



ORDINANCE NO. 28476

1 AN ORDINANCE relating to the regulation of signs; amending Chapter 13.06 of the
2 Tacoma Municipal Code relating to billboards, creating a billboard exchange
3 program, allowing installation of new billboard faces in exchange for
4 removing billboard faces, and modifying development standards concerning
5 design, location, landscaping, dispersal, lighting, buffering, height, and
alterations of billboards; adopting permit requirements to establish
maximum permissible billboard heights; and, providing for severability.

6 WHEREAS the City Council finds that it would be in the best interest of the
7 public health, safety and welfare to adopt the amendments to Chapter 13.06 of the
8 Tacoma Municipal Code as set forth herein; Now, Therefore,

9 BE IT ORDAINED BY THE CITY OF TACOMA:

10 Section 1. The Section 13.06.521 of the Tacoma Municipal Code is
11 hereby amended to read as set forth in the attached Exhibit "A".
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13 Section 2. That Section 13.06.522 of the Tacoma Municipal Code is
14 hereby amended to read as set forth in the attached Exhibit "B".

15 Section 3. That Sections 13.06.700.B and 13.06.700.S of the Tacoma
16 Municipal Code are hereby amended to read as set forth in the attached
17 Exhibit "C".
18

19 Section 4. That the following permit requirements related to the
20 establishment of the maximum permissible height of freestanding billboards are
21 hereby adopted:

22 Freestanding Billboard Heights Established.

23
24 A. Purpose and Intent. Certain freestanding billboard signs erected prior to
25 January 1, 2000, may have been in excess of the applicable height limits in the
26 City Code applicable at the time of erection. The intent of this section is to



1 authorize issuance of a permit for such signs setting the currently existing height
2 as the maximum permissible height at the time of erection. Except as to height,
3 such permit shall not otherwise make such sign a legal conforming or
4 nonconforming structure.

5 B. Application. An owner, or an authorized representative of an owner, of a
6 freestanding billboard sign erected prior to January 1, 2000, may apply for a permit
7 to establish the lawful permitted height of the freestanding billboard sign. The
8 permit application shall include the following information:

9 1. Name and Address. The name of the owner, and owner
10 representative if different than the owner, and mailing address at which the owner
11 and owner's representative may receive any notices from the City.

12 2. Billboard Sign Location. The location of the billboard sign, including
13 assessor's tax parcel number, together with a plan view exhibit depicting the
14 location and orientation of the billboard sign on the property upon which the sign is
15 located and adjacent rights of way, together with an unadulterated image(s) of the
16 existing billboard structure and faces.

17 3. Certified Statement. A statement from the owner, or owner's
18 representative, certifying under oath that the freestanding billboard sign was
19 constructed or erected at the identified location prior to January 1, 2000.

20 4. Survey. A signed and dated written statement or spreadsheet
21 prepared in accordance with professional survey standards by, and under the seal
22 of, an independent surveyor licensed by the state of Washington, representing the
23 height of the freestanding billboard sign. The height of the freestanding billboard
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1 sign shall be stated based upon the vertical distance measured from the adjacent
2 grade at the base of the sign to the highest point of the sign structure; provided,
3 however, the grade of the ground may not be built up in order to allow the sign to
4 be higher.

5 C. Time Period for Application. All such applications must be complete and
6 submitted to the Director, or designee, of the Planning and Development Services
7 Department during regular business hours before June 30, 2019. The City will not
8 consider any applications filed after this date.

9 D. Issuance of Permit. The City shall have 90 days following submittal of
10 the completed application to issue or deny the permit. The permit shall be issued
11 unless the application is (i) incomplete, or (ii) the City determines that the billboard
12 sign was not erected prior to January 1, 2000, or (iii) the height represented in the
13 application is inaccurate, or (iv) the application included false or fraudulent
14 information.
15

16 E. Effect of Permit. The permit shall, upon approval and issuance, have the
17 effect of establishing the height represented in the certified statement as the lawful
18 permitted height applicable to the freestanding billboard sign at the time of its
19 erection.
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21 Section 5. Severability. Should any section, paragraph, sentence, clause
22 or phrase of this Ordinance, or its application to any person or circumstance, be
23 declared unconstitutional or otherwise invalid for any reason, or should any portion
24 of this Ordinance be pre-empted by state or federal law or regulation, such
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1 decision or pre-emption shall not affect the validity of the remaining portions of this
2 Ordinance or its application to other persons or circumstances.

3 Passed _____
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5 _____
6 Mayor

7 Attest:
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9 _____
10 City Clerk

11 Approved as to form:
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13 _____
14 Chief Deputy City Attorney
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EXHIBIT “A”

Chapter 13.06 Zoning

* * *

13.06.521 General sign regulations.

A. Administration.

1. Director. The Director shall interpret, administer, and enforce the sign code in accordance with Chapter 13.05.
2. Building Official. The Building Official shall issue all permits for the construction, alteration, and erection of signs in accordance with the provisions of this section and related chapters and titles of the Tacoma Municipal Code (see Chapter 2.05). In addition, all signs, where appropriate, shall conform to the current Washington State Energy Code (see Chapter 2.10), National Electrical Code, and the National Electrical Safety Code. Exceptions to these regulations may be contained in the Tacoma Landmarks Special Review District regulations, Chapters 1.42 and 13.07.
3. Applicability. All new permanent signs, painted wall signs, and temporary off-premises advertising signs require permits. Permits require full conformance with all City codes, particularly Titles 2 and 13. Signs not visible from a public right-of-way or adjacent property are not regulated herein, but may require permits pursuant to the provision of Title 2.
4. In addition to and notwithstanding the provisions of this section, all signs shall comply with all other applicable regulations and authorities, including, but not limited to, Chapter 47.42 RCW – Highway Advertising Control Act – Scenic Vistas Act and Chapter 468-66 WAC – Highway Advertising Control Act.
5. Substitution Clause. Any sign allowed under this Code may contain, in lieu of any other message or copy, any lawful noncommercial message or copy.

B. Exempt signs. The following signs shall be exempt from all requirements of this section and shall not require permits; however, this subsection is not to be construed as relieving the user of such signage from responsibility for its erection and maintenance, pursuant to Title 2 or any other law or ordinance relating to the same.

1. Changing of the advertising copy or message on a sign specifically designed for the use of replaceable copy.
2. Repainting, maintenance, and repair of existing signs or sign structures; provided, work is done on-site and no structural change is made.
3. Signs not visible from the public right-of-way and beyond the boundaries of the lot or parcel.
4. Incidental and warning signs.
5. Sculptures, fountains, mosaics, murals, and other works of art that do not incorporate business identification or commercial messages.
6. Signs installed and maintained on bus benches and/or shelters within City right-of-way, pursuant to a franchise authorized by the City Council.
7. Seasonal decorations for display on private property.
8. Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other incombustible material.
9. Signs of public service companies indicating danger and aid to service or safety.
10. Non-electric bulletin boards not exceeding 12 square feet in area for each public, charitable, or religious institution, when the same are located on the premises of said institutions.
11. Construction signs denoting a building which is under construction, structural alterations, or repair, which announce the character of the building enterprise or the purpose for which the building is intended, including names of architects, engineers, contractors, developers, financiers, and others; provided, the area of such sign shall not exceed 32 square feet.
12. Window sign.
13. Political signs, as set forth in Title 2.

14. Real estate signs, 12 square feet or less, located on the site. Condominiums or apartment complexes shall be permitted one real estate sign with up to 12 square feet per street frontage. Such sign(s) may be used as a directory sign that advertises more than one unit in the complex.

15. Off-premises open house or directional signs, subject to the following regulations:

a. The signs may be placed on private property or on the right-of-way adjacent to said private property, with the permission of the abutting property owner. The signs shall be displayed in such a manner as to not constitute a traffic hazard or impair or impede pedestrians, bicycles, or disabled persons. If either condition is not met, the abutting property owner or the City may remove the sign.

b. Signs shall not be fastened to any utility pole, street light, traffic control device, public structure, fence, tree, shrub, or regulatory municipal sign.

c. A maximum of three off-premises open house or directional signs will be permitted per single-family home. One additional open house or directional sign identifying the open house shall be permitted at the house being sold.

d. Signage shall not exceed four square feet in area per side (eight square feet total) and three feet in height. Off-premises open house or directional signs shall not be decorated with balloons, ribbons, or other decorative devices.

e. Signage shall only be in place between the hours of 11:00 a.m. and 6:00 p.m., when the seller of the product, or the seller's agent, is physically present at the location of the product.

f. Each off-premises open house or directional sign that is placed or posted shall bear the name and address of the person placing or posting the sign in print not smaller than 12 point font. The information identifying the name and address of the person placing or posting the sign is not required to be included within the content of the speakers' message, but may be placed on the underside of the sign or in any other such location.

g. New plats may have up to a maximum of eight plat directional signs for all new homes within the subdivision. New plat directional signs shall identify the plat and may provide directional information but shall not identify individual real estate brokers or agents. New plat directional signs shall be limited in size and manner of display to that allowed for off-premises open house or directional signs. Off-premises open house or directional signs shall not be permitted for new homes within new plats.

h. A maximum of three off-premises open house or directional signs shall be allowed per condominium or apartment complex.

16. Professional name plates two square feet or less.

17. Changing plex-style faces in existing cabinets; provided, work is done on-site without removing sign.

18. Temporary public event signs not exceeding 12 square feet, and temporary event banners, placed on publicly owned land or adjacent public right-of-way. Signs or banners shall be securely attached to the ground or a structure and must be removed after the event.

C. Prohibited signs. The following commercial signs are prohibited, except as may be otherwise provided by this chapter:

1. Signs or sign structures which, by coloring, wording, lighting, location, or design, resemble or conflict with a traffic control sign or device, or which make use of words, phrases, symbols, or characters in such a manner as to interfere with, mislead, or confuse persons traveling on the right-of-way or which, in any way, create a traffic hazard as determined by the City Engineer or his or her designee.

2. Signs which create a safety hazard by obstructing the clear view of pedestrians or vehicular traffic, or which obstruct a clear view of official signs or signals as determined by the City Engineer or his or her designee.

3. Signs, temporary or otherwise, which are affixed to a tree, rock, fence, lamppost, or bench; however, construction, directional, and incidental signs may be affixed to a fence or lamppost.

4. Any sign attached to a utility pole, excluding official signs as determined by Tacoma Public Utilities.

5. Signs on public property, except when authorized by the appropriate public agency.

6. Signs attached to or placed on any stationary vehicle or trailer so as to be visible from a public right-of-way for the purpose of providing advertisement of services or products or for the purpose of directing people to a business. This provision shall not apply to the identification of a firm or its principal products on operable vehicles operating in the normal course of business. Public transit buses and licensed taxis are exempt from this restriction.

7. Roof signs, except where incorporated into a building to provide an overall finished appearance.

8. All portable signs not securely attached to the ground or a building, including readerboards and A-frames on trailers, except those allowed by the regulations of the appropriate zoning district.

9. Abandoned or dilapidated signs.
10. Portable readerboard signs.
11. Inflatable signs and blimps.
12. Digital Billboards.
13. Off-premises signs, except pursuant to Section 13.06.521.L.

D. Special regulations by type of sign. In addition to the general requirements for all signs contained in this section, and the specific requirements for signs in each zone, there are special requirements for the following types of signs: Wall signs; Projecting signs; Freestanding signs; Electronic changing message center signs; Under-Canopy and Blade Signs; Canopy and awning signs; Temporary signs; Off-premises direction signs; and Billboards.

The special requirements for these signs are contained in subsections E through M of this section.

E. Wall Signs.¹ Special regulations governing wall signs are as follows:

1. A wall-mounted sign shall not extend above the wall to which attached or above the roofline.
2. A wall sign shall not extend more than 18 inches from the wall to which it is attached.
3. ~~No wall sign shall~~ Wall signs may not cover wholly, obscure or partially cause removal of any wall opening nor project beyond significant architectural features on the corner of the wall to which it is attached building, except as permitted by applicable law.
4. Where a wall sign extends over a public or private walkway, a vertical clearance of eight feet shall be maintained above such walkway.
5. For the purposes of this subsection, any building with an actual or false mansard roof may use such walls or roof for wall sign installation.
6. An architectural blade designed primarily for the placement of signs may be erected on top of a wall, parapet, roof, or building face and shall comply with all applicable height limitations. All supporting structure for such signs shall be completely enclosed.

~~7. Painted signs, on the building, shall be calculated with the allowed sign area for a business.~~

F. Projecting signs. Special regulations governing projecting signs are as follows (Note, for the purposes of this section, Blade Signs and Under Canopy Signs are not considered projecting signs and thus, are regulated under 13.06.521.I.)

1. No projecting sign shall extend nearer than two feet to the face of the nearest curb line, measured horizontally.
2. The maximum projection permitted for any one sign shall be six and one-half feet or two-thirds of the width of the sidewalk below the location of the projecting sign, whichever is less.
3. A projecting sign shall not rise above the roofline or the wall to which it is attached.
4. Minimum clearance. All projecting signs over the public right-of-way shall have a minimum clearance to the ground as follows:
 - a. Over alleys and driveways, 14-1/2 feet; provided, said projection is no more than 12 inches;
 - b. Over automobile parking lots and other similar areas where vehicles are moved or stored, 14-1/2 feet;
 - c. Over footpaths, sidewalks, and other spaces accessible to pedestrians, eight feet;

¹ Wall billboards are a category of wall signs and thus are subject to special regulations applicable to wall signs.

d. All parts of electric reflector lamps or other illuminating devices extending over the sidewalk space shall be at least ten feet above the sidewalk, and the projection horizontally over the sidewalk space may not be more than six and one-half feet, but no closer than two feet from the curb line.

5. No projecting sign shall be erected in such a position as to completely block visibility of another projecting sign already in place on either side.

6. All projecting signs shall be installed in such a manner that the support structure above a roof, building face, or wall shall be minimally visible.

7. Supporting framework for a projecting sign may rise 12 inches above a parapet; however, where there is a space between the edge of the sign and the building face, such framework must be enclosed.

G. Freestanding signs.² Special regulations governing freestanding signs are as follows:

1. No freestanding sign shall be located within 15 feet of a residentially-zoned district, and where the side of a commercially zoned property abuts the side of a residentially-zoned property the first 100 feet of the commercial frontage shall have a sign setback requirement of 15 feet.

2. Minimum clearance. All freestanding signs shall have a minimum clearance to the ground as follows:

a. Over parking lots and other similar areas where vehicles are moved or stored, 14-1/2 feet;

b. Over footpaths, sidewalks, and other spaces accessible to pedestrians, eight feet.

3. Signs shall be located upon the frontage for which the sign area is calculated.

4. No freestanding sign shall project over a public right-of-way, unless an adjacent structure or sign is built out to or over the property line that blocks visibility to a freestanding sign on the adjoining property; then, such freestanding sign may be located so that the sign structure is on private property and the sign cabinet may project over the right-of-way, subject to all the provisions regulating projecting signs which project over rights-of-way.

5. Signs placed on public property and/or right-of-way, abutting the business for which they identify, will require a Street Occupancy Permit. Sign regulations shall be determined by the zoning district of the abutting property.

H. Electronic changing message center signs. Electronic changing message center signs may either be attached to buildings or freestanding signs, and in addition to all other applicable sign regulations the following are special regulations governing electronic changing message center signs. When a conflict exists between these regulations and other regulations outlined throughout the sign code, the more restrictive shall apply:

1. Freestanding electronic changing message center signs cannot exceed 15 feet in height. Such signs located on sites defined as a Regional Public Convention & Entertainment Facility and super regional mall sites are exempt from this limitation.

2. One Digital Changing Message Center sign is allowed per site. The maximum allowed sign area for any electronic changing message center sign shall be limited to 75% of the area that would be allowed outright in the zoning district it is located in, or 30 square feet, whichever is less. Such signs located on sites defined as a regional public convention & entertainment facility and super regional mall sites are exempt from this limitation.

3. Electronic changing message center signs shall never flash, flicker, scroll, animate, depict movement or provide video. The frequency of picture/message change for an electronic changing message center sign shall not be less than 12 seconds per message.

4. The brightness of an electronic changing message center sign shall not exceed .3 foot candles over ambient light levels at any given time. Such signs shall be equipped with a sensor and automatic dimmer/light adjuster to ensure compliance with this requirement. When brightness is deemed a traffic safety hazard or is deemed a nuisance, the brightness of such sign shall be reduced to a level determined by the Director.

5. Electronic Changing Message Center signs shall not operate between 10 PM and 6 AM. Businesses located outside of a residential district that are open beyond these hours may have such signs on between 10 PM and 6 AM, but in no instance may

² Freestanding billboards are not subject to the special regulations of this Subsection "G" and are instead subject to the special regulations of Subsection "M".

such sign be on when the business is closed. Such signs shall be equipped with an automatic timer or sensor that turns the sign off and on to ensure compliance with this requirement. Such signs located on sites defined as a regional public convention & entertainment facility and super regional mall sites are exempt from this limitation.

6. Electronic changing message center signs shall only provide advertising for goods and services that are available on-site. Advertising for other businesses and services that are off-site shall be prohibited.

I. Under-canopy and blade signs.

1. Under-canopy signs shall be considered “blade signs” for the purposes of sign area calculation.

2. Each business is allowed one individual blade sign or under canopy sign as-of-right, up to eight square feet in area. Such signs shall not be counted against the business’ allowed sign area.

3. An under-canopy sign may project the full width of such feature. Such a sign shall not exceed eight square feet in area unless otherwise allowed in the district.

4. A blade sign may project a maximum of 3 ½ feet from the building face.

5. Both blade and under-canopy signs are limited to a maximum sign thickness of 12 inches.

6. Both blade and under-canopy signs must meet all minimum clearance requirements for projecting signs.

7. Such signs shall be illuminated only by indirect lighting.

J. Canopy and awning signs. Special regulations governing canopy and awning signs are as follows:

1. Signs are permitted along the faces and edges of canopies and awnings; provided, they are printed, marked, stamped, or otherwise impressed upon the awning in a professional manner.

2. Signs designed as an integral part of a canopy or awning and located along the face or edge may be illuminated. Sign area calculation shall include all illuminated areas, except that area providing illumination to the sidewalk below.

3. Signs located on canopies and awnings shall designate only the name of the business and/or the place and kind of business. A decorative design and/or the emblem or initials of the business occupying the premises may be placed flat on the main portions of the canopy or awning.

4. Awnings and canopies may extend over public property, but no portion of any awning or canopy shall extend nearer than two feet to the face of the nearest curb line, measured horizontally. Awnings shall project a minimum of three feet and not more than seven feet, when over public property, from the face of the supporting building. Canopies shall not extend more than 11 feet, when over public property, from the face of the supporting building.

5. Awnings and canopies shall maintain a minimum clearance of eight feet and shall not extend above 15 feet in overall height from grade to top of awning or canopy. Awnings and canopies shall not rise above the wall, roofline, or parapet to which it is attached.

6. Awnings and canopies which have support systems attached to public property, right-of-way or sidewalk will require a Street Occupancy Permit.

K. Temporary signs. Special regulations governing temporary signs are as follows:

1. The duration of display of a temporary sign shall not exceed six months in any 12-month period, unless otherwise noted.

2. No flashing temporary signs of any type shall be permitted.

3. All temporary signs must be authorized by the public or private property owner.

4. All temporary signs shall be securely fastened and positioned in place so as not to constitute a hazard to pedestrians or motorists.

5. No temporary sign shall project over or into a public right-of-way or property except properly authorized banners over streets (see Title 9).

6. All temporary signs shall meet vehicular sight distance requirements established by the Traffic Engineer.

7. The regulations governing the size, number, and type of temporary signs are located in Section 13.06.522.

L. Off-premises directional signs. Special regulations governing off-premises directional signs are as follows:

1. Off-premises directional signs shall be limited to a maximum of 15 square feet in area and 6 feet in height.

2. Off-premises directional signs shall contain only the name of the principal use and directions to the use in permanent lettering.
3. Off-premises directional signs shall be placed on or over private property, except that business district identification signs may be located and comply with the applicable requirements of Title 9.
4. Off-premises directional signs are permitted when on-premises signs are inadequate to identify the location of a business. If applicable, only one such sign shall be allowed.

M. Billboards. Special regulations governing billboards are as follows:

1. a. New billboard faces. Any new billboard face must be located or installed upon, or mounted to, a sign structure in compliance with this chapter and shall require a permit. For purposes of this chapter, "new billboard face" shall mean and refer to a billboard face that is located or installed upon or attached to a sign structure on a date on or after the ____ day of _____, 2017. "New billboard face" does not mean or include, (i) replacement of an existing billboard face located or installed upon, or mounted to, a sign structure; provided that, the sign structure remains in the same location and there is no increase in square footage or height of the billboard face(s) being replaced, or (ii) where two posters are located side-by-side on the same sign structure, the replacement of the two posters with one bulletin billboard; provided that, the sign structure remains at the same location and there is no increase in height of the billboard face. Any new billboard must be installed in compliance with this chapter. In no case shall the number of billboard faces, associated structures, and total square footage of billboards as defined by this code exceed that in existence on August 1, 2011. This number shall include billboard faces for which relocation permits are held. Further, this number shall be reduced on March 1, 2012, by the number and square footage of nonconforming billboard faces in existence upon passage of this code.

b. Demolition Permit Required. Any sign permit application, and multiple sign permit applications concurrently filed with the City, to install one or more new billboard face(s) must be accompanied by an application(s) for a demolition permit for demolition of a billboard(s) and total billboard face square footage that is equal to or greater than the total new billboard face square footage requested in the permit or concurrently filed permits. Except as provided in Subsection M.1.c below, billboards and billboard faces removed pursuant to a demolition permit issued prior to the date set forth in Subsection M.1.a above shall not be included in the calculation of the allowable number of billboards or billboard face square footage allowed pursuant to this Subsection M.1.b. Expiration of relocation permits. Relocation permits issued pursuant to TMC 13.06.521.M prior to its amendment on September 1, 2011, related to the removal of nonconforming billboards, shall expire on September 1, 2012 or within 6 months of issuance, whichever is later.

c. Banked Demolition Permits. An applicant for a permit(s) to install a billboard(s) may include with the application(s) those billboard demolition permits issued by the City to the applicant, or applicant's predecessor in interest, for billboards that were removed between August 9, 2011 and the date set forth in Subsection M.1.a above. The total billboard face square footage of the billboard faces removed under such demolition permits may be included in the aggregate total of billboard face square footage for purposes of calculation of the number of new billboard face square footage allowed pursuant to Subsection M.1.b above.

d. Replacement Only Restrictions. Where the District Sign Table (TMC 13.06.522.J – N) notes "replacement only", this means that a billboard demolition permit for the same zoning district must be submitted to the City per Subsection M.1.b above.

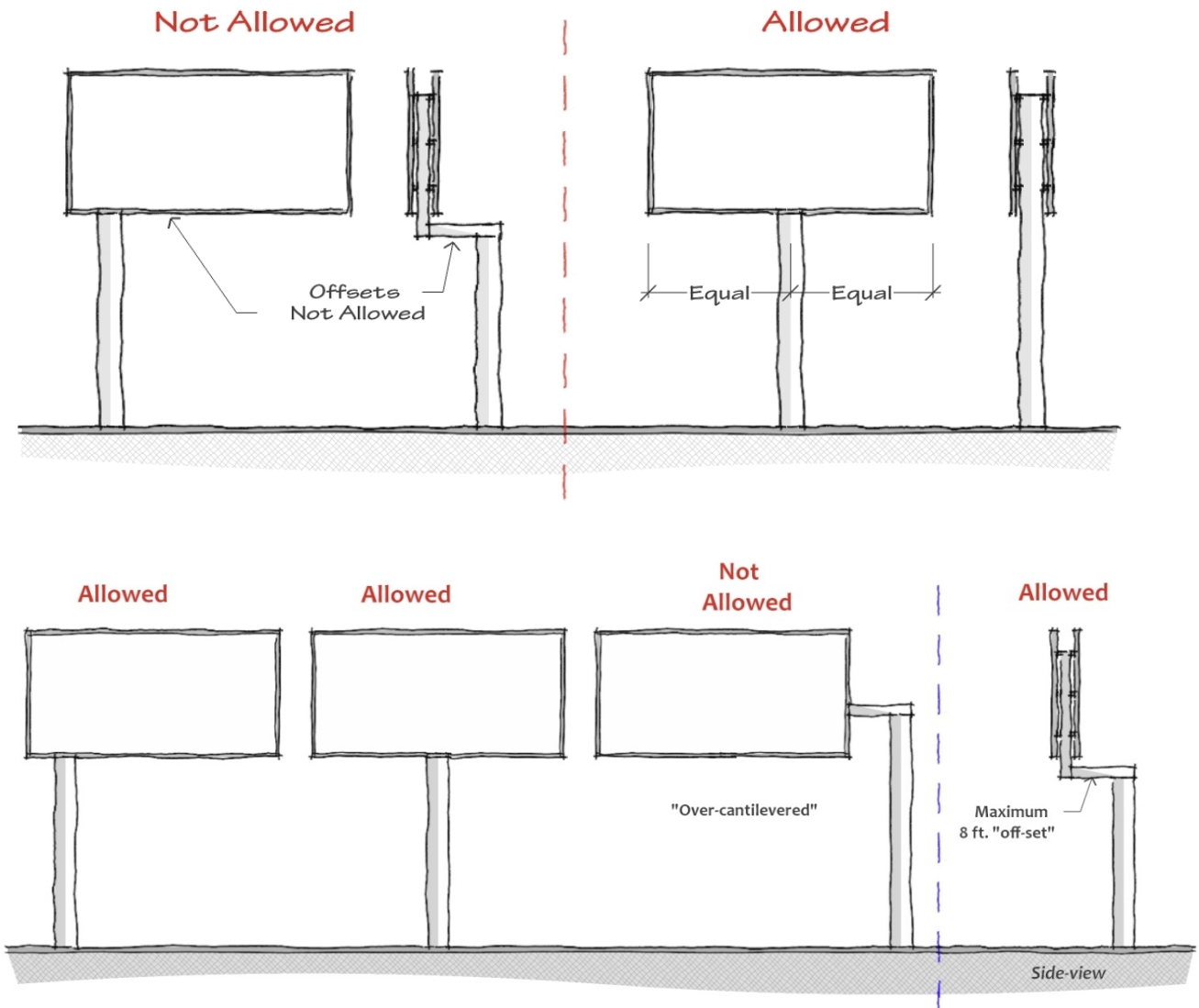
e. Demolition. RemovalPermanent removal of all billboard faces from a billboard sign structure shall also require the issuance of a demolition permit for the sign structure itself and removal, except for wall mounted billboards.

f. Scheduling of Removal. Removal of billboard faces (and their associated sign structures, if necessary) shall be completed prior to the constructioninstallation or mounting of new or relocated billboard faces. StructuresFreestanding Sign structures removed shall be removed to grade and the grade restored at the site. Building-mounted sign structures shall be removed and the building wall restored.

2. Maintenance. All billboards, including paint and structural members, shall be maintained in good repair and in compliance with all applicable building code requirements. Billboards shall be kept clean and free of debris. The exposed area of backs of billboards must be covered to present an attractive and finished appearance. Failure to maintain the billboard or its structure, including exterior painting, shall constitute a violation of this section and be subject to strict enforcement under the Land Use Code Enforcement procedures and penalties (Section 13.05.100), which may include removal by the City at the expense of the property owner, sign owner, or permittee.

3. Design standards. The following design standards apply to all billboards.

- a. Each sign structure must, at all times, include a facing of proper dimensions to conceal back bracing and framework of structural members and/or any electrical equipment. During periods of repair, alteration, or copy change, such facing may be removed for a maximum period of 48 consecutive hours.
- b. No more than two billboard faces shall be located on a single structure.
- c. Billboard faces shall not be off-set forward or backward more than 8 feet in direction from center. Freestanding signs are prohibited from being cantilevered where the vertical support column extends beyond the width boundaries of the billboard face. Billboard faces located on the same structure shall be positioned back to back (i.e., their backs shall be parallel to each other) and within five (5) degrees of perpendicular to the roadway from which they are to be viewed.
- d. Billboard faces must be in line with the support structure and no cantilevered design will be approved (see diagram below).



- e. The billboard face or structure must be located within ten (10) feet of the property line which fronts the roadway from which the billboard is to be viewed.
- f. No billboard can be located in such a way so that locates any portion of the sign face or structure is above over a building.
- g. No e. A freestanding billboard may be constructed on a site where there is a freestanding sign, provided the minimum separation distance for freestanding signs can be met, or provided the signs share the same structure.
- f. Building-mounted billboards may not cover more than 50% of the building wall area to which they are mounted.

4. Landscaping. The following standards apply to all billboards installed after August 1, 2011.

a. No code-required landscaping may be diminished for the installation of a billboard, but may be replaced or relocated to allow for installation of a billboard.

b. Installation of a billboard shall not be considered an alteration for the purposes of the landscaping code (TMC 13.06.502). When the base of the billboard support is visible from the adjacent sidewalk and/or street the support shall be surrounded with a 5-foot wide landscaping buffer composed of shrubs and groundcover not to exceed 36 inches in mature height.

c. Any alteration to any street tree (removal or pruning) is subject to City review and approval.

5. Dispersal. ~~Billboard faces not located on the same structure shall be a minimum of 500 feet apart, including billboards which may be located outside the City limits.~~The distance between billboards shall be measured in linear feet from the middle of the billboard face.

a. Bulletin Billboards not located on the same structure shall be a minimum of 500 feet apart on the same street, including any bulletin billboards which may be located outside the City limits.

b. Poster Billboards shall be a minimum 300 apart on the same street.

c. Bulletin billboards and poster billboards shall be a minimum of 500 feet apart on the same street.

d. Building-mounted billboards not on the same structure must be a minimum of 200 feet apart when located on the same street, unless both are not visible from the same view corridor, i.e. signs on opposite sides of adjoining buildings that cannot be seen directly and read from one view point location.

e. There shall be a minimum distance of one hundred and fifty radial feet (150') between freestanding billboards and between billboard faces not located on the same sign structure, unless both are not visible from the same view corridor, i.e. signs on opposite sides of adjoining buildings that cannot be seen directly and read from one view point location.

6. Size. ~~The maximum area of any one sign shall be 300 square feet, with a maximum vertical sign face dimension of 12 feet and maximum length of 25 feet, inclusive of any border and trim, but excluding the base or apron, supports, and other structural members; provided, cut outs and extensions may add up to 20 percent of additional sign area.~~

76. Lighting.

a. No internally illuminated billboards are allowed.

b. All lighting must be shielded to maintain light on the subject property.

c. Lighting shall be directed toward the billboard and utilize cutoff shields or other means to prevent glare and spillover onto adjacent properties or skyward.

d. No flashing billboards shall be permitted.

e. Signs shall not imitate or resemble traffic control devices.

f. All lighting for billboards must be turned off between the hours of midnight and 5:00 a.m.

87. Buffering – Sensitive uses/areas. Except as provided in section (9) below, billboards shall maintain the following minimum buffers from sensitive uses and no billboard zones as measured by the distance to the middle of the billboard face.

a. The buffer from residential districts (including URX and NRX):

i. if the billboard is located within an industrial zone (M1, M2, PMI), 100 feet; and

ii. if the billboard is located in commercial, mixed-use and downtown zones (CIX, UCX, CCX, PDB, NCX, DR, WR, T, DCC and DMU), 250 feet, reduced to 100 feet for billboards that are no more than 32 feet in height or are wall-mounted billboards.

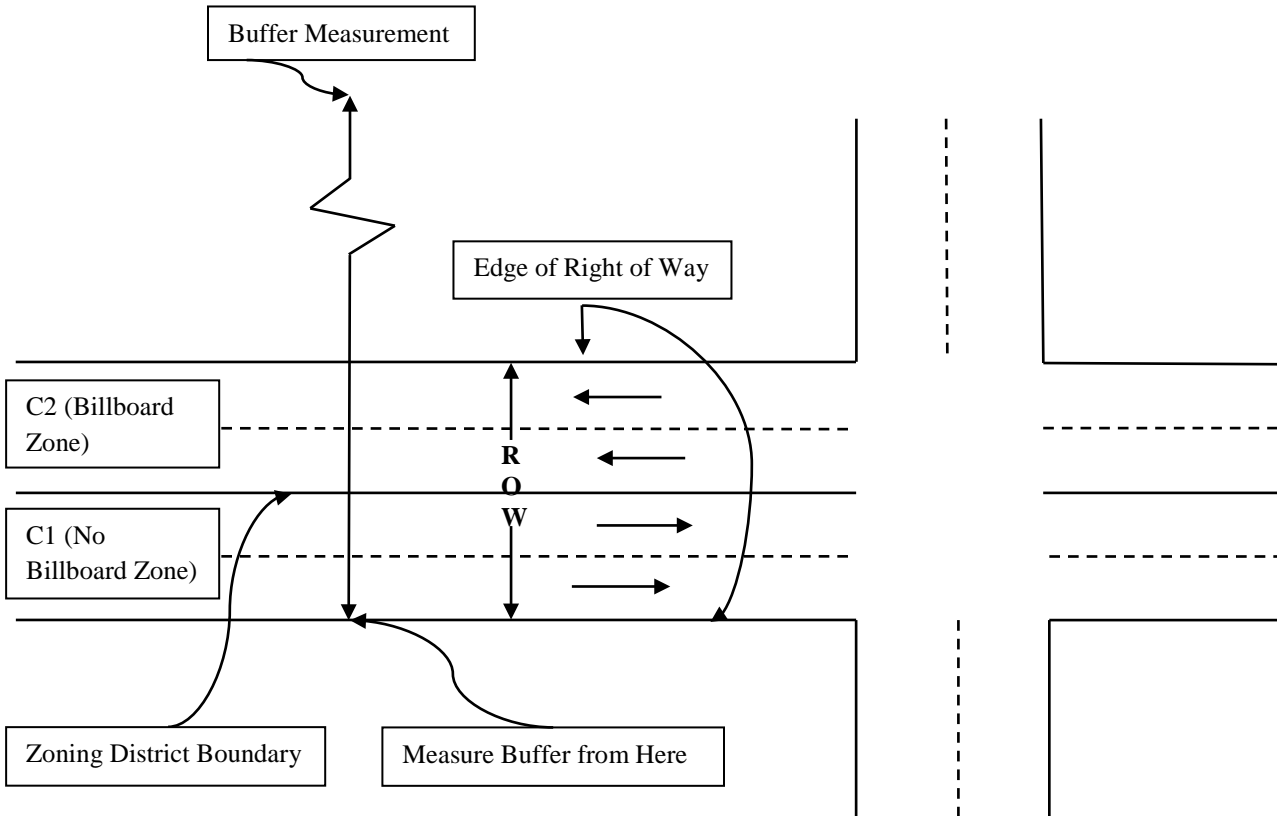
b. The buffer from any other “no-billboard” zone shall be 150 feet for all billboards, reduced to 100 feet if billboard structure is not more than 32 feet in height or are wall-mounted billboards.

c. The buffer from historic, conservation, or VSD shall be 250 feet for all billboards.

d. The buffers from special uses (public schools, private primary or secondary schools with over 50 students enrolled, public open space greater than 1 acre in size, public playgrounds, public parks greater than 1 acres in size and historic properties (registered federally, state or locally) shall be 100 feet;

e. Buffer areas shall not include rights-of-way for state highways, interstate freeways, or streets with three or more travel lanes, excluding 2-way center turn lanes and pocket turn lanes, or that are at least 60' wide as measured on the pavement.

(Example of Measuring Buffer in M.7.e Eligible locations)



f. Buffering exemptions may be allowed via a sign code variance where it can be demonstrated that topography or intervening development prevents a billboard from being seen from the buffered area.

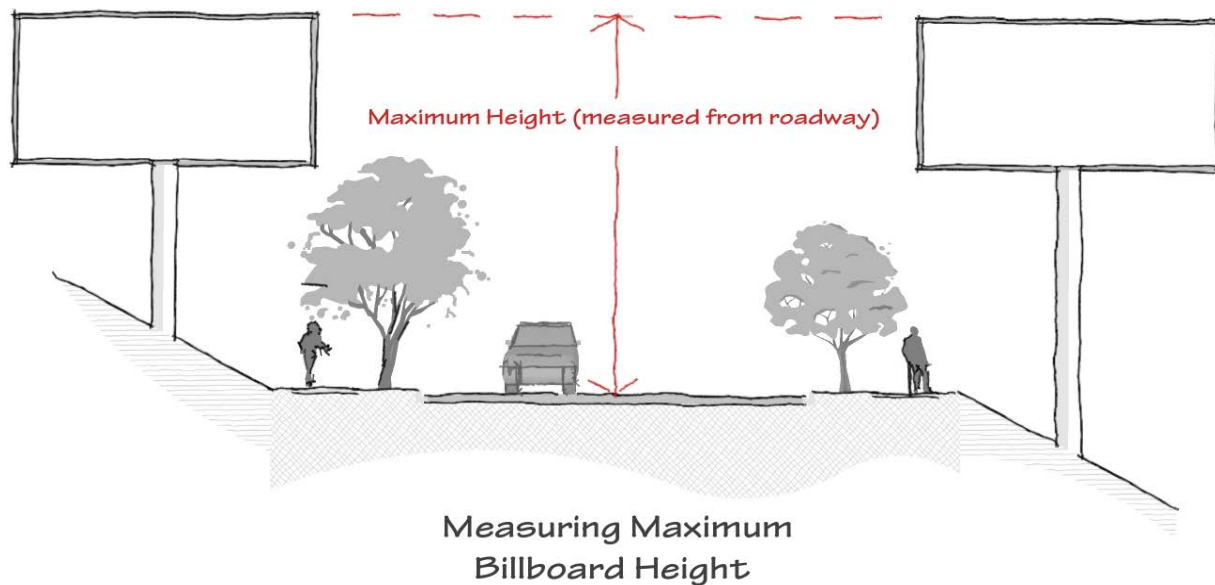
No billboard shall be located on, in, or within 500 feet of the following, whether within or outside the Tacoma City Limits:

- a. A residential district;
- b. A mixed-use district (X-district);
- c. Any publicly owned open space, playground, park, or recreational property, as recognized in the adopted Open Space Habitat and Recreation Element, as amended;
- d. Any religious institution or primary or secondary school; or
- e. Any designated historic or conservation district, whether on the federal, state, or local register of historic properties.
- f. Any shoreline district.

9.8. Height. The maximum height of all billboard signs shall be 30 feet, except in the PMI District, where the maximum height shall be 45 feet. For the purpose of this section, height shall be the distance to the top of the normal display face from the main traveled way of the road from which the sign is to be viewed (see diagram below).

a. The maximum height of all freestanding billboard signs shall be 32 feet, except in the PMI District, where the maximum height shall be 45 feet; provided that, where a billboard is located more than 500 feet from a buffered district or use, including no billboard zones, and sensitive areas consisting of historic, conservation and view sensitive overlay districts, the height of a billboard may be a maximum of 40 feet.

b. A building-mounted billboard shall not exceed the height of the building wall to which it is mounted, or 200 feet, whichever is less.



109. Location. — Billboards shall only be allowed in the C-2, M-1, M-2, and PMI zoning districts. Billboards shall only be allowed as set forth in the sign regulations for each district, and additionally as follows:

a. All billboards are allowed in the M1, M2 and PMI zoning districts.

b. All billboards are allowed, subject to all dispersal requirements, with a 100-foot buffer distance from sensitive uses/areas noted in section (7) above, along the following arterials:

i. South 38th Street, Steele Street, and Tacoma Mall Boulevard within the Tacoma Mall Regional Growth Center;

ii. 6th Avenue between Mildred and Orchard;

iii. Mildred and South 19th Streets in the James Center Crossroads Center;

iv. Union Avenue in the Tacoma Central Crossroads Center;

v. The C-2 portions of South 72nd Street and South Hosmer adjacent to Interstate 5;

vi. Pearl Street, Westgate Boulevard, North 21st Street and North 26th Street within the Westgate Crossroads Center; and

vii. Center Street between Tyler Street and Orchard Street.

10. Allowed changes/alterations to nonconforming billboards. It is the intent of this subsection to allow a change or alteration to a legal conforming or nonconforming billboard sign as provided below.

a. Where the back of a billboard sign is not fully covered, a billboard face of up to the same size and height of the existing billboard sign face may be located on the reverse side of the sign structure. Such change or alteration that increases nonconformity with buffering and dispersal requirements, size limitations and height requirements shall not be subject to the limitations under subsection N.2.

b. Where two posters are located side-by-side on the same billboard sign structure, the two posters may be replaced with one bulletin billboard up to the same height of the existing posters and up to a maximum size of fourteen feet by forty eight feet (672 sf). Such change or alteration that increases nonconformity with buffering and dispersal requirements, size limitations and height limitations shall not be subject to the prohibitions under subsection N.2.

N. Nonconforming signs. It is the intent of this subsection to allow the continued existence of legal nonconforming signs, subject, however, to the following restrictions:

1. No sign that had previously been erected in violation of any City Code shall, by virtue of the adoption of this section, become a legal nonconforming sign.

2. No nonconforming sign shall be changed, expanded, or altered in any manner which would increase the degree of its nonconformity, or be structurally altered to prolong its useful life, or be moved, in whole or in part, to any other location where it would increase its nonconformity. However, a legal nonconforming on-premises sign may be altered if the degree of nonconformity for height and sign area is decreased by 25 percent or greater. Further, a legal nonconforming on-premises sign may be relocated to a different portion of the site so long as it doesn't become further non-conforming to any separation, setback, or location standard. For purposes of this subsection, normal maintenance and repair, including painting, cleaning, or replacing damaged parts of a sign, shall not be considered a structural alteration.

3. Any sign which is discontinued for a period of 90 consecutive days, regardless of any intent to resume or not to abandon such use, shall be presumed to be abandoned and shall not, thereafter, be reestablished, except in full compliance with this chapter. Any period of such discontinuance caused by government actions, strikes, material shortages, acts of God, and without any contributing fault by the sign user, shall not be considered in calculating the length of discontinuance for purposes of this section.

4. Any nonconforming sign damaged or destroyed, by ~~any~~anywhatever means, to the extent of one-half of its replacement cost ~~new~~ shall be terminated and shall not be restored.

5. ~~All existing billboards within the City which are not in compliance with the requirements of this section on September 1, 2011, are considered to be noneonforming billboards. In addition to the provisions of TMC 13.06.521 N.6, noneonforming~~ Nonconforming billboards shall be made to conform with the requirements of this section under the following circumstances:

a. When any substantial alteration is proposed on ~~a~~ premises ~~upon which is located~~where a nonconforming billboard ~~is located~~, the billboard shall be removed or brought into conformance with this section. For purposes of this provision, "substantial alteration" means all alterations within a two-year period whose cumulative value exceeds 200% of the value of the existing development or structure, as determined by the applicable Building Code, excluding purchase costs of the property and/or structure.

b. Whenever a building, or portion thereof, to which a nonconforming billboard is attached (such as upon the roof or attached to a wall), is proposed to be expanded and/or remodeled, all nonconforming billboards shall be removed or brought into compliance with this section if the value of the alterations within any two-year period is greater than or equal to 50 percent of the value of the existing building, as determined by the Building Code, excluding purchase costs of the property and/or structure.

~~6. Amortization. All legal nonconforming billboard signs shall be discontinued and removed or made conforming on or before March 1, 2012, and all billboards, which are made noneonforming by a subsequent amendment to this section, shall be discontinued and removed or made conforming within ten years after the date of such amendment (collectively the "amortization period"). Upon the expiration of the amortization period, the billboard shall be brought into conformance with this section, with a permit obtained, or be removed. Failure to remove a nonconforming billboard by the above date will result in enforcement action being taken pursuant to TMC 13.05.100.~~

O. Sign variances. Refer to Section 13.06.645.B.5.

P. Section 2. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this Chapter or its application to any person or situation should be held to be invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of the remaining portions of this Chapter or its application to any other person or situation.

* * *

EXHIBIT “B”

Chapter 13.06 Zoning

* * *

13.06.522 District sign regulations.

A. R-1 Sign regulations. One non-illuminated temporary sign, not exceeding 12 square feet in area shall be allowed pertaining to the lease, rental, or sale of a building or premises on which it is located. One non-illuminated nameplate, not exceeding one and one-half square feet in area, placed flat against the building, shall be allowed for each adult family home, staffed residential home, group home, residential care facility, and family day care home. One ground sign shall be allowed, with a maximum area of 30 square feet identifying a subdivision. A subdivision identification sign shall be approved by the Director. A 32-square-foot temporary sign advertising a subdivision during construction shall be allowed adjacent to each street abutting the site, in conformance with Chapter 13.04.

Parks, recreation and open space uses on sites that are under one acre in size or which have less than 100 feet of street frontage are allowed the following non-illuminated signs:

- One ground sign with a maximum area of 30 feet;
- Interpretive or directional signs not more than 7 feet in height and 20 feet in sign area.

Parks, recreation and open space uses on sites over one acre in area that have a minimum of 100 feet of street frontage shall be allowed the following:

- One freestanding sign, not exceeding 40 square feet in area per face and not greater than 8 feet in height (or, up to 15 feet in height in association with conditional parks and recreation uses);
- One building face sign, of the same maximum dimension. Building face signs shall not extend above or beyond the edge of any wall or other surface to which they are attached, nor shall they extend more than 12 inches beyond the surface to which they are attached.
- One additional ground sign with a maximum area of 30 square feet shall be allowed on each additional street frontage.
- Interpretive or directional signs, not to exceed 7 feet in height and 30 square feet in sign area.
- All signs shall meet the lighting, materials and location requirements applicable to signs for conditional uses in residential districts, as contained in this section.

B. R-2 Sign Regulations. Sign regulations shall be the same as stated for the R-1 Single-Family Dwelling District, except that one non-illuminated nameplate not exceeding one and one-half square feet in area, placed flat against the building, shall be allowed for each boarding home. Residential developments of four or more dwelling units are permitted one ground sign not exceeding six square feet in area for each face and not greater than five feet in height. Maximum sign area for each sign shall be one additional square foot for each dwelling unit, not to exceed 25 square feet in area. Indirect floodlighting shall be the only allowable means of illumination of ground signs. The base and/or support structures shall incorporate stone, brick, or masonry or shall relate to the architecture of the development that it is associated with.

C. R-2SRD, NRX and HMR-SRD Sign Regulations. Sign regulations shall be the same as stated for the R-2 Single-Family Dwelling District, except that boarding and lodging houses shall be allowed one non-illuminated nameplate not exceeding one and one-half square feet in area, placed flat against the building.

D. R-3 Sign regulations. Sign regulations shall be the same as stated for the R-2 Single-Family Dwelling District, except that boarding and lodging houses shall be allowed one non-illuminated nameplate not exceeding one and one-half square feet in area placed flat against the building.

E. R-4 Sign Regulations.

1. One freestanding sign not exceeding 30 square feet in area for all faces and not greater than six feet in height, or one building face sign of the same maximum dimensions, shall be allowed for each development site.

2. Indirect illumination, floodlighting, or internal illumination shall be the only allowable means of illumination of signs. All external lighting shall be directed away from adjacent properties to minimize the effects of light and glare upon adjacent uses. No bare bulb or neon illumination of signs shall be allowed. No flashing or animated signs shall be allowed. No electrical wire or cable serving an electric or illuminated sign shall be laid on the surface of the ground.

3. Signs shall only identify the name of the development or business and may contain secondary information related to rental or sale of units. Public identification signs may be placed upon public service structures such as telephone booths and bus shelters.

4. All signs shall be of permanent materials (no cardboard, cloth, paper, etc.). No flags, banners, or other devices shall be displayed for the purpose of attracting attention to a development or site. No temporary or portable signs shall be allowed. The display of the national flag, state flag, and flags of other political subdivisions shall not be restricted.

5. No sign shall be placed in a location which obstructs sight distance for an adjacent driveway or street right-of-way. No signs for a development shall be placed in any public right-of-way. No sign shall be erected which imitates or resembles any official traffic sign, signal, or device. Incidental public service signs less than four square feet in area, which contain no advertising but are intended for the convenience of the public and provide such messages as "entrance," "exit," "emergency entrance," "no parking," or other incidental service messages, shall be allowed.

6. All signs shall be submitted for review by Planning and Development Services, as required by the Building Code and the Electrical Sign Code. Additionally, the proposed design of all signs shall be submitted to Planning and Development Services prior to construction for review to ensure conformance with the standards listed hereinabove.

F. R-4-L sign regulations. Sign regulations shall be the same as stated for the R-4 Multiple-Family Dwelling District.

G. R-5 sign regulations. Sign regulations shall be the same as stated for the R-4 Multiple-Family Dwelling District.

H. PRD sign regulations. Sign regulations shall be the same as specified herein for the R-4 Multiple-Family Dwelling District. Design of signs shall be submitted with development plans at the time of site approval for review and approval of the Hearing Examiner. A single identification sign for the overall development shall be allowed at each major access to the PRD District; provided, only one overall development sign shall be allowed adjacent to each -frontage of the PRD District, irrespective of the fact that more than one major access may enter said right-of-way.

I. Sign regulations for conditional uses in residential districts and specified uses in all districts.

1. Application. The following regulations apply to conditional uses as designated. These regulations also apply to the uses noted as permitted uses in any district when the provisions below provide the greater sign allowance, in whole or in part.

2. For conditional uses in residential districts limited to public park facilities, public and private schools, and religious assembly facilities, which are on sites that are over one acre in area and have a minimum of 100 feet of street frontage: one freestanding sign, not exceeding 40 square feet in area per face and not greater than 15 feet in height, and one building face sign, of the same maximum dimension, shall be allowed for each conditional use. One additional ground sign with a maximum area of 30 square feet shall be allowed on each additional street frontage. Building face signs shall not extend above or beyond the edge of any wall or other surface to which they are attached, nor shall they extend more than 12 inches beyond the surface to which they are attached.

3. For public and private schools, public park facilities, and churches which are on sites less than one acre or sites with less than 100 feet of frontage, as well as for all other conditional uses in residential districts: one freestanding sign, not exceeding 30 square feet in area for all faces and not greater than six feet in height, and one building face sign, of the same maximum dimensions for each conditional use; provided, the total area for the freestanding and building face signs may not exceed 30 square feet. Building face signs shall not extend above or beyond the edge of any wall or other surface to which they are attached, nor shall they extend more than 12 inches beyond the surface to which they are attached.

4. Lighting. Indirect illumination, floodlighting, or internal illumination shall be the only allowable means of illumination of signs. All external lighting shall be directed away from adjacent properties to minimize the effects of light and glare upon adjacent uses. No bare bulb or neon illumination of signs shall be allowed. No flashing or

animated signs shall be allowed. No electric wire or cable serving an electric or illuminated sign shall be laid on the surface of the ground.

5. All signs shall be of permanent materials (no cardboard, cloth, paper, etc.). No flags, banners, or other devices shall be displayed for the purpose of attracting attention to a development or site. No temporary or portable signs shall be allowed. The display of the national flag, state flag, and flags of other political subdivisions shall not be restricted.

6. No sign shall be placed in a location which obstructs sight distance for an adjacent driveway or street right-of-way. No signs for a development shall be placed in any public right-of-way. No sign shall be erected which imitates or resembles any official traffic sign, signal, or device. Incidental public service signs less than four square feet in area which contain no advertising, but are intended for the convenience of the public and provide such messages as "entrance," "exit," "emergency entrance," "no parking," or other incidental service messages, shall be allowed.

7. For conditional uses in residential districts, freestanding signs larger than 30 square feet for all faces or taller than six feet shall be located a minimum of 50 feet from a lot occupied by a single-family residence. Freestanding signs for conditional uses may be constructed to the front property line.

8. In addition to the signage otherwise permitted, one sponsor identification logo sign may be included on a freestanding or wall sign for a conditional use. The sponsor identification logo shall not be internally illuminated and shall be limited to a maximum of one square foot per sign face.

[See next page for table.]

Section 13.06.522.J	DCC, DMU	WR	DR
Signage Allocation			
Total sign area allocation for signs attached to buildings and freestanding signs	Each business, 1-1/2 square feet per 1 foot building or street frontage on which the sign(s) will be located (area is calculated from frontage occupied by the business it identifies).	Same as DCC.	1 square foot per 1 foot of building frontage occupied by the business.
Signs Attached to Buildings			
Maximum number	Each business allowed 2 signs per frontage, but no more than 3 signs total for the business, no maximum number for public facility over 5 acres.	Same as DCC.	Same as DCC.
Maximum area per sign	Non-residential, 150 square feet per sign. Public facility over 5 acres, 300 square feet. Residential, 20 square feet.	Non-residential, 200 square feet per sign. Residential, 20 square feet.	Non-residential, 100 square feet per sign. Residential, 20 square feet.
Minimum sign area	First floor, 30 square feet. Second floor, 25 square feet.	Same as DCC.	Same as DCC.
Wall	Provisions of Section 13.06.521.E shall apply. Shall not exceed 35 feet above grade level, except for 1 corporate logo sign of 150 square feet allowed per building above 35 feet. Public facility over 5 acres not limited to 35 feet above grade.	Same as DCC.	Same as WR, except no corporate logo allowed.
Awning, canopy, marquee, under marquee	Provisions of Sections 13.06.521.H, I, and J shall apply.	Same as DCC.	Same as DCC.
Projecting	Provisions of Section 13.06.521.F shall apply with one per building allowed if no freestanding sign exists on the same frontage, shall not extend above 35 feet. Public facility over 5 acres not limited to 35 feet above grade.	Same as DCC.	Same as DCC.
Blade, under-canopy	Provisions of Section 13.521.I shall apply. 1 per business, shall not exceed 8 square feet per side, shall be illuminated only by indirect lighting, maximum projection of 3-1/2 feet, maximum wide thickness of 12 inches, and shall maintain a minimum clearance of 8 feet above the sidewalk. Area increase of 25% when using symbolic shape, rather than rectangle or square.	Same as DCC.	Same as DCC.
Rooftop signs	Prohibited.	Prohibited.	Prohibited.
Billboards	Prohibited. Subject to additional regulations in TMC 13.06.521.M	Replacement only Prohibited.	Replacement only Prohibited.
Freestanding Signs			
Maximum number	1 per street frontage, per site not use and no more than 2 per site. 1 per street	Same as DCC.	Same as DCC.

Section 13.06.522.J	DCC, DMU	WR	DR
	frontage(s) for public facility over 5 acres.		
Maximum area per sign	30 square feet. 300 square feet for public facility over 5 acres.	100 square feet.	30 square feet.
When not allowed	When building signage exceeds the sign area limit, not allowed on the same frontage as a projecting sign.	Same as DCC.	Same as DCC.
Maximum height	6 feet. 30 feet for public facility over 5 acres.	20 feet.	6 feet.
Directionals	Shall be limited to 4 feet in height.	Same as DCC.	Same as DCC.
Setback	None, but signs shall be on private property.	Same as DCC.	Same as DCC.
Billboards	Replacement only Prohibited.	Replacement only Prohibited.	Replacement only Prohibited.
Sign Features			
Lighting	Indirect, internal illumination, neon, and bare bulb allowed.	Same as DCC.	Bare bulb illumination prohibited.
Rotating, mechanized	Allowed.	Same as DCC.	Prohibited.
Flashing, animated	Prohibited.	Prohibited.	Prohibited.
Electronic changing message center	Allowed. Refer to TMC 13.06.524.H for additional regulations.	Same as DCC.	Same as DCC.
Temporary Signs			
A-boards	2 permitted each business, shall not exceed 12 square feet in area nor 4 feet in height and shall not be placed on sidewalks less than 12 feet in width.	Same as DCC.	Same as DCC.
Banners	1 banner per business with a 60 square feet maximum displayed no longer than 6 months per year. Banners for cultural purposes shall not exceed 400 square feet and are not limited in number or duration.	1 banner per business with a 60 square feet maximum displayed no longer than 6 months per year.	Not allowed.
Feather Signs	Prohibited. Feather Signs are prohibited in all Downtown zones except for the following: a) Feather Signs identifying an accessory retail outlet co-located with a manufacturing facility. In this instance two feather signs are authorized per business. b) One special event per business once every two years. In this instance two feather signs are authorized for no more than 15 consecutive days. c) When associated with a use not located in private property such as food carts or car sharing services. Feather Signs must be located on private property unless a City street occupancy permit is secured.	Same as DCC	Same as DCC

Section 13.06.522.J	DCC, DMU	WR	DR
Flags	Shall be on private property, no advertising allowed except logos.	Same as DCC.	Same as DCC.
Window signs	Exempt, but shall not exceed 25 percent of the window area.	Same as DCC.	Same as DCC.
Searchlights, beacons	1 allowed per site, displayed no longer than 7 days per year. No restrictions during an event for public facility over 5 acres.	Same as DCC.	Prohibited.
Temporary off-premises advertising signs	Section 13.06.521.C shall apply, except public facility sites in the DCC and DMU Districts shall be allowed temporary advertising signs of 32 square feet, including banners not to exceed 160 square feet, attached to temporary fencing during the time of construction.	Prohibited.	Prohibited.

Section 13.06.522.J	DCC, DMU	WR	DR
Section 13.06.522.K	C-2, CIX, CCX, UCX, M-1, M-2, PMI	C-1	
Signage Allocation			
Maximum total sign area	Wall signage, 1 square foot per 1 linear foot of the building frontage with the public entrance. Freestanding signage, 1 square foot per 1 linear foot of street frontage(s).	Same as C-2.	
Signs Attached to Buildings			
Maximum number	3 per business, 25 percent of maximum total area allowed on building wall(s) without a public entrance. (Note: 50 percent is allowed provided only 2 signs are installed at the business.) No maximum number for public facility over 5 acres.	Same as C-2.	
Maximum area per sign	200 square feet. 400 square feet for public facility over 5 acres.	100 square feet.	
Minimum sign area	Each business allowed 30 square feet regardless of frontage.	Same as C-2.	
Wall	Provisions of Section 13.06.521.E shall apply.	Same as C-2.	
Awning, canopy, marquee, under-marquee	Provisions of Section 13.06.521.H, I, and J shall apply.	Same as C-2.	
Projecting	Provisions of Section 13.06.521.F shall apply, maximum projection 6-1/2 feet. Single business, in lieu of freestanding sign. Multi-business, not allowed.	Same as C-2.	
Blade, under-canopy	Provisions of Section 13.521.I shall apply. 1 per business, shall not exceed 8 square feet per side, shall be illuminated only by indirect lighting, maximum projection of 3-1/2 feet, maximum wide thickness of 12 inches, and shall maintain a minimum clearance of 8 feet above the sidewalk. Area increase of 25% when using symbolic shape, rather than rectangle or square.	Same as C-2.	
Roof signs	Prohibited.	Prohibited.	
Billboards	<u>Poster billboards allowed in all districts. Bulletin billboards allowed in PMI, M-1, M-2 and as set forth in section 13.06.521.M.9.b. Development standards of section 13.06.521.M apply. Allowed only in C-2, M-1, M-2, and PMI. Provisions of Section 13.06.521.M shall apply.</u>	Prohibited.	
Freestanding Signs			
Maximum number	1 per street frontage, each 300 feet considered separate street frontage, corner sites require a minimum 300 feet on both frontages for an additional sign.	Same as C-2.	
Maximum area per sign	200 square feet (additional 100 square feet allowed for name of shopping center), sites with freeway frontage shall not exceed 75 percent of the maximum allowed. 400 square feet for public facility over 5 acres.	100 square feet.	
When not allowed	No freestanding sign shall be on same frontage as a projecting sign.	Same as C-2.	

Section 13.06.522.J	DCC, DMU	WR	DR
Maximum height	35 feet maximum; signs located 300 feet or less from residential district shall not exceed height of building it identifies. Sign height for site with freeway frontage is prohibited to exceed height of building it identifies. 45 feet for public facility over 5 acres.	6 feet for sites with less than 100 feet of frontage, 15 feet for sites with frontage between 100 feet and 300 feet, no sign shall exceed the height of the building it identifies.	
Directionals	Shall be limited to 4 feet in height, except 15 feet shall be allowed in PMI.	Same as C-2.	
Off-premises directionals	Provisions of Section 13.06.521.L shall apply, except 25 square feet shall be allowed in PMI with a maximum height of 15 feet and a maximum number of four per business.	Same as C-2.	
Setback	Provisions of Section 13.06.521.G shall apply, minimum 200 feet separation from other freestanding signs, sites with freeway frontage shall locate signs on the abutting parallel frontage, no signs shall be allowed adjacent to the freeway.	Same as C-2.	
Billboards	<u>Poster billboards allowed in all districts. Bulletin billboards allowed in PMI, M-1, M-2 and as set forth in section 13.06.521.m.9.b. Development standards of section 13.06.521.M apply. Allowed only in C-2, M-1, M-2, and PMI. Provisions of Section 13.06.521.M shall apply.</u>	Prohibited.	
Sign Features			
Lighting	Indirect, internal illumination, neon and bare bulb allowed.	Bare bulb illumination prohibited.	
Rotating, mechanized	Allowed.	Prohibited.	
Flashing, animated	Prohibited.	Prohibited.	
Electronic changing message center	Allowed, but prohibited on Pedestrian Streets and Core Pedestrian Streets, as defined in 13.06.300.C, 13.06.200., and 13.06.521.H.	Same as C-2.	
Temporary Signs			
A-boards	In the CIX District, 2 per business, 12 square feet per side, 4 feet in height. Such signs may be located off-site, but must remain within the same Mixed-Use Center in which the business is located. For all other districts, 1 per business, on private property, 12 square feet per side, 4 feet height.	Same as C-2.	
Banners	1 per business, 60 square feet maximum, 6 months per year. Banners for cultural purposes shall not exceed 400 square feet and are not limited in number or duration.	Prohibited.	
Feather Signs	1 per 50 feet of street frontage, per site, with maximum of 2 signs per street frontage. Each sign allowed up to 12 square feet in area and ten feet in height. Shall be located on private property.	Same as C-2.	
Flags, pennants	Shall be on private property, no advertising allowed, except logos.	Same as C-2.	
Window signs	Exempt, but shall not exceed 25 percent of the window area.	Same as C-2.	
Searchlights, beacons	One allowed per site, displayed no longer than 7 days per year. No restrictions during an event for public facility over 5 acres.	Prohibited.	
Temporary off-premises	Provisions of Section 13.06.521.C shall apply.	Prohibited.	

Section 13.06.522.J	DCC, DMU	WR	DR
advertising signs			

13.06.522.L	T, NCX, URX, Non-Residential Districts with VSD	HM, HMX
Signage Allocation		
Maximum total sign area	1-1/2 square feet per 1 linear feet of building frontage abutting a street frontage, applies to the first 50 feet, with 1/2 square foot per 1 linear foot of building frontage over 50 feet.	HM and HMX sign regulations for use by hospitals only, all other uses in HM and HMX to follow T sign regulations.
Signs Attached to Buildings		
Maximum number	2 per primary frontage (1 may be ground sign), 1 per perpendicular frontage(s), 1 per alley frontage with a public entrance.	One per elevation.
Maximum area per sign	Shall not exceed size allocation on primary frontage, 50 square feet on perpendicular frontage(s), 25 square feet on alley frontage, 10 square feet on upper story or basement uses.	Identification signs at 75 square feet. Directional signs at 25 square feet.
Minimum sign area	30 square feet, except for upper story or basement uses.	
Wall	Provisions of Section 13.06.521.E shall apply.	Same as T.
Awning, canopy	Provisions of Section 13.06.521.J shall apply.	Same as T.
Blade, under-canopy	Provisions of Section 13.06.521. I shall apply. Indirect illumination only.	Same as T.
Projecting	40 square feet with frontage of at least 25 feet and not allowed on alleys, provisions of Section 13.06.521.F shall apply.	Provisions of Section 13.06.521.G shall apply.
Roof signs	Prohibited.	Same as T.
Billboards	<u>Replacement only – except URX, where prohibited.</u> Prohibited.	<u>Prohibited. Same as T.</u>
Freestanding Signs		
Maximum number	1 per site, sign area shared with building sign allocation (not allowed on an alley).	1 per right-of-way frontage or 1 per access, regardless the number of major accesses on one right-of-way frontage.
Maximum area per sign	30 square feet.	Identification or directory signs at 50 square feet. Directional signs at 25 square feet.
When not allowed	When the building signage has utilized the allowed sign area for wall signage or when a projection sign exists on the site.	N/A.
Maximum height	6 feet.	Identification or directory signs at 15 feet.
Directionals	Shall be limited to 4 feet in height.	Shall be limited to 6 feet in height.
Setback	None, but signs shall be on private property.	Same as T.
Billboards	<u>Replacement only – except URX, where prohibited.</u> Prohibited.	<u>Prohibited. Same as T.</u>

13.06.522.L	T, NCX, URX, Non-Residential Districts with VSD	HM, HMX
Sign Features		
Lighting	Indirect, or internal illumination allowed. No bare bulb illumination allowed. All external lighting to be directed away from adjacent properties to minimize effects of light and glare upon adjacent uses.	Same as T.
Rotating, mechanized	Prohibited.	Same as T.
Flashing, animated	Prohibited.	Same as T.
Electronic changing message center	Prohibited.	Allowed, but prohibited on pedestrian streets and core pedestrian streets as defined in 13.06.300.C.
Temporary Signs		
A-boards	In the NCX and URX districts, 2 per business, 12 square feet per side, 4 feet in height. Such signs may be located off-site, but must remain within the same Mixed-Use Center in which the business is located. For all other districts, 1 per business, on private property, 12 square feet per side, 4 feet heights.	Prohibited.
Banners, pennants	Prohibited.	Banners allowed at 30 square feet.
Feather Signs	Prohibited, unless associated with use not located on private property such as food carts or caring sharing service. In such instances, only one allowed per business, 12 square feet in area and ten feet in height.	Prohibited.
Flags	Prohibited, except for the national flag, state flag, flags of other political subdivisions.	Same as T.
Window signs	Exempt, but shall not exceed 25 percent of the window area.	Same as T.
Incidental public service signs	Less than 4 square feet, contains no advertising, intended to provide messages such as “no parking,” “exit,” “entrance,” etc.	Same as T.
Searchlights, beacons	Prohibited.	Same as T.

Section 13.06.522.M	PDB	RCX
Signage Allocation		
Maximum total sign area	Single business (wall signs), ½ square foot per 1 linear foot of building frontage.	1 square foot per 1 linear foot of building frontage abutting a street frontage, applies to the first 50 feet, with 1/2 square foot per 1 linear foot of building frontage over 50 ft.
Signs Attached to Buildings		
Maximum number	Single business, 1 per elevation, 2 total. Multi-business, 1 per business.	2 per primary frontage (1 may be a ground sign), 1 per perpendicular frontage(s), 1 per alley frontage with a public entrance.
Maximum area per sign	Single business, 75 square feet per elevation, total 150 square feet for all signs. Multi-business, 20 square feet.	30 square feet maximum on perpendicular frontage(s), but not to exceed size area allocation, 10 square feet on alley frontage, upper story and basement uses.
Minimum sign area	Single business, 30 square feet each business regardless of frontage. Multi-business, 20 square feet each business regardless of frontage.	20 square feet each business regardless of frontage.
Wall	Provisions of Section 13.06.521.E shall apply.	Same as PDB.
Awning, canopy, under-canopy	Provisions of Section 13.06.521. I and J shall apply.	Same as PDB.
Roof signs	Prohibited.	Prohibited.
Billboards	Prohibited.	Prohibited.
Freestanding Signs		
Maximum number	1 per site (single or multi-business) located in landscaped area.	1 per site (not allowed on an alley).
Maximum area per sign	30 square feet.	25 square feet.
Maximum height	6 feet.	4 feet.
Directionals	Shall be limited to 4 feet in height.	Same as PDB.
Setback	Minimum 5 feet from property lines.	None, but signs shall be on private property.
Billboards	Prohibited.	Prohibited.
Sign Features		
Lighting	Indirect or internal illumination allowed. No bare bulb or neon illumination allowed. All external lighting shall be directed away from adjacent properties to minimize effects of light and glare upon adjacent uses.	Same as PDB.
Rotating, mechanized	Prohibited.	Same as PDB.
Flashing	Prohibited.	Same as PDB.

Section 13.06.522.M	PDB	RCX
Electronic changing message center	Allowed. Refer to 13.06.521.H for additional requirements.	Prohibited.
Temporary Signs		
A-boards	Prohibited.	2 per business, 12 square feet per side, 4 feet in height. Such signs may be located off-site, but must remain within the same Mixed-Use Center in which the business is located.
Banners, pennants	Prohibited.	Prohibited.
Window signs	Exempt, but shall not exceed 25 percent of the window area.	Same as PDB.
Feather signs	Prohibited.	Prohibited.
Flags	Prohibited, except the national flag, state flag, flags of other political subdivisions.	Same as PDB.
Incidental public service signs	Less than 4 square feet, contains no advertising, intended to provide messages such as “no parking,” “exit,” “entrance,” etc.	Same as PDB.
Searchlights, beacons	Prohibited.	Prohibited.

Section 13.06.522.N	
1. Multiple-Family Residential	All Shoreline Districts
Signage Allocation	
Total sign allocation	1 building or 1 freestanding sign per development site
Signs Attached to Buildings	
Maximum number	1
Maximum sign area	20 square feet
Freestanding Signs	
	Subject to provisions of 13.06.521.G
Maximum number	1
Maximum sign area	15 square feet per face
Maximum height	6 feet
Location	A freestanding sign may not be placed anywhere on a site where it significantly degrades a vista, viewpoint, or view shed presently available to the public, or impairs the visual access to the water from such view areas.
Lighting	
Lighting and illumination restrictions for signs attached to buildings and freestanding signs	Indirect illumination and floodlighting shall be the only allowable means of illumination of signs. All external lighting shall be directed away from the water and adjacent properties to minimize the effects of light and glare upon adjacent uses.

Section 13.06.522.N	
1. Multiple-Family Residential	All Shoreline Districts
	No external bare bulb illumination of signs shall be allowed, except that neon signs shall be allowed in the “S-8” Shoreline District. No flashing, revolving, fluttering, undulating, animated, or otherwise moving signs shall be allowed.

2. Commercial	S-7, S-9, and S-10 Districts	S-8 District	S-1a, S-1b, S-5, S-6, S-6/7, S-11, and S-15 Districts
Signage Allocation			
Total sign allocation	1 building or 1 freestanding per development site Signs having both land and water access may have one sign facing landward and one facing waterward.	2 building signs on separate building elevations or 1 building and 1 freestanding sign Signs having both land and water access may have one sign facing landward and one facing waterward. Freestanding signs must be oriented landward.	1 building or 1 freestanding per development site Signs having both land and water access may have one sign facing landward and one facing waterward.
Maximum total sign area		Buildings containing one business are allowed .75 square-foot of sign area per lineal foot of building frontage. Buildings on development sites containing multiple buildings may calculate their sign area based on .75 square feet of sign area per lineal street frontage.	
Signs Attached to Buildings			
Maximum number	1 per development site	2 signs, on separate building faces Buildings containing multiple businesses are allowed one additional non-freestanding sign for a total of 3 signs.	1 per development site
Maximum sign area	60 square feet	The maximum area for any sign is 75 square feet.	60 square feet

2. Commercial	S-7, S-9, and S-10 Districts	S-8 District	S-1a, S-1b, S-5, S-6, S-6/7, S-11, and S-15 Districts
Minimum sign area	One additional sign per tenant up to 6 square feet in area. This sign area is not included in the maximum sign area.	One additional sign per tenant up to 10 square feet in area. This sign area is not included in the maximum sign area.	One additional sign per tenant up to 6 square feet in area. This sign area is not included in the maximum sign area.
Freestanding Signs			
Maximum number	1 per development site	1 per development site, oriented landward	1 per development site
Maximum sign area	45 square feet per face.	The maximum area for any sign is 75 square feet.	30 square feet per face
Maximum height	15 feet	20 feet	8 feet
Location	A freestanding sign may not be placed anywhere on a site where it significantly degrades a vista, viewpoint, or view shed presently available to the public, or impairs the visual access to the water from such view areas.		
A-board		One non-illuminated A-board sign up to 10 square feet in total area is allowed for each use; provided, that the sign does not obstruct designated public or vehicular access routes. This sign area is not included in the maximum sign area.	
Lighting			
Lighting and illumination restrictions for signs attached to buildings and freestanding signs	Indirect illumination and floodlighting shall be the only allowable means of illumination of signs. All external lighting shall be directed away from the water and adjacent properties to minimize the effects of light and glare upon adjacent uses. No external bare bulb illumination of signs shall be allowed. No flashing, revolving, fluttering, undulating, animated, or otherwise moving signs shall be allowed.	Neon signs are allowed. No other external bare bulb illumination of signs shall be allowed. Indirect illumination and floodlighting shall be the only allowable means of illumination of signs. All external lighting shall be directed away from the water and adjacent properties to minimize the effects of light and glare upon adjacent uses. No flashing, revolving, fluttering, undulating, animated, or otherwise moving signs shall be allowed.	Indirect illumination and floodlighting shall be the only allowable means of illumination of signs. All external lighting shall be directed away from the water and adjacent properties to minimize the effects of light and glare upon adjacent uses. No external bare bulb illumination of signs shall be allowed. No flashing, revolving, fluttering, undulating, animated, or otherwise moving signs shall be allowed.

3. Industrial	S-1a, S-6/7, S-7, S-8, S-9, and S-10 Districts
Signage Allocation	
Total sign allocation	1 building or 1 freestanding sign per development site. Sites having both land and water access may have one sign facing landward and one facing waterward.
Signs Attached to Buildings	
Maximum number	1 per development site
Maximum sign area	100 square feet
Minimum sign area	One additional sign per tenant up to 12 square feet in area. This sign area is not included in the maximum sign area.
Freestanding Signs	
Maximum number	1 per development site
Maximum area per sign	75 square ft per face
Maximum height	20 feet
Location	A freestanding sign may not be placed anywhere on a site where it significantly degrades a vista, viewpoint, or view shed presently available to the public, or impairs the visual access to the water from such view areas.
Lighting	
Lighting and illumination restrictions for signs attached to buildings and freestanding signs	Indirect illumination and floodlighting shall be the only allowable means of illumination of signs. All external lighting shall be directed away from the water and adjacent properties to minimize the effects of light and glare upon adjacent uses. No external bare bulb illumination of signs shall be allowed. No flashing, revolving, fluttering, undulating, animated, or otherwise moving signs shall be allowed.

4. Park/Recreational	
Signage Allocation	
Total sign allocation	1 freestanding sign per development site
Freestanding Signs	
Maximum number	1 per development site
Maximum sign area	30 square feet per face
Maximum height	8 feet
Location	A freestanding sign may not be placed anywhere on a site where it significantly degrades a vista, viewpoint, or view shed presently available to the public, or impairs the visual access to the water from such view areas.
Lighting	
Lighting and illumination restrictions for signs attached to	Indirect illumination and floodlighting shall be the only allowable means of illumination of signs. All external lighting shall be directed away from the water and adjacent properties to minimize the effects of light and glare upon adjacent uses.

4. Park/Recreational	
buildings and freestanding signs	No external bare bulb illumination of signs shall be allowed. No flashing, revolving, fluttering, undulating, animated, or otherwise moving signs shall be allowed.

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EXHIBIT “C”

Chapter 13.06 Zoning

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13.06.700. B

Basement. A story partly underground. A basement shall be counted as a story in building height measurement where more than one-half of its height is above the average level of the adjoining ground.

Bicycle parking. Stationary rack that accommodates a lock securing the frame and wheels, or a lockable enclosure with the quantity accommodated determined by manufacturer’s specifications.

Bicycle parking, short-term: parking meant to accommodate visitors, customers, messengers and others expected to depart within two hours; requires approved rack and appropriate location and placement.

Bicycle parking, long-term: parking meant to accommodate employees, students, residents, commuters, and others expected to park more than two hours. This parking is to be provided in a secure, weather-protected manner and location.

Billboard, bulletin. A billboard with a sign area or billboard face approximately 14’x48’ (672 sq. ft.) (may be as small as 301 sq. ft. and as large as 672 sq. ft.)

~~Billboard, standard. An off premises sign greater than 72 square feet in size. This type of sign is generally composed of materials (panels or modules) mounted on a building wall or freestanding structure, or painted directly on the wall or freestanding structure.~~

Billboard, digital. An off-premises sign greater than 72 square feet in size, utilizing digital message technology capable of changing the message or copy on the sign electronically. Digital billboards are not considered under the definitions of animated sign, changing message centers, electrical signs, illuminated signs, or flashing signs.

Billboard, face. A billboard face is the area of a billboard that is contiguous and used or intended to be used for display purposes, excluding the minimum frame and supports. The calculation of the area of the billboard face excludes the sign structure.

Billboard, poster. A billboard with a sign area or billboard face approximately 12’x24’ (288 sq. ft.) (may be as small as 240 sq. ft. and as large as 300 sq. ft.)

Billboard, Jr. Poster. A billboard with a sign area or billboard face approximately 6’x12’ (72 sq. ft.) (typically any sign smaller than 240’ sq. ft.)

Billboard, standard. An off-premises sign generally composed of materials (panels or modules) mounted on a building wall (“wall-mounted billboard” or “building-mounted billboard”) or freestanding structure (“freestanding billboard”), or painted directly on the wall or freestanding structure.

Billboard, wall. A billboard that is mounted to a wall either by direct application or installed on a device that is mounted to a wall designed to support the billboard advertising copy. A wall billboard may also be referred to as a “wall-mounted billboard” or a “building-mounted billboard”.

Brewpub. An eating and drinking establishment having a small brewery on the premises which produces beer, ale, or other malt beverage, or wine, and where the majority of the beer/wine produced is consumed on the premises. This classification allows a brewpub to sell beer/wine at retail and/or act as wholesaler for beer of its own production for off-site consumption, with appropriate state licenses.

Building. Any structure having a roof supported by columns or walls for the housing, shelter, or enclosure of persons, animals, or chattels; when separated by dividing walls without openings, each portion of such building so separated shall be deemed a separate building. For the purpose of this section, the term “building” shall not include “vehicle” as hereinafter defined.

Building, face or wall. All window and wall area of a building in one plane or elevation.

Building footprint. The outline of the total area that is surrounded by the exterior walls of a building or portion of a building, exclusive of courtyards. In the absence of surrounding exterior walls, the building footprint shall be the area under the horizontal projection of the roof, excluding any roof overhangs.

Building, height of. In all districts except those containing a View-Sensitive Overlay District, per Section 13.06.555, building height shall be measured consistent with the applicable Building Code, Height of Building. For buildings located within a View-Sensitive Overlay District, the method provided below shall be used:

1. The height limit shall be the vertical distance between existing grade and a plane essentially parallel to the existing grade. The corners of such plane shall be located above the base points.
2. The base points shall be located at the four corners of the foundation or, if the foundation of the structure does not form a rectangle, at the four corners of the smallest rectangle which surrounds the foundation.
3. The base points shall be located on existing grade, unless determined otherwise by the Director in accordance with the provisions of Section 13.06.645.B.3.a.
4. Additional height at the rate of one foot for each 6 percent of the slope shall be allowed. This additional height shall not be allowed on the uphill portion of the structure. For the purpose of this provision, the slope shall be the difference between the elevation of the highest base point and the elevation of the lowest base point divided by the distance between those two base points.
5. No portion of a structure, including the highest gable, unless specifically excepted, shall extend above the height limit; provided, however, that a legal structure that existed before June 18, 1989, that was destroyed by fire, natural disaster, explosion, or other calamity or act of God or the public enemy may be rebuilt to its previous height within the building's prior actual dimensions, including, but not limited to, height, roof pitch, depth, and width. Such a structure cannot be enlarged, expanded, or otherwise increased in size without the enlargement or expansion meeting the zoning regulations in effect at the time of the expansion.

The height of a stepped or terraced building is the maximum height of any segment of the building.

Building materials and services. Retailing, wholesaling, or rental of building supplies or equipment. This classification includes indoor lumber sales with limited outdoor storage, tool and equipment sales or rental establishments, and building contractors' yards, but excludes lumber yards, establishments devoted exclusively to retail sales of paint and hardware, and activities classified under vehicle rental and sales.

Building orientation. The location or position of a building on a site, particularly the relationship of the principal entry to the adjacent street. A building oriented to the street has an entry facing the street.

Building, temporary. A building without a permanent foundation or footing and without permanent utilities which is removed when the designated time period, activity, or use for which the temporary building was erected, has ceased.

Building, unit group. Two or more buildings of one ownership grouped on a lot, including institutions, hospitals, colleges, and industries.

Business support services. A provision of recurrently needed services of a business nature, including parcel and package delivery services for individual and/or commercial customers; preparation of parcels for delivery, shipping, or mailing; printing; copying; and computer support services.

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13.06.700. S

School, public or private. Public facilities for primary, secondary or post-secondary education, including elementary, grade, middle, junior, and high schools and community, professional, business, technical, and trade colleges and universities, and private institutions having a curriculum comparable to that required in the public schools of the State of Washington.

Screening. A continuous fence, wall, or evergreen hedge supplemented with landscape planting of grass, shrubs, or evergreen ground cover, or a combination thereof, that effectively screens visually the property which it encloses, and which is at least four feet high and is broken only for accessways.

Searchlight. An apparatus for projecting a beam or beams of light.

Seasonal sales. Temporary sales, usually outdoors and independent of another use, of merchandise for the celebration of certain seasons. These include items such as Christmas trees and pumpkins.

Security barrier (wireless communication facility). A wall, fence, or berm that has the purpose of sealing a wireless communication facility from unauthorized entry or trespass.

Self-storage. Any real property designated and used for the purpose of renting or leasing separate storage spaces to individuals or businesses.

Setback line. A line within a lot parallel to a corresponding lot property line, which is established to govern the location of buildings, structures, or uses. Where no minimum front, side, corner side, or rear yard setbacks are specified, the setback line shall be coterminous with the corresponding lot line.

Shopping center. A unified grouping of two or more commercial establishments, such as retail, eating and drinking, office, and personal service uses, which are located on a single site with common/shared parking facilities. Shopping centers may occupy a single structure or separate structures that are physically or functionally related, but establishments with accessory uses, such as a grocery store with an accessory coffee shop, are not, by themselves, considered a shopping center. A shopping center may include pads for future buildings.

Shrub. Any woody perennial plant that is generally less than fifteen feet in height at maturity.

Sign. Any materials placed or constructed, or light projected, that (a) convey a message or image, and (b) are used to inform or attract the attention of the public, but not including any lawful display of merchandise. Some examples of "signs" include placards, A-boards, posters, murals, diagrams, banners, flags, billboards, or projected slides, images or holograms. The applicability of the term "sign" does not depend on the content of the message or image conveyed.

Sign, abandoned. A sign that no longer correctly directs any person or advertises a bona fide business, lessor, owner, product, or activity conducted or available on the premises where such sign is located.

Sign, A-Board. A sign which consists of two panels hinged or attached at the top or side, designed to be movable and stand on the ground. Also commonly known as sandwich board signs.

Sign, animated. A sign that uses movement by electronic means to depict action or create a special effect or scene, as with video or a series of moving lights.

Sign, architectural blade. A sign structure which is designed to look as though it could have been part of the building structure, rather than something suspended from or standing on the building.

Sign area. The total area of a sign, as measured by the perimeter of the smallest rectangle enclosing the extreme limits of the letter, module, or advertising message visible from any one viewpoint or direction, excluding the sign support structure, architectural embellishments, decorative features, or framework which contains no written or advertising copy. (Includes only one side of a double-faced sign, unless noted otherwise.)

1. Individual letter signs, using a wall as the background without added decoration or change in wall color, shall be calculated by measuring the smallest rectangle enclosing each letter. The combined total area of each individual letter shall be considered the total area of the sign.
2. For a multiple face sign, the sign area shall be computed for the largest face only. If the sign consists of more than one section or module, all areas will be totaled.
3. Neutral surfaces (i.e., graphic design, wall murals and colored bands), shall not be included in the calculation. (See definition of "Neutral Surface.")
4. The area of all regulated signs on a business premises shall be counted in determining the permitted sign area.

Sign, banner. A sign intended to be hung either with or without a frame, possessing characters, letters, illustrations, or ornamentations applied to paper, plastic, or fabric of any kind.

1. Commercial banner. A banner used for commercial purposes, which includes "For Lease," "Grand Opening," "Sale," etc.
2. Cultural, civil, and educational banner. A banner used for cultural, civic, or educational events, displays, or exhibits.

Sign, billboard. See 13.06.700.B, above.

1. Poster panels or bulletins normally mounted on a building wall (“wall-mounted billboard” or “building-mounted billboard”) or freestanding structure (“freestanding billboard”) with advertising copy ~~in the form of posted paper~~.

2. Painted bulletins, where the message of the advertiser is painted directly on the background of a wall-mounted or freestanding display area.

Sign, blade. A double-faced sign intended for pedestrian viewing installed no higher than the top of the first floor of a building and generally perpendicular to the building façade for which it identifies.



Sign, canopy (or awning). A sign affixed to the surface of a canopy, awning, marquee, or similar feature and which does not extend vertically or horizontally beyond the limits of such feature, but does not include a projecting roof.

Sign, center identification. Any sign which identifies a shopping center, industrial center, or office center by name, address, or symbol. Center identification signs may also identify individual businesses and activities located within the center.

Sign, changing message center. An electronically controlled sign, message center, or readerboard where copy changes are shown on the same lamp bank or screen.

Sign, changeable copy (manual). Any sign that is designed so that characters, letters, or illustrations can be changed or rearranged by hand, without altering the face or the surface of the sign (i.e., readerboards with changeable pictorial panels).

Sign, construction. A temporary sign giving the name or names of principal contractors, architects, lending institutions, or other persons or firms responsible for construction on the site where the sign is located, together with other information included thereon.

Sign, corporate logo. A logo sign consists of a symbol or identifying mark(s) used as part of a corporation identification scheme that is meant to identify a corporation, company, or individual business or organization. Internally illuminated cabinet signs shall not be allowed for use as a logo sign above 35 feet in any of the downtown districts.

Sign, directional. Any sign which serves solely to designate the location of any place, area, or business within the City limits of Tacoma, whether on-premises or off-premises.

Sign, directory. A sign on which the names and locations of occupants or the use of a building is given.

Sign, electrical. A sign or sign structure in which electrical wiring, connections, and/or fixtures are used as any part of the sign.

Sign, feather. A portable freestanding type sign, affixed to a light weight pole, intended to advertise temporary promotions, services, and events.



Sign, flashing. An electrical sign or portion which changes light intensity in sudden transitory bursts, but not including signs which appear to chase or flicker and not including signs where the change in light intensity occurs at intervals of more than one second.

Sign, freestanding. A permanently installed, self-supporting sign resting on or supported by means of poles, standards, or any other type of base on the ground.

Sign graphics. An aggregate of designs, shapes, forms, colors, and/or materials located on an exterior wall and relating to or representing a symbol, word, meaning, or message.

Sign, ground. A sign that is six feet or less in height above ground level and is supported by one or more poles, columns, or supports anchored in the ground.

Sign height. The vertical distance measured from the adjacent grade at the base of the sign to the highest point of the sign structure; provided, however, the grade of the ground may not be built up in order to allow the sign to be higher.

Sign, identification or directory. A combination sign used to identify numerous buildings, persons, or activities which relate to one another, which is used as an external way-finding for both vehicular and pedestrians traffic.

Sign, illuminated. A sign designed to give forth any artificial or reflected light, either directly from a source of light incorporated into or connected with such sign or indirectly from a source intentionally directed upon it, so shielded that no direct illumination from it is visible elsewhere than on the sign and in the immediate proximity thereof.

Sign, incidental. A small sign intended primarily for the convenience and direction of the public on the premises, which does not advertise but is informational only, and includes information which denotes the hours of operation, telephone number, credit cards accepted, sales information, entrances and exits, and information required by law. Incidental information may appear on a sign having other copy as well, such as an advertising sign.

Sign, interpretive. A sign designed to impart educational, instructive, or historic information, or to identify parks or other public recreational facilities.

Sign landscaping. Any material used as a decorative feature, such as planter boxes, pole covers, decorative framing, and shrubbery or planting materials, used in conjunction with a sign, which expresses the theme of the sign but does not contain advertising copy.

Sign, mechanized. A sign which uses natural or mechanical means to physically move all or part of the sign structure.

Sign, nonconforming. A nonconforming sign shall mean any sign which does not conform to the requirements of this Chapter.

Sign, off-premises open house or directional sign. A sign advertising a transaction involving:

1. A product sold in a residential zone;
2. A product that cannot be moved without a permit; and/or
3. A product with a size of at least 3,200 cubic feet.

Sign, off-premises. A permanent sign not located on the premises of the use or activity to which the sign pertains.

Sign, on-premises. A permanent sign located on the premises of the use or activity to which the sign pertains.

Sign, political. A temporary sign which supports the candidacy of any candidate for public office or urges action on any other matter on the ballot in a primary, general, or special election.

Sign, portable. Any sign not permanently attached to the ground or a building. (Includes A-frame, sandwich boards, and portable readerboards.)

Sign, projecting. A sign, other than a wall sign, which is attached to and projects from a structure or building face.

Sign, public information. A sign erected and maintained by any governmental entity for traffic direction or for designation of, or direction to, any school, hospital, historical site, or public service, property, or facility. Public signs include those of such public agencies as the Port of Tacoma, Pierce Transit, the Tacoma School District, and the MetroParks Tacoma.

Sign, real estate. Any sign which is only used for advertising the sale or lease of ground upon which it is located or of a building located on the same parcel of ground.

Sign repair. To paint, clean, or replace damaged parts of a sign, or to improve its structural strength, but not in a manner that would change the size, shape, location, or character.

Sign, roof sign. Any sign erected upon, against, or directly above a roof or parapet of a building or structure.

Sign, rotating. Any sign or portion thereof which physically revolves about an axis.

Sign structure. Any structure which supports, has supported, is designed to support, or is capable of supporting a sign, including a decorative cover.

Sign, swinging. A sign installed on an arm or spar that is fastened to an adjacent wall or upright pole, which sign is allowed to move or swing to a perceptible degree.

Sign, temporary off-premises. An off-premises advertising sign attached to temporary fencing during the time of construction.

Sign, temporary. An on-premises sign, banner, balloon, feather sign, pennant, valance, A-board, or advertising display constructed of cloth, canvas, fabric, paper, cardboard, plywood, wood, wallboard, plastic, sheet metal, or other similar light material, with or without a frame, which is not permanently affixed to any sign structure and which is intended to be displayed for a limited time only.

Sign, under-canopy. Signs or other information-conveying devices that are affixed to the underside of a canopy, awning, marquee, or similar feature and project down from the bottom of the feature.

Sign, unlawful. Any sign which was erected in violation of any applicable ordinance or code governing such erection or construction at the time of its erection, which sign has never been in conformance with all applicable ordinances or codes.

Sign, wall. A sign painted on or attached to or erected against the wall of a building with the face in a parallel plane of the building wall. Also known as a fascia sign.

Sign, warning. Any sign which is intended to warn persons of prohibited activities such as “no hunting” and “no dumping.”

Sign, window. A sign painted on, affixed to, or installed inside a window for purposes of viewing from outside the premises.

Special needs housing. A broad term that includes adult family homes, confidential shelters, emergency and transitional housing, extended care facilities, continuing care retirement communities, intermediate care facilities, residential chemical dependency treatment facilities, residential care facilities for youth, retirement homes, and staff residential homes.

Stable, private. A detached accessory building for the keeping of horses owned by the occupants of the premises and which are not kept for remuneration, hire, or sale.

Stacking lane. A driving lane, associated with a drive-thru, in which cars line up while waiting for service.

Staffed residential home. A home, licensed by the state, providing 24-hour care for six or fewer children or expectant mothers, 17 years or younger, with or without functional disabilities. The home employs staff to care for children and may or may not be a family residence. New housing solely or partially for juveniles who are committed to the physical custody of the Department of Social and Health Services under the Juvenile Justice Act of 1977 must be sited under Section 13.06.530, Juvenile Community Facilities.

Storage, general. Any real property designed and used for the purpose of renting or leasing storage space to individuals or businesses, for the purpose of indoor dead storage of personal items or business inventory and supplies. This may include self-storage or businesses where storage is provided as a service.

Street. A thoroughfare which provides the principal means of access to abutting property.

Story. That portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it.

Story, half. A story which, by reason of a sloping roof, has not more than one-half of the habitable space of the floor next below it.

Structure. That which is built or constructed and located on the ground.

Structural alterations. Any change in the supporting members of a building, such as bearing walls, columns, beams, or girders.

Student housing. A residential facility occupied by and maintained exclusively for students that is affiliated with a professional college or university, or other recognized academic institution. These facilities are generally owned and operated by the associated institution and located on the institution's campus. This classification includes uses such as dormitories, fraternity houses, and sorority houses.

Substance abuse facility. (See "Drug rehabilitation facility").

Substantial connection. A substantial connection is a common covered structure whose roof extends between two structures, the width of which is at a minimum 50% of the width of one of the structures, and which utilizes a roof style, structure, and finishing materials that tie into the existing roof of at least one of the two structures.

Super regional mall. Combination of stores in single ownership or under unified control through a reciprocal easement agreement with at least four anchor tenants and a total of not less than 750,000 square feet of leasable building area.

Surface mining. Any premises from which the removal of any rocks, sand, gravel, stone, earth, topsoil, peat, minerals, or other natural resources results in the following:

1. More than three acres of disturbed area;
2. Surface mined slopes greater than 30 feet high and steeper than 1.0 foot horizontal to 1.0 foot vertical; or
3. More than one acre of disturbed area within an eight acre area, when the disturbed area results from mineral prospecting or exploration activities.

Surface mining shall exclude excavations or grading necessary for the construction of a structure for which a building permit has been duly issued.

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