

17.74.130 Parcel identification sign regulations.

The following requirements apply to parcel identification signs in commercial and industrial zones. Two types of parcel identification signs are allowed: monument and pylon signs. The maximum sign height and areas of the signs shall be subject to the provisions of § 17.74.150.

(A) Unless expressly provided for in this chapter, including but not limited to § 17.74.120, no sign shall be erected or used on any property other than the one on which the business identified is located.

(B) Sign proposals shall be submitted with the precise plan or conditional use permit applications. Signs must be complementary to the architectural design of the building. Sign proposals shall include color scheme, types of materials, typeface, and a general maintenance schedule.

(C) Signs within required building setbacks shall be located within a landscape planter subject to the provisions of CMC Chapter 17.70.

(D) No portion of the sign shall be permitted to overhang or encroach into the public right-of-way.

(E) With the exception of freeway-oriented signs, pylon signs may be oriented (perpendicular or parallel) toward the frontage on which they are installed and must be located within the one-third of the lot adjacent to the frontage. Pylon signs shall be setback 50 feet from residential properties.

(F) Pylon and monument signs may contain an address plate identifying the subject property. Numbers shall be a minimum of six inches in height and shall be clearly visible from the public right-of-way. Address plates shall not be calculated against the allowed sign area.

(G) Pursuant to § 17.99.075 (1)(2), the Zoning Administrator may issue a permit for up to an additional 30% in sign area to commercial businesses with a freeway viewshed and an increase of not more than 20% in the allowable height of pylon signs in commercial zones.

(H) Electronic message centers are allowed to be installed on parcels with freeway or major street frontage. Messages may not be changed at a rate faster than one message every four seconds, with an interval between messages of not less than one second.

(I) ~~No pylon Parcel identification signs are allowed shall be erected within the designated building setback with the exception that in the C-2 Restricted Commercial Zone, and the C-3 General Commercial Zone, and the C-P Professional and Office Zone one parcel identification sign may be erected within the designated building setback~~ subject to the following conditions:

(1) ~~Parcel identification signs are allowed within the landscaped building setback subject to the provisions in Section 17.74.150. Shall be limited to one square foot per lineal foot of frontage not to exceed 50 square feet;~~

(2) ~~Shall have a minimum clearance of eight feet from the highest grade elevation to the bottom of the sign and a maximum overall height of 15 feet; The number of parcel identification signs are allowed based on the following criteria:~~

(a) Commercial or office centers 10 acres and greater:

(i) One parcel identification sign per street frontage.

(ii) Centers having more than one street frontage may have no more than two parcel identification signs on one street frontage provided the other street frontage has no parcel identification sign. In this case, the total sign area for both signs combined on one street frontage shall not exceed the maximum sign area allowed in Section 17.74.150.

(iii) Each parcel identification sign may list up to six tenants.

(iv) The name of the center, which may be included on the parcel identification sign provided that it does not exceed 32 square feet, shall not be calculated against the maximum sign area.

(b) Commercial or office centers less than 10 acres:

(i) One parcel identification sign per street frontage.

(ii) Centers having more than one street frontage may have no more than two parcel identification signs on one street frontage provided the other street frontage has no parcel identification sign. In this case, the total sign area for both signs combined on one street frontage shall not exceed the maximum sign area allowed in Section 17.74.150.

(iii) Each parcel identification sign may list up to four tenants.

(iv) The name of the center, which may be included on the pylon provided that it does not exceed 32 square feet, shall not be calculated against the maximum sign area.

(3) Shall be placed perpendicular or parallel to the street and located to ensure that vehicular and pedestrian sight distances at entry driveways and sidewalks are not impaired;

~~(J) Each business center shall be permitted one parcel identification sign per street frontage. Each sign shall identify the center and up to a maximum of three tenants within the center.~~

(JK) An individual business within a multi-tenant commercial retail center with more than one building may be permitted to have a separate parcel identification sign provided~~ed~~ that all of the following requirements are met:

(1) The business is in a separate structure on a separate legal lot;

(2) The lot accommodates all of the parking needs of the business; ~~and~~

(3) The lot has its own access from the street; ~~and~~

(4) The linear frontage of the parcel was not calculated as part of the sign area for the center's parcel identification sign.

(KL) An individual business within a multi-tenant office professional business or industrial center may be identified on a separate monument sign (maximum height per § 17.74.150) identifying up to ~~two~~ three tenants, provided that all of the following criteria are met:

(a) The center is only identified by one monument style parcel identification sign which contains only the name of the center and the address range of the buildings;

17.74.150 Sign height and area tables.

(A) Subject to the provisions of this section, the maximum size for parcel and building identification signs are as follows:

<i>Table 1 Parcel Identification</i>			
<i>Sign type</i>	<i>Zone/use</i>	<i>Height</i>	<i>Maximum area 1 sq. ft. per lineal foot of lot frontage up to:</i>
Monument sign	A, A-14.4, R-1, R-2 and R-G	3 feet	4 sq. ft. maximum
Monument sign	R-3, MP	6 feet (shall be located outside corner cut off areas set forth in CMC § 17.70.050, except for structures described in CMC § 17.70.040(B))	24 sq. ft. by right; 60 sq. ft. maximum
Monument sign	C-2, C-3 and C- P		32 sq. ft. by right; 200 sq. ft. maximum
Monument sign	M-1, M-2, M-3, M-4		40 sq. ft. by right; 200 sq. ft. maximum
Pylon sign	C-2, C-3 and C-P	15 feet, 40 feet for properties contiguous to a freeway *In building setback: 15 feet, with minimum 8-foot clearance from bottom of sign	32 sq. ft. by right; 200 sq. ft. maximum *50 sq. ft. maximum if in building setback <u>Commercial or office centers 10 acres and greater: 32 square feet by right; 240 sq. ft. maximum</u> <u>Commercial or office centers less than 10 acres: 32 square feet by right; 200 square feet maximum</u>
Pylon sign	M-1, M-2 and M-4	40 feet. Allowed on properties with freeway frontage, subject to a minor conditional use permit pursuant to Ch. 17.92. Pylon signs shall be located on the side of the property visible from the freeway.	40 sq. ft. by right; 200 sq. ft. maximum

17.74.170 Nonconforming or abandoned signs.

(A) **Nonconforming.** Except as otherwise provided herein, any sign or other advertising structure which, though not conforming to the provisions of this chapter, has received approval prior to [**INSERT EFFECTIVE DATE OF ORDINANCE HERE**] by both the Planning and Building Departments, ~~or had received approval prior to the effective date of this ordinance from the Planning Commission or City Council, as applicable, pursuant to the requirements of this chapter on the date of such approval,~~ may continue, provided that the location of the sign's, height, display square footage, or the integrity of the original approval of the sign has not been altered in any way, is protected in place. The sign area can be altered to be consistent with the size requirement of the zone as set forth in § 17.74.150. Existing nonconforming signs that are removed or relocated on the property - In the event of structural change or alteration of such sign except for reface, the sign shall conform to the provisions of this chapter.

(1) **Change in property size or configuration.** If the size or configuration of a parcel or building is changed by the subdivision of the property, building addition or demolition, the parcel and building identification signs on the resulting properties shall be made to conform to the sign regulations applicable to the newly created parcel or building at the time such change becomes effective.

(2) **Repair and maintenance.** A nonconforming sign may be maintained or repaired to address the provisions of § 17.74.180.

(3) **Removal.** Unless otherwise approved by the Planning Director in writing, removal of nonconforming signs shall be accomplished in the following manner:

(a) **Signs painted on buildings, walls or fences.** By removal of the paint constituting the sign or by permanently painting over it in such a way that the sign shall not thereafter be or become visible; and

(b) **Other signs.** By removal of said signs, including its dependent structures and supports, or by modification, alteration or replacement thereof in conformity with the provisions of this chapter.

(B) **Abandoned signs.** When a business establishment closes, relocates, changes names or otherwise abandons any sign or structure, the owner of the property shall remove or cause to be removed, or obscure from view, or reface the sign within 30 days of the change of business. The sign structure shall be removed within six months unless new permits are obtained for the business and signage.

(Ord. 2770 § 1 (part), 2005; Ord. 2729 § 4, 2004.)