297 construction, placement, erection, or modification of the sign in accordance with the
 298 requirements of TMC 18B.30.130L.
- 299 2. The property owner must maintain a sign permit for all non-exempt signs.
- 300 3. No signs will be erected in the public right-of-way except in accordance with TMC
 301 18B.30.130(D) and the permit requirements of TMC 18B.30.130(T).
- 302 4. No sign permit of any kind will be issued for an existing or proposed sign unless the
 303 proposed sign meets the requirements of this Section.

- 304 L. **General Permit Procedures.** The following will govern the application for, and
305 issuance of, all sign permits under this regulation.
- 306 1. **Applications.** All applications for sign permits of any kind must be submitted to the
307 City in accordance with the application requirements specified by the Director.
- 308 2. **Fees.** Each application for a sign permit will be accompanied by applicable fees
309 established by the most currently adopted fee schedule.
- 310 3. **Permit Action.** The Designee will either issue a permit, request additional
311 information, or request application modification to meet requirements of this Section.
- 312 4. **Sign Permit Process.** The owner of a lot containing signs requiring a permit under
313 this Section must maintain a valid sign permit for those signs.
- 314 a. **Initial Sign Permit.** An initial sign permit will be automatically issued by the
315 City covering the period from the date of the final inspection of the sign
316 installation, construction, or modification through the last day of that calendar
317 year.
- 318 a. **Subsequent Sign Permits.** Sign permits will be issued for 12-months as part of
319 the regular business license renewal. Except as provided in this Section, sign
320 permits will be renewable annually upon submission of a renewal application
321 form and any applicable fees.
- 322 b. **Renewals.** Renewal applications must contain either:
- 323 a. A representation by the applicant that no change in signage, on the property
324 and/or under the permit, has been made; or
- 325 b. Dimensions, drawings, and photos of any change.
- 326 c. **Lapse of Sign Permit.** A continuing sign permit will lapse automatically if:
- 327 a. It is not renewed;
- 328 b. The business license for the premises lapses, is revoked, or is not renewed; or
- 329 c. The business activity on the premises is discontinued for a period of 180-days
330 or more and is not renewed within 30-days of a notice from the City to the last
331 permittee, sent to the premises, that the sign permit will lapse if the activity is
332 not renewed.
- 333 d. **Assignment of Sign Permits.** A current and valid sign permit is freely assignable
334 to a successor as owner of the property or holder of a business license for the
335 same premises. The assignment must be accomplished by filing for a business
336 license and will not require approval.
- 337 M. **Permits to Construct or Modify Signs.** Signs identified as “A” or “P” on Table
338 18B.30-7 must be erected, installed, or created only in accordance with a valid sign
339 construction permit. These permits will be issued only in accordance with the following
340 requirements and procedures:
- 341 1. **Permit for New Sign or for Sign Modification.** An application for construction,
342 creation, or installation of a new sign or for modification of an existing sign must be
343 accompanied by detailed drawings to show the dimensions, design, structure, and
344 location of each particular sign. One application and permit may include multiple
345 signs on the same lot.
- 346 2. **Inspection.** If construction is complete and in full compliance with this Section and
347 the building and electrical codes, the sign(s) will be permitted by the City.

- 348 N. **Construction Specifications.** Every sign, and all parts, portions and materials shall be
349 manufactured, assembled, and erected in compliance with all applicable State, Federal,
350 and City regulations and codes.
- 351 O. **Sign Design by Type.**
- 352 1. **Residential Signs:**
- 353 a. No commercial message other than a commercial message drawing attention to a
354 legally established business is allowed on residential business signs.
- 355 b. No direct light or significant glare from the sign will be cast onto any adjacent lot.
- 356 c. Lights shall also be downward shielded.
- 357 2. **Portable Signs.** Portable signs may be permitted on the same terms as a temporary
358 sign (10 days), in accordance with the requirements of this Section and may be
359 freestanding. “A” boards / Sandwich boards shall be placed in the furniture zone of
360 the sidewalk, which is the area as near to the curb as possible and out of the sidewalk
361 pedestrian zone.
- 362 3. **Building Markers.** Building markers may include only the building name, date of
363 construction, or historical site data and must be cut or etched into masonry, bronze, or
364 similar material.
- 365 4. **Identification Signs.** Only an address and the name of the occupant are allowed on
366 identification signs.
- 367 5. **Incidental Signs.**
- 368 a. Only an address and the name of the occupant are allowed on incidental signs in
369 any Mixed Use or Institutional Uses Permitted in Residential Zones.
- 370 b. No commercial message of any kind is allowed on incidental signs in any Mixed
371 Use or Institutional Uses permitted in Residential Zones.
- 372 c. No commercial message of any kind is allowed on incidental signs if the message
373 is legible from any location off the lot on which the sign is located.
- 374 6. **Marquees, Suspended, or Projecting Signs.** If a marquee, suspended or projecting
375 sign are suspended or project above a public right-of-way, the issuance and
376 continuation of a sign permit will be conditioned on the sign owner obtaining and
377 maintaining liability insurance of at least \$1,000,000 per occurrence per sign.
- 378 P. **Sign Construction and Maintenance.** All signs must be designed, constructed, and
379 maintained in accordance with the following standards:
- 380 1. All signs must comply with applicable provisions of adopted Building and electrical
381 codes of the city at all times;
- 382 2. All signs must be constructed of permanent materials and must be permanently
383 attached to the ground, a building, or other structure by direct attachment to a rigid
384 wall, frame, or structure. Banners, flags, pennants, political signs, temporary signs,
385 and certain window signs, conforming in all respects with the requirements of this
386 ordinance, are exempt from this requirement;
- 387 3. All signs must be maintained in good structural condition, in compliance with all
388 building and electrical codes, and in conformance with this code, at all times.
- 389 Q. **Sign Area and Height.** The following requirements apply when determining sign area
390 and sign height.
- 391 1. **Area of Individual Signs.** See definition, *Sign Area of*.

- 392 2. **Sign Height.** The height of a sign is determined as the distance from the base of the
 393 sign at normal grade to the top of the highest attached component of the sign. Normal
 394 grade is the lower of:
 395 a. The existing grade prior to construction; or
 396 b. The newly established grade after construction, exclusive of any filling, berming,
 397 mounding, or excavating solely for locating the sign.
 398 c. When the normal grade cannot reasonably be determined, sign height must be
 399 computed by assuming the elevation of the normal grade at the base of the sign is
 400 equal to the elevation of the nearest point of the crown of a public street or the
 401 grade of the land at the principal entrance to the principal structure on the lot,
 402 whichever is lower.

403 **R. Maximum Total Sign Area for a Lot.** Lots fronting on two or more streets are allowed
 404 the permitted sign area for each street frontage. However, the total sign area that faces a
 405 particular street cannot exceed the portion of the lot’s total sign allocation on that street.
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407 Use Table 18.30-6 to determine the maximum total sign area in any zone. The maximum total area of all signs on a
 408 lot, except incidental, building markers, identification signs, and flags shall not exceed the lesser of the following:
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410 **Table 18B.30-6 Sign Proportions for a Lot**

If property is zoned:	Then the total signage can't be larger than the assigned values:		
	Total square feet of all signs on lot	% of area of ground floor of principal building	Square feet of any one sign per linear foot of street frontage
Residential (SF-ES, SF, SF-D)	8	N/A	N/A
Multi-Family	200	N/A	0.5
Institutional Uses Permitted in Residential Zones	100	N/A	0.5
Mixed Use	200	N/A	0.5
Commercial 1 (not in a historic preservation or historic character overlay zone)	800	10%	6
Commercial – Historic Preservation	400	6%	2
Commercial – Historic Character Overlay	400	6%	3
Commercial 2	800	10%	4
Professional Office Overlay	600	8%	1
Industrial	400	6%	N/A
Public/ Semi-Public	400	6%	N/A

411 **Note:** Column labeled “Institutional Uses Permitted in Residential Zones” applies to institutional
 412 uses as defined in TMC 18B.20.050 through 18B.20.110. Uses may include, but are not limited to,
 413 Group Homes, Hospice Care Center, Nursing Home, Assisted Living Facilities, Daycare Facilities,
 414 Religious Assembly uses, Funeral Homes, and Cemeteries.
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416 **S. Number, Dimensions, and Location of Signs.**

417 **1. Number and Location:**

- 418 a. Signs must be located to allow a clear view at every intersection between heights
 419 of three feet and 10 feet in a triangle formed by the corner and points on the curb
 420 30 feet from the intersection or entranceway.

- 421 b. Lots fronting on two or more streets are allowed the permitted signage for each
 422 street frontage, but signage cannot be accumulated and used on one street in
 423 excess of that allowed for lots with only one street frontage.
 424 c. The maximum sign height is 12 feet, and minimum setback is five feet for the
 425 Commercial –Historic Preservation (HP) zone. However, in no case will the
 426 actual sign height exceed the actual sign setback from any adjacent lot that is
 427 zoned and used for residential purposes. For example, if the sign is set back
 428 seven feet from a lot, it may be no more than seven feet high.
 429 d. The maximum sign height is 24 feet, and minimum setback is five feet for the
 430 Commercial 1 (not in HP or HCO) zone. However, in no case will the actual sign
 431 height exceed the actual sign setback from any adjacent lot that is zoned and used
 432 for residential purposes.
 433 e. Signs must not exceed any applicable maximum numbers or dimensions, or
 434 encroach on any applicable minimum clearance shown in these tables.
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Table 18B.30-7 Number and Location of Individual Signs by Zone District

SIGN TYPE	Number Allowed	Maximum Sign Area	Vertical Clearance From Sidewalk Private Drive or Parking	Vertical Clearance From Public Street
FREESTANDING				
Residential, Other and Incidental	See Table 18B.30-8	See Table 18B.30-8	NA	NA
BUILDING				
Banner	NA	NA	9 ft	12 ft
Building Marker	1 per bldg	4 sq ft	NA	NA
Canopy	1 per bldg	25% of vertical surface of canopy	9 ft	12 ft
Identification	1 per bldg	NA	NA	NA
Incidental	NA	NA	NA	NA
Marquee	1 per bldg	NA	9 ft	12 ft
Projecting	1 per bldg	40 sq ft	9 ft	12 ft
Roof, Integral	2 per principle bldg	NA	NA	NA
Suspended	1 per entrance	NA	9ft	NA
Wall	NA	NA	NA	NA
Window	NA	25% of total window area	NA	NA
Flag	NA	60 sq ft	9 ft	12 ft
Portable	1 where allowed	20 sq ft per side	NA	NA

437 **Note:** Column labeled "Institutional Uses Permitted in Residential Zones" applies to institutional uses as defined in
 438 TMC 18B.20.050 through 18B.20.110. Uses may include, but are not limited to, Group Homes, Hospice Care Center,
 439 Nursing Home, Assisted Living Facilities, Daycare Facilities, Religious Assembly uses, Funeral Homes, and
 440 Cemeteries.
 441

- 442 2. **Dimensions.** Individual signs must not exceed the applicable maximum number
 443 dimensions or setbacks shown on this table and on Table 18B.30-8
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Table 18B.30-8 Dimensions of Individual Signs by Zone District

Sign Type	All Residential	All Multi-Family	Institutional Uses Permitted in Residential Zones	Mixed Use	Commercial 1 (not in HP or HCO)	Commercial - Historic Preservation (HP)	Historic Character Overlay (HCO)	Commercial 2 Office/Business Park Zone/Overlay	Industrial	Public/Semi-Public	
FREESTANDING											
Area (sq ft)	6	6	40	12	60	40	40	60	80	80	40
Height (feet)	5	5	10	5	24	12	12	12	12	12	12
Setback (feet)	2	2	5	2	2	2	2	5	5	10	2
Number Permitted											
Per Lot	1	1	NA	1	NA	NA	NA	NA	NA	NA	NA
Per Feet of Street Frontage	NA	NA	NA	1/200	1/100	1/100	1/100	1/200	1/200	1/200	1/400
BUILDING											
Area (max sq ft)	2	2	10	2	NA	NA	NA	NA	NA	NA	NA
Wall Area (in % ¹)	NA	NA	NA	NA	10%	10%	10%	20%	10%	5%	5%

Note: Column labeled "Institutional Uses Permitted in Residential Zones" applies to institutional uses as defined in TMC 18B.20.050 through 18B.20.110. Uses may include, but are not limited to, Group Homes, Hospice Care Center, Nursing Home, Assisted Living Facilities, Daycare Facilities, Religious Assembly uses, Funeral Homes, and Cemeteries.

T. Signs in the Public Right-of-Way. No signs will be allowed in the public right-of-way, except:

1. **Permanent Signs.** The following permanent signs may be allowed in the public right-of-way.
 - a. Public signs erected by or on behalf of a governmental body to post legal notices, identify public property, convey public information, and direct or regulate pedestrian or vehicular traffic;
 - b. Bus stop signs erected by a public transit company;
 - c. Informational signs of a public utility regarding its poles, lines, pipes, or facilities; and
 - d. Awning, projecting, and suspended signs projecting over a public right-of-way meeting the requirements of Table 18B.30-7.
2. **Temporary Signs.** A permit may be issued, in accordance TMC 18B.30.130(H)(3), for temporary signs when the sign:
 - a. Contains no commercial message; and
 - b. The area is no more than two square feet; or
 - c. Portable signs that provide no less than 4-feet in width of open sidewalk area and are completely within the furniture zone of the sidewalk, which abuts the curb.
3. **Emergency Signs.** Emergency warning signs may be allowed in the public right-of-way when they are erected by:
 - a. A government agency;
 - b. A public utility company; or

¹ The percentage figure means the percentage of the area of the wall where the sign located or where the sign is most nearly parallel.

- 479 c. A contractor doing authorized or permitted work.
- 480 4. **Political Campaign Signs.** Political signs may be allowed when they:
- 481 a. Do not exceed sixteen square feet in sign area;
- 482 b. Do not obstruct designated traffic areas;
- 483 c. Do not create a sight distance hazard in the required clear-vision area; and
- 484 d. Are erected for no more than 10-days after an election.
- 485 5. **Other Signs.** Any sign installed or placed on public property, except in conformance
- 486 with the requirements of this Section, will be forfeited to the public and subject to
- 487 confiscation. In addition to other remedies in TMC 18B.30.130 (M), the City will
- 488 have the right to recover from the owner or person placing the sign the full costs of
- 489 removal and disposal of the sign.
- 490 U. **Effective Date.** Unless stated otherwise in TMC 18B.30.130(C), when a sign exists not
- 491 in conformance with these requirements, or when there is no current and valid sign
- 492 permit, the property owner will be obligated apply for a sign permit or remove the sign.
- 493 A nonconforming sign shall apply for a nonconforming sign permit under the provisions
- 494 of Section 18B.30.130(X).
- 495 V. **Signs Existing on the Effective Date.** For any sign existing in the City after the
- 496 adoption of this Section, an application for a sign permit must be submitted to the City at
- 497 the next business license renewal application. For any sign on property annexed at a later
- 498 date, applications for sign permits must be submitted within six-months of the effective
- 499 date of the annexation or within such period as may be established in an annexation
- 500 agreement between the City and the landowner. Signs that are the subject of applications
- 501 received after the applicable date set forth in this Section are subject to all of the terms
- 502 and conditions of this ordinance.
- 503 W. **Applications.** Permit applications for existing signs submitted before the adoption of this
- 504 Section are exempt from the initial fees. Signs will not be exempt from permit renewal
- 505 and subsequent fees.
- 506 X. **Nonconforming Existing Signs, Permits and Terms.** Signs will be issued a
- 507 Nonconforming Sign Permit when:
- 508 1. An application is filed in accordance with TMC 18B.30.130 (K)(1);
- 509 2. The sign would be permitted under this Section only with a nonconforming sign
- 510 permit;
- 511 3. The sign was in existence on the day this Section was adopted or on a later date when
- 512 the property is annexed to the City; and
- 513 4. The sign was constructed in accordance with the ordinances and other applicable laws
- 514 in effect on the date of its construction, but it does not meet these requirements
- 515 because of its size, height, location, design, or construction.
- 516 5. Such permit will allow the sign(s) subject to permits made nonconforming by the
- 517 adoption of this Section to remain in place until the sign is replaced or the cost of
- 518 maintenance for the sign exceeds 50% of its value. The degree or extent of the
- 519 nonconformity shall not be increased.
- 520 6. Any nonconforming sign will either be eliminated or made to conform to
- 521 requirements of this Section when any proposed change, repair, or maintenance
- 522 would constitute an expense of more than 50 percent of the lesser of the original
- 523 value, or replacement value of the sign.

524 7. This Section does not apply to changing information on the face of an existing
525 nonconforming sign.

526 **Y. Variances.**

- 527 1. Any person may apply to the Designee for a variance from the requirements of this
528 chapter. The sign variance shall be processed pursuant to Chapter 18.50.080(C)
529 Administrative Variances and shall also base the findings and conclusions on the
530 following criteria:
- 531 a. The variance does not conflict with the purpose and intent of the sign regulations.
 - 532 b. The variance shall not constitute a grant of special privilege inconsistent with the
533 limitation upon signage of other properties that have had to conform to the
534 provisions of this Chapter.
 - 535 c. There are exceptional or extraordinary circumstances or conditions applicable to
536 the property involved, or to the intended use of the property, that are not
537 contemplated or provided for by this chapter.
 - 538 d. The granting of such variance will not be materially detrimental to the public
539 welfare or injurious to the property or improvements in the vicinity and zone in
540 which the subject property is situated.
 - 541 e. Alternative signage concepts that comply with the provision to which the variance
542 is requested have been evaluated, and an undue hardship would result if the strict
543 adherence to the provision were required.
- 544 2. Conditions may be imposed upon the application as deemed necessary by the
545 Designee. No variance may be granted that would increase the number of signs
546 allowed by this Chapter or allow a type of sign that is prohibited by this Section. The
547 fee for an Administrative variance is based on the adopted fee schedule.

548 **Z. Enforcement.** The provisions of TMC Section 18.30.130 Enforcement.

- 549 1. **Lapse of Nonconforming Sign Permit.** A Nonconforming Sign Permit will lapse
550 and become void under the same process as any other sign permit that may lapse and
551 become void.
- 552 2. **Sign Removal Required.** A sign that was constructed, painted, installed, or
553 maintained in conformance with a permit under this ordinance will be required to be
554 removed within 30 days notice from the City when:
- 555 a. The permit has lapsed or has not been renewed; or
 - 556 b. The time allowed for the continuance of a nonconforming sign has expired.
- 557 3. **Violations.** The following are violations of this Section:
- 558 a. To install, create, erect, or maintain any sign:
 - 559 1) Without a permit, if required; or
 - 560 2) In a way that is inconsistent with any permit governing the sign or lot where
561 the sign is located.
 - 562 b. To fail to remove any sign that:
 - 563 1) Is installed, created, erected, or maintained in violation of this regulation; or
 - 564 2) Has a lapsed permit.
 - 565 c. Each day of continued violation will be considered a separate violation for each
566 sign installed, created, erected, or maintained when applying penalty portions of
567 this regulation.