

19.30 Signs

19.30.010	User guide
19.30.020	Purpose
19.30.030	Definitions
19.30.040	Prohibited and abandoned signs
19.30.050	Residential zones
19.30.060	Non-residential zones
19.30.070	General requirements for all signs
19.30.080	Real estate signs
19.30.090	Billboards
19.30.100	Sign permit --required.
19.30.110	Sign permit – submittal requirements
19.30.120	Sign permit exemptions
19.30.130	Master sign plan option
19.30.140	Special event sign permit
19.30.150	Sign maintenance
19.30.160	Non-conforming signs
Table 19.30-1	Table of permitted signs

NOTE: WORDS IN *ITALICS* ARE DEFINED TERMS. SEE DEFINITIONS IN SECTION 19.30.030 (IN THIS CHAPTER) OR IN THE MAIN DEFINITIONS IN THE ZONING CODE (CHAPTER 19.10).

19.30.010 User Guide

This Chapter contains information and regulations relating to *signs*. This Chapter also contains requirements for sign permits, *sign* maintenance and the removal of abandoned or non-conforming *signs*. Please determine the zoning of your property, and consult the appropriate section of this Chapter for the requirements pertaining to *signs* allowed in that zone. Table 19.30.1 at the back of this Chapter contains a summary of the sign requirements. Also, please review the general permit provisions (BMC 19.30.100 through 19.30.150) to determine if a sign permit is required, and the requirements for sign permits. Finally, if you have a current *sign* that was legally installed, but does not comply with this Chapter, please refer to BMC 19.30.160 to determine what changes can be made to the *sign*. [Ord. 358 § 1, 2002]

19.30.020 Purpose

In pursuing the following purposes, the City recognizes the need for effective identification by business and government of goods and services, the timely conversion of existing signage to standards in this Chapter and the need to allow flexibility of design to meet these goals. The purpose of this Chapter is to provide *sign* regulations that are intended to:

1. Protect the general public health, safety, and welfare by regulating the size, placement and construction of *signs*.
2. Promote a positive, vital visual image of the city, which will enhance business opportunities and property values by providing for the utility and aesthetics of *signs* in an equitable manner.
3. Enhance the aesthetic appearance of the city by changing the visual focus from signage to a balance of architecture, *landscaping*, views and signage.
4. Encourage the installation of quality *signs* that are coordinated and complimentary with the *buildings* and uses to which they relate, and which are harmonious with their surroundings.

5. Provide for the timely elimination of legal, non-conforming *signs*.
6. Provide for the reduction in the number of *billboard* structures and for their relocation to higher traffic non-residential areas. [Ord. 358 § 1, 2002]

19.30.030 Definitions

1. A-frame sign: A two-faced a-frame or sandwich board style *sign* which is readily movable and has no permanent attachment to a *building, structure* or the ground.



AWNING SIGN

2. Awning: An architectural projection roofed with flexible material supported entirely from an exterior wall of a *building*.

3. Awning or canopy sign: Any *sign* that forms part of or is integrated into an *awning* or *canopy* and that does not extend beyond the limits of such *awning* or *canopy*. A *marquee* is not a *canopy*.

4. Banner: A *sign* of flexible material designed to be displayed between two or more supports or against another surface.



BANNER, PROMOTIONAL

5. Banner, ornamental: A *banner* that uses any of a variety of images or colors of an ornamental nature, and that displays no *on-site* or *off-site* copy.

6. Banner, promotional: A *banner* that displays *on-site* or *off-site* copy.

7. Billboard: An *off-site sign erected, constructed, or maintained* for the purpose of displaying outdoor advertising.



BILLBOARD

8. Billboard face: That portion of a *billboard*, exclusive of its structural support, on which changeable advertising copy is displayed, either by affixing preprinted poster panels or by painting copy on location; subclassified as follows

- A. Type I—a *billboard* face with maximum area of 672 s.f., maximum height of 14 feet and maximum width of 48 feet; and
- B. Type II—a *billboard* face with maximum area of 300 s.f., maximum height of 12 feet and maximum width of 25 feet.
- C. Trivision—a *billboard* face with revolving panels that is allowed on Type I and Type II *billboards*.

8. Billboard face: That portion of a *billboard*, exclusive of its structural support, on which changeable advertising copy is displayed, either by affixing preprinted poster panels or by painting copy on location; subclassified as follows

D. Type I—a *billboard* face with maximum area of 672 s.f., maximum height of 14 feet and maximum width of 48 feet; and

E. Type II—a *billboard* face with maximum area of 300 s.f., maximum height of 12 feet and maximum width of 25 feet.

F. Trivision—a *billboard* face with revolving panels that is allowed on Type I and Type II *billboards*.

9. Blade sign: A *wall sign* with no exposed legs or braces perpendicular to the *building* face designed to look as though it could have been part of the *building structure* rather than something suspended from the *building*.

10. Blinking or flashing: Any light source, which varies in intensity by 50% or more over a period of 10 seconds or less.



BLADE SIGN

11. Canopy: A, permanent rooflike *structure* providing protection from the elements, such as a service station gas pump island that is either entirely freestanding or attached to a *building* on one side with posts supporting the opposite side.

12. Changeable copy: That portion of *sign* copy which may be easily changed by manual/mechanical means or lighting effects without reworking, repainting, or otherwise altering the physical composition of the *sign*, for the primary objective of displaying frequently changing copy incident to the *sign* owner's business or community events.



CANOPY

13. Changeable copy sign: A reader board or *sign* designed to allow the changing of copy through manual, mechanical or electrical means, including time and temperature.

14. Clearance (of a sign): The smallest vertical distance between the grade of the adjacent *street* or *street* curb and the lowest point of any *sign*, including framework and embellishments, extending over that grade.

15. Community event sign: An *on- or off-site sign* promoting a governmental, charitable or civic activity sponsored by a governmental entity or private nonprofit organization.

16. Community facilities sign: Any temporary or permanent *sign erected* and maintained by any public or quasi-public agency, including city, county, school district, special district, state or federal, or by any religious or charitable institution for designation or identification of public, charitable or *religious facility* property.

17. Community facilities directional sign: An on or *off-site sign* that provides directions for *religious facilities* or public *buildings* such as public *schools*, libraries, *hospitals*, or other similar public service facilities.

18. Construction sign: A temporary *sign* for informational purpose which identifies the architect, engineers, contractors and other individuals, or firms involved with the construction of a *building* or announcing the character of the *building* or enterprise, which is *erected* during the *building* construction period.

19. Daylight, statutory: For the purposes of this Chapter, an amount of visible sunlight resulting in a light meter reading of f16 at 1/250th second as measured reflected off a Kodak white card using a setting of ISO 100 or equivalent.



COMMUNITY FACILITIES
DIRECTIONAL SIGN

20. Diffused light: A light source(s) that provides less than a 10% variation in intensity across a viewing angle of 45 degrees any direction from the axis of the light source and no increase in intensity outside that range. Diffusion may be achieved by the interposition of a translucent panel of not more than 50% transmissivity, by reflection off a surface of not greater than 50% reflectivity or by such other means as the *Director* may approve.

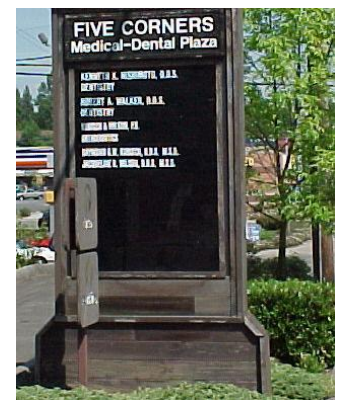
21. Directed beam: Any light which has an exposed source and including reflectors, lenses and diffusers which reflect or transmit with greater than 50% efficiency.

22. Directional sign: A *sign* designed to guide or direct pedestrian or vehicular traffic to an area, place or convenience, and may include incidental graphics such as trade names and trademarks.

23. Directory sign: A *sign* listing the names, uses, addresses or locations of the various businesses or activities conducted within a multi-tenant *building* or *multi-tenant complex* for the purpose of identification and direction only, and containing no advertising.

24. Double faced sign: A *sign* with two (2) faces on opposite sides of each other.

25. Erect: To build, construct, alter, repair, display, relocate, attach, hang, place, suspend, affix or maintain any *sign*, and also includes the painting of exterior *wall signs*.



DIRECTORY SIGN

26. Flag: A flexible cloth or cloth-like material printed with decorative color, image, *sign* message, logo, or symbol of governmental body or other organization.

27. Freestanding sign: A non-movable self-supporting *sign* supported in a fixed location by one or more uprights, poles or braces in or on the ground, and not attached to any *building*, wall or *fence*. Freestanding *signs* include *monument* and *pole signs*.

28. Fuel price sign: A non-movable *sign* advertising the price of motor fuel.

29. Garage/yard sale sign: A temporary *sign* advertising the private sale of personal property used to dispose of personal household possessions. It is not for the use of any commercial venture.



FUEL PRICE SIGN

30. Governmental Sign: A *sign* posted and displayed by a governmental agency that is necessary to protect and regulate the public health and safety. Governmental *signs* include traffic *signs*, *signs* for public health and safety facilities (such as hospitals, police stations, governmental offices etc.) and public safety warning or hazard *signs*.

31. Height of sign: For a *freestanding sign*, the vertical distance measured from the curb grade (or edge of pavement if no curb exists) of the nearest *street* to the highest point of the *sign*, including *sign structure*.

32. Holiday decorations: A temporary *sign*, in the nature of decorations, clearly incidental to and customarily and commonly associated with any national, local or religious holiday.

33. Illuminated sign: A *sign* with an artificial light source incorporated internally or externally for the purpose of illuminating the *sign*.

34. Informational sign: An on-premise *sign* which is incidental and necessary for public safety and convenience and general information that has a purpose secondary to the use of the property on which it is located, such as restrooms, telephone, help wanted, hours of operation, acceptable credit cards, recycling containers, no trespassing, parking space designations (compact, handicapped, no parking, etc.), and vehicle impound signs required under RCW 46.55.070.

35. Land use and construction notice sign: A public notice *sign* required by a governmental agency that is used for notification of land use or construction activity.

36. Large inflatable object: A large balloon or balloon-like object, greater than eighteen (18) inches in any dimension that uses air or any other gas to keep it inflated.

37. Marquee: A permanent roof like *structure* extending from part of a wall of a *building* and supported solely by the *building*.

38. Marquee sign: Any *sign* that forms part of or is integrated into a *marquee* and that does not extend beyond the limits of such *marquee*.

39. Memorial sign: A *sign*, tablet or plaque memorializing a person, event, *structure* or *site*.



MARQUEE SIGN

40. Monument sign: A *freestanding sign* that is above ground level and is anchored to the ground by a solid base, with no open space between the *sign* and the ground.



MONUMENT SIGNS

41. Multi-tenant complex: All of the following: A group of separate *buildings* operating under a common name or ownership; a group of separate *buildings* which share a common *lot*, access and/or parking facility; a group of separate *buildings* on *adjoining lots*, for which the property owners have requested in writing to be considered as a multi-tenant complex; or a single *building* containing multiple tenant spaces where there are specific exterior pedestrian entrances for individual tenants.

42. Neon: A class of gas-filled tubes which emit light solely from ionized rarefied gases without the use of fluorescent materials and typified by glass tubing of approximately 1/2 inch diameter formed in such a manner as to produce the graphic or text content of the *sign* principally from the bright tubing.

43. Nonconforming sign: A *sign* legally existing at the effective date of the adoption of the ordinance (July 24, 2002) or amendments thereto codified in this chapter, which could not be built under the terms of this chapter.

44. Off-site sign: Any *sign* which advertises or relates to a good, product, service, place, thing, event, or meeting that is offered, sold, traded, provided, located or conducted at a *site* other than that upon which the *sign* is posted or displayed. Off-*site signs* include, but are not limited to, *billboards* and other outdoor advertising *structures* that are related to a particular *site* other than that upon which the *sign* is posted or displayed.

45. On-site sign: Any *sign* which advertises or relates to a good, product, service, place, thing, event, or meeting that is lawfully offered, sold, traded, provided, located, or conducted at the *site* upon which the *sign* is posted or displayed. On *site signs* also include *signs* not related to any particular location or *site*, such as *signs* displaying religious, charitable, cultural, governmental, informational, political, educational or artistic messages that are intentionally displayed by the owner of the property or *site* upon which the *sign* is displayed.

46. Parapet: That portion of a *building* wall, which extends above the roof of a *building*.

47. Pennant: Any lightweight plastic, fabric or other material, whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

48. Point of purchase display or sign: An advertisement for an item accompanying its display indicating only instructions and the contents or purpose of the item (e.g. an advertisement on a product dispenser, tire display, recycling containers, collection containers, gas pumps, phone booths, etc.).



PENNANTS

49. Pole sign: A *freestanding sign* that is supported by one or more uprights, poles, pylons or braces in or on the ground, and is not defined as a *monument sign*.



POLE SIGNS

50. Political sign: Temporary *signs* for local, state or national purposes advertising a candidate or candidates for public elective office or a political party, *signs* urging a particular vote on a public issue or referendum decided by ballot, or *signs* expressing a noncommercial view point.

51. Poster: A temporary, informative placard or advertisement associated with movie or live *theater* or other artistic or cultural event.

52. Primary building facade: The side of the *building* providing the main vehicle and/or pedestrian access, and/or the business primary orientation as determined by the *Director*.

53. Public service information sign: A *sign* that indicates danger and/or service and safety information.

54. Readerboard: A *sign* or part of a *sign* on which the letters are readily replaceable such that the copy can be changed from time to time at will.

55. Real estate sign: A *sign* advertising property for sale, lease or rent.

56. Revolving or rotating sign: Any *sign* which in its entirety or in part turns in motion by electrical or mechanical means in a circular or repetitive pattern.

57. Searchlight: An apparatus containing an electric light and reflector on a swivel for projecting a far-reaching beam in any desired direction.



READERBOARD

58. Secondary building facade: The sides of the *building* other than the *primary building facade*, as determined by the *Director*.

59. Sign: A communication design, device, *structure*, or fixture that incorporates graphics, graphic designs, symbols, colors, figures, logos, trademarks, or written copy, for the purpose of conveying a particular message to public observers. Painted designs, murals, or patterns located on a *building* wall or roof which do not represent a product, service or registered trademark/copyright, and which do not identify the user, are not considered *signs*.

60. Sign area: The sum of all display areas as viewed from any single vantage point as determined by circumscribing the exterior limits on the mass of each display *erected* on one (1) *sign structure* with a circle, triangle, or quadrangle connecting all extreme points. *Sign structure*, architectural embellishments, framework, decorative features, *awnings, canopies and marquees* which contain no written or advertising copy, logos or registered trademarks/copyrights are not included in *sign* area. Individual cutout or channel letters using a wall as a background, without added decoration or change in wall color shall have *sign* area calculated by measuring the area of the smallest quadrilateral shape enclosing each letter (except ascenders and descenders) and totaling the square footage of each of these.

61. Sign area, neon: *Neon* tubes shall be deemed to be 6" wide, centered on the tube, for the purpose of determining *sign areas* and/or *sign* size. Any *neon* used in or as part of a *sign* shall be included in area calculations. These standards are in addition to, not a replacement of, other size standards.

62. Sign structure: Any *structure* that supports or is designed to support any *sign* as defined in this chapter.

63. Wall sign: Any *sign* attached to or *erected* on the exterior wall of the *building* with the exposed face of the *sign* in a plane approximately parallel to the plane of the exterior wall of the *building*, projecting less than 12 inches and not extending above the eave line. The top of a *parapet* wall shall be considered the eave line. The lowest part of a mansard-style roof shall be considered the eave line. Where a *parapet* wall is combined with a mansard roof, the eave line shall be the top of the *parapet*.



WALL SIGNS

64. Window sign: Any *sign* that is painted or mounted onto either side of an exterior windowpane. Also, any *sign* that is hung inside the window with the intent of being visible from the exterior in a more than incidental manner, including advertisements for services or products in the form of decals, emblems, paint, exposed *neon*, *banners*, etc. If inside the window, the *sign* message must be visible from the exterior to be considered a window *sign*. The term does not include merchandise located within three (3) feet of a window. [Ord. 358 § 1, 2002]

19.30.040 Prohibited and abandoned signs.

1. Prohibited Signs: Prohibited *signs* are listed in this section. The prohibited *signs* listed in this section are not subject to a variance, Master Sign Plan or Special Event Sign Permit. Prohibited *signs* are as follows:
 - A. Any *sign* that is not specifically permitted by this Chapter.
 - B. *Blinking* and/or *flashing* lights, except for the time and temperature portion of an otherwise permitted *sign*, and *holiday decorations* as permitted in Table 19.30-1.
 - C. *Signs* affixed to natural features, such as trees, rocks and other natural features.
 - D. Any new *sign erected* upon, against or directly above a roof or that projects above the highest point of the roof line, *parapet* or fascia of a *building*, including a *sign* affixed to any *structure erected* upon a roof, such as structure housing *building* equipment.
 - E. *Signs* affixed to or painted on utility poles, street *sign* poles, traffic signal equipment and poles, garbage receptacles (except *signs* placed by the waste company), bridges, railings, *fences*, and other types of street furniture and fixtures. Traffic *signs*, utility *signs* and other *governmental signs* are permitted.
 - F. *Off-site signs*, except as specifically permitted by this Chapter.
 - G. *Signs* in the public *right-of-way*, except as specifically permitted by this Chapter or applicable law.
 - H. *Revolving* or *rotating signs*, except barber poles, numerical *signs* indicating parts of clocks or thermometers, tri-vision *billboard faces*, or as specifically permitted by this Chapter.
 - I. *Signs* posted or displayed upon a movable chassis or support with or without wheels.
 - J. *Signs* mounted on vehicles parked and visible from the public *right-of-way*, except *signs* mounted upon vehicles that are being primarily used for normal day-to-day commercial or non-commercial transportation purposes and not primarily for advertising or display purposes and except for *signs* advertising for sale the vehicle upon which the *sign* is posted.
 - K. Graffiti as defined in BMC Chapter 8.55.
 - L. *A-frame signs*, t-frame *signs* and similar portable or moveable *signs*.
 - M. The following existing *signs* must be removed or made to conform with this Chapter by August 23, 2002:
 - i. A *sign erected* since February 28, 1993 without applicable permits that does not comply with all regulations in effect on July 24, 2002.
 - ii. A *sign* that pertains to a specific event that has not been removed within five (5) days after the occurrence of the event.

- iii. Any *sign* that was prohibited under the former BMC Chapter 18.50 that is prohibited or not permitted under this chapter.
 - iv. The revolving or rotating function of revolving or rotating *signs* must be disabled except barber poles or numerical *signs* indicating parts of clocks or thermometers, or as specifically permitted by this Chapter.
 - v. *Signs* that create a traffic hazard or public nuisance, including but not limited to:
 - a. *Signs* with advertising copy which imitates official traffic *signs* or signals, or use such words as “stop,” “look,” “danger,” “caution,” “warning,” or “go slow.”
 - b. *Signs* that may confuse motorists or detract from any legal traffic control device as determined by the *Director*.
 - c. Any *sign* placed in such a manner that it obscures the vision of a motorist as determined by the *Director*.
2. Abandoned Signs: Abandoned *signs* existing on July 24, 2002 must be removed or altered to conform to this Chapter within ninety (90) days after written notice from the City. *Signs* that become abandoned after July 24, 2002 must be removed or altered to conform to this Chapter ninety (90) days after written notice from the City. The *Director* may grant a one-time extension to these ninety (90) day deadlines, not to exceed an additional ninety (90) days if the property owner requests the extension in writing and provides an acceptable proposal for removal or alteration of the abandoned *sign*. The following are abandoned *signs*:
- A. Any *sign* that advertises a business, lessor, owner, product, service or activity that is no longer located on the *site* where the *sign* is displayed, or
 - B. Any *sign* that pertains to a time, event, or purpose which no longer applies, or
 - C. Any *sign*, *sign* face, *sign* frame or *sign* structure that is damaged, is in disrepair or vandalized, or
 - D. Any empty *sign* frame.
3. Prohibited and abandoned *signs* are subject to removal by the City at the owner or user’s expense. [Ord. 358 § 1, 2002]

19.30.050 Residential zones

- 1. Individual *dwelling units* are allowed to display the following types of *signs* pursuant to the requirements of Table 19.30-1, provided such signs do not display a commercial or business message: address *signs*, carnival-like devices, *construction signs*, *directional signs*, district or neighborhood identification signs, governmental *flags*, non-governmental *flags*, *garage/yard sale signs*, *holiday decorations*, *informational signs*, *land use and construction notice signs*, occupant identification *signs*, *political signs*, *public service information signs*, *real estate signs* and religious symbols.
- 2. For *signs* allowed in the *right-of-way*, see the requirements for the proposed type of *sign* in Table 19.30-1.
- 3. Other *uses*: Maximum allowable *sign area* is the lesser of 10 square feet or the sign area allowed in Table 19.30-1.
- 4. *Home occupations* shall not have any *signs* identifying the occupation.

5. The maximum allowable *height* for a *freestanding sign* shall be the greater of six (6) feet or the *height* allowed in Table 19.30-1.
6. *Signs* shall also comply with BMC 19.30.060.4.F through J. [Ord. 484 . 1, 2008; Ord. 359 § 1, 2002; Ord. 358 § 1, 2002]

19.30.060 Non-residential zones

1. SPA-2 zone: *Signs* in the SPA-2 zone will be reviewed and approved as part of a City-approved Master Plan for the zone, as described in BMC 19.15.060.
2. Permitted signs: *Signs* allowed in *non-residential zones* are described in Table 19.30-1.
3. Building-mounted sign area: Certain permitted *signs* in Table 19.30-1 are included in total *sign area* allowed. The building-mounted *sign area* allowed is determined as follows:

A. Primary building facade: Only one *building facade* is defined as the *primary building facade*. Each business or tenant with frontage on the *primary building facade* is allowed up to one (1) square foot of signage for each linear foot of *primary building facade*, to be located on the tenant's *primary building facade*. Every business or tenant is entitled to a minimum sign area of 30 square feet. No single sign face shall be greater than 240 square feet, except through the addition of bonuses in sections 19.30.060.3.F and G.

B. Secondary building facade: Each business or tenant is allowed up to ¼ square foot of signage for each linear foot of *secondary building facade*.

C. Multi-tenant building or multi-tenant complex: For a multi-tenant *building* or *multi-tenant complex*, the calculation of *building facade* for an individual tenant shall be related to the proportion of the *building facade* owned or leased by that tenant.

D. Businesses or tenants with no *building facade*: In those cases where a business or tenant has no *building facade*, that business or tenant is allowed a maximum *sign area* of 30 square feet to be located on the *primary building facade* or 8 square feet to be located on a *secondary building facade*.

E. Businesses or tenants on second floors and above: In those cases where a business or tenant is located on the second floor or above, that business or tenant is allowed a maximum *sign area* of 30 square feet to be located on the *primary building facade* or 8 square feet to be located on a *secondary building facade*. A Master Sign Plan is required for *signs* on a *building facade* more than 2 stories high with more than one *wall sign* on any *façade*.

F. If the *site* does not have any *freestanding signs* (except for *directional signs* or *multi-tenant complex* identification *signs*), the amount of signage allowed in BMC 19.30.060.3.A and B may be increased by 25%.

G. If all *building-mounted signs* on the *site* are logos, individual cutout/channel letters (lighted or non-lighted) or are non-internally *illuminated signs*, the amount of signage allowed in BMC 19.30.060.3.A and B may be increased by 25%.

4. Freestanding signs: Certain permitted *signs* in Table 19.30-1 are included in total *sign area* allowed for a *freestanding sign*. The following standards apply to *freestanding signs*:

A. Freestanding sign area allowed: The maximum *freestanding sign area* allowed is 1 s.f. of *sign area* for each linear foot of *street frontage* per *site*, subject to the limitations below. The property owner shall allocate the amount of *sign area* allowed in this section to his or her tenants. This allocation shall be made in writing as part of the tenant's sign permit application. Minimum letter height for signs identifying more than one business or tenant shall be 10 inches.

- i. DC, CN, PR and SPA-1 zones: Maximum 32 s.f.
 - ii. CI, CC-1, O and I zones: Maximum 48 s.f.
 - iii. AI, CC-2, CR and SPA-3 zones: 50 s.f. plus 1 additional square foot of signage for each three (3) linear feet of *street frontage* (or portion thereof) up to a maximum total of 200 s.f.
- B. Maximum height allowed: The maximum allowable *height* for a *freestanding sign* is as follows:
- i. DC, CN, PR and SPA-1 zones: 5 feet.
 - ii. CI, CC-1, O and I zones: 8 feet.
 - iii. AI, CC-2, CR and SPA-3 zones: 20 feet plus 1 additional foot of *height* for each 25 linear feet (or portion thereof) of *street frontage*, up to a maximum total *height* of 35 feet.
- C. Number of freestanding signs allowed: One (1) *freestanding sign* per *site* per *street frontage*. An additional *monument sign* is allowed on a *site's street frontage* of 400 feet or greater. On a *site* with multiple *street frontages*, each *street frontage* shall be considered independent of the other *street frontages*. Multiple *freestanding signs* shall be separated by at least 150 feet, drawn in a straight line between the closest edges of the *signs*. The additional *monument sign* shall comply with the following standards:
- i. DC, CN, PR and SPA-1 zones: Maximum 32 s.f. and 5 foot height.
 - ii. CI, CC-1, O and I zones: Maximum 48 s.f. and 8 foot height.
 - iii. AI, CC-2, CR and SPA-3 zones: Maximum 64 s.f. and 12 foot height.
- D. *Multi-tenant complex* identification *signs*: In addition to the *sign area* allowed in BMC 19.30.060.4.A and number of signs allowed in BMC 19.30.060.4.C, each *multi-tenant complex* encompassing at least 8 acres of land may have an additional 32 square feet to be used for the name of the complex. This signing may be displayed on a *building* within the complex, combined as part of other signing in the complex or on an additional *monument sign* complying with *height* limits of BMC 19.30.060.4.B along the *street frontage* that provides direct vehicular access to the complex. The *multi-tenant complex* identification *sign* shall not identify individual tenants unless the name of the complex is the name of one of the tenants.
- E. In the DC, CN and SPA-1 zones, the following additional requirements must be met for the display of a *freestanding sign*:
- i. There must be usable motor vehicle access to the customer parking for the *site* from the *street* to which the *sign* is oriented.
 - ii. The *sign* must be located within 20 feet of the vehicular access point to the *site*. The *Director* may modify this requirement for sight distance or safety reasons.
 - iii. The *site* must have at least 100 feet of *street frontage*.
 - iv. The *building(s)* which are identified on the *sign* must be *setback* at least 25 feet from the *property line* along the *street* to which the *sign* is oriented.
- F. Minimum setback allowed: The minimum *setback* for a *freestanding sign* is 5 feet, except no *setback* is required in the DC, CN and SPA-1 zones.

G. Sign quality: The color, shape, material, lettering and other architectural details of the *sign* and *sign structure* must be consistent and compatible with the color, shape, material, lettering and other architectural details of the primary *structure*.

H. Pole covers. A *pole sign* must have a cover over the pole that is consistent and compatible with the color, shape, and material of the *sign structure*. The width of the cover parallel to a *sign* face shall be at least 25% of the width of the *sign* face. No copy other than the property address shall be placed on the pole cover. The *Director* may waive the pole cover requirement for *signs* such as *traffic signs*, *real estate signs*, *directional signs*, *informational signs* and similar temporary and incidental *signs*.

I. Auxiliary projections or attachments that are not part of a single, integrated design are prohibited.

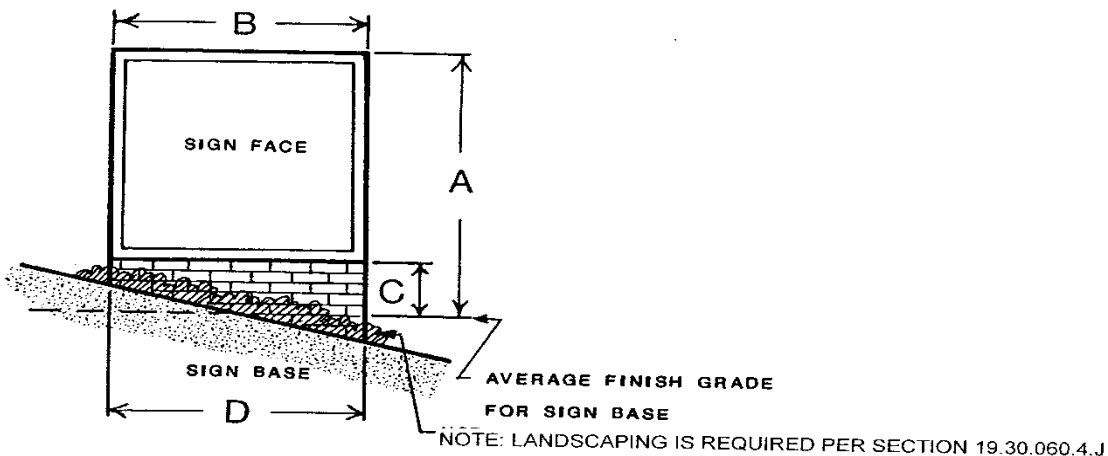
J. An area around the base of each *freestanding sign* erected after July 23, 2002 at least equal to the area of all *sign* faces must be landscaped to improve the overall appearance of the *sign* and to reduce the risk of automobiles hitting the *sign* or its supports. *Landscaping* shall consist of shrubs and groundcover complying with the standards of Type IV *landscaping* as described in BMC Chapter 19.25. The landscape area shall be enclosed with a cast concrete curb. The *Director* may waive or modify the *landscaping* requirement if:

- i. The required *landscaping* would cause a reduction of the number of existing *parking spaces* below the number required in BMC 19.15 or BMC 19.20; or
- ii. The required *landscaping* would interfere with proper storm drainage; or
- iii. The required *landscaping* would not be visible to the general public; or
- iv. The *sign* is incorporated into pedestrian-oriented features in the DC, CN, or SPA-1 zones.

K. Repealed [Ord. 479 § 1, 2007]

L. The following figure illustrates the dimensional standards for *monument signs*:

FIGURE 19.30-1: MONUMENT SIGN



A: Maximum *height* of *sign* per Table 19.30-1 (for *residential zones*) and BMC 19.30.060 (for *non-residential zones*)

B: Maximum=200% of A

C: Minimum=20% of A

D: Minimum of 100% of B

Minor deviations from these dimensional standards for *monument signs*, except for *sign area* and *height*, may be approved by the *Director* if the resulting *sign* does not significantly change the relative proportion of the *sign* base to the *sign* face. [Ord. 529, 2009, Ord. 358 § 1, 2002]

19.30.070 General requirements for all signs

1. Sight distance: In addition to any *setbacks* required by this Chapter, all *signs* (except for *governmental signs* related to traffic safety) shall comply with the sight distance requirements in BMC 18.30.200, as amended.
2. Structural components: To the maximum extent possible, *signs* should be constructed and installed so that angle irons, guy wires, braces and other structural elements are not visible. This does not apply to structural elements that are an integral part of the overall design such as decorative metal or woods.
3. Illumination: Except as specifically allowed in Table 19.30-1, no *sign* may contain or utilize any of the following:
 - A. Illumination that exceeds $\frac{1}{2}$ *statutory daylight* measured directly from any distance greater than three feet. *Neon* is exempt from this standard.
 - B. Illumination that exceeds $\frac{1}{16}$ *statutory daylight* ($\frac{1}{32}$ for undiffused *neon*) measured directly with a 1 degree spot meter at 20 feet from the light source or the closest *property line*, whichever is closer to the light source.
 - C. Any continuous or sequential *blinking* or *flashing* operation.
 - D. Light sources that are not *diffused* (other than *neon* as permitted above).
4. Liability insurance required for *signs* located on or over public property:
 - A. Excluding *wall signs* projecting twelve inches (12") or less over a public *right-of-way*, *real estate signs* and *political signs*, the owner of any *sign* located on or over a public *right-of-way* may at the time of sign permit application be required to file with the Building Official a certificate of liability insurance issued by an insurance company authorized to do business in the State of Washington. The City shall be named as an additional insured, and notified of lapses or changes to the insurance policy in advance of such change. The insurance shall be in the amount of one million dollars (\$1,000,000.00) per occurrence.
 - B. If liability insurance is required, an annual *sign* registration is required for any *signs* projecting over the *right-of-way*, excluding *wall signs* projecting twelve inches (12") or less. The annual permit shall be issued upon a determination that liability insurance remains in effect, and that the *sign* and supporting *sign structure* are secure.
5. All *signs* shall comply with applicable City design standards or manuals.
6. *Signs* shall be constructed out of durable, permanent materials able to withstand typical northwest weather. *Signs* and copy shall be of professional quality.
7. Exterior wall *signs* shall not cover or interfere with architectural *building* details, windows, doors, fire escapes, stairways, or other opening intended to provide light, air, ingress or egress. [Ord. 358 § 1, 2002]

19.30.080 Real estate signs.

All temporary *real estate signs* can be single or *double faced signs* as follows:

1. Individual Dwelling Unit, On-site: *Signs* advertising an individual *dwelling unit* for sale, lease or rent shall comply with the following requirements:
 - A. One *sign* per *street frontage* is allowed. The *sign* shall be located on the *lot* for sale, lease or rent, or on adjacent *right-of-way*. If the *sign* is located on *right-of-way*, it must be displayed in a manner where it will not constitute a hazard by blocking vision or blocking safe movement of vehicles, bicycles or pedestrians. If in the opinion of the City, the *sign* constitutes a hazard, the *sign* may be removed by city staff at the *sign* owner's expense.
 - B. The *sign* shall not exceed four square feet in area per *sign* face, and shall not exceed six feet in overall *height*.
 - C. The *sign* shall be removed within ten days after closing of the sale, lease or rental of the property.
 - D. A *sign* permit is not required.
 - E. The *sign* must be professionally prepared and maintained in good condition.
2. Individual Dwelling Unit, Off-site: *Off-site signs* announcing directions to a specific individual *dwelling unit* open house for sale, lease or rent shall comply with the following requirements:
 - A. Each *sign* shall not exceed six square feet in area per *sign* face for each *sign*, and shall not exceed 42 inches in overall *height*.
 - B. *Signs* are permitted only when the agent or seller is in attendance for the welcoming of viewers at the property for sale, lease or rent.
 - C. *Signs* may be located on the *right-of-way* in a manner where they will not constitute a hazard by blocking vision or blocking safe movement of vehicles, bicycles or pedestrians. If in the opinion of the City, such *signs* constitute a hazard, the *signs* may be moved by city staff at the *sign* owner's expense.
 - D. A *sign* permit is not required.
 - E. *Signs* must be professionally prepared and maintained in good condition.
3. Residential Projects, On-site: *Signs* advertising the sale, lease or rent of *lots* or *dwelling units* in a residential subdivision, apartment, townhouse, or *mixed use* project shall comply with the following requirements:
 - A. One *sign* per *street frontage* is allowed. The *sign* shall be located on the property for sale, lease or rent, or on adjacent *right-of-way*. If the *sign* is located on *right-of-way*, it must be displayed in a manner where it will not constitute a hazard by blocking vision or blocking safe movement of vehicles, bicycles or pedestrians. If in the opinion of the City, the *sign* constitutes a hazard, the *sign* may be removed by city staff at the *sign* owner's expense.
 - B. The *sign* shall not exceed 32 square feet in area per *sign* face (16 square feet per *sign* face if the face is visible from more than one direction), and shall not exceed 10 feet in overall *height*.
 - C. The *sign* shall be removed within ten days after closing of the sale, lease or rental of the property.

- D. If greater than 4 square feet in area per *sign* face, a sign permit is required. The sign permit shall be valid for a one year period, at which time the *sign* shall be removed. The permit is renewable annually for up to a maximum of three years.
 - E. *Signs* must be professionally prepared and maintained in good condition.
4. Residential On-site Informational Signs:
- A. Shall be limited to one *sign* per feature that may include, but not limited to *signs* for information centers, model homes, parking areas or announcing features such as parks, playgrounds, or trails.
 - B. *Signs* shall be located on the property for sale, lease or rent, or on adjacent *right-of-way*. *Signs* located on *right-of-way*, must be displayed in a manner where they will not constitute a hazard by blocking vision or blocking safe movement of vehicles, bicycles or pedestrians. If in the opinion of the City, the *signs* constitute a hazard, the *sign* may be removed by city staff at the *sign* owner's expense.
 - C. Each *sign* shall not exceed 16 square feet in area per *sign* face, and shall not exceed six feet in overall *height*.
 - D. If greater than 4 square feet in area per *sign* face, a sign permit is required. The sign permit shall be valid for a one year period, at which time the *sign* shall be removed. The permit is renewable annually for up to a maximum of three years.
 - E. *Signs* must be professionally prepared and maintained in good condition.
5. Directional Arrow Sign, Off-site: *Real estate* directional arrow *signs* for *dwelling units* shall comply with the following requirements:
- A. The number of *signs* shall be limited to six *signs* per property for sale, lease or rent.
 - B. Each *sign* shall not exceed 1 ½ square feet in area per *sign* face and shall not exceed 4 feet in overall *height*.
 - C. Each *sign* shall include only the name of and directions to the *dwelling unit*.
 - D. *Signs* may be placed in the *right-of-way* or on private property, with the property owner's permission. They shall not block driveways or be affixed to utility poles, street lights, traffic *signs*, trees or other natural features. *Signs* may be located on the *right-of-way* in a manner where they will not constitute a hazard by blocking vision or blocking safe movement of vehicles, bicycles or pedestrians. *Signs* shall not be displayed prior to final plat approval for subdivisions and building permit approval for apartments, townhouses or *mixed use* projects. *Signs* shall be removed within ten days after closing of the final sale, lease or rental of the property. *Signs* in the *right-of-way* placed in violation of this section may be removed by city staff at the *sign* owner's expense.
 - E. *Signs* must be professionally prepared and maintained in good condition.
6. Non-Residential, On-Site: *Signs* advertising non-residential (such as commercial or industrial) property for sale, lease or rent shall comply with the following requirements:
- A. One *sign* per *street frontage* is allowed.
 - B. The *sign* shall not exceed 32 square feet in area per *sign* face (16 square feet per *sign* face if the face is visible from more than one direction), and shall not exceed 10 feet in overall *height*.

- C. The *sign* shall be removed within ten days after closing of the sale, lease or rental of the property.
- D. If greater than 4 square feet in area per *sign* face, a sign permit is required. The sign permit shall be valid for a one year period, at which time the *sign* shall be removed. The permit is renewable annually for up to a maximum of three years.
- E. *Signs* must be professionally prepared and maintained in good condition. [Ord. 358 § 1, 2002]

19.30.090 Billboards.

1. No *billboards* shall be erected, altered or relocated except as permitted in this section.
2. Alteration of billboards.
 - A. *Billboards* shall not be altered with regard to size, shape, orientation, *height*, or location without the prior issuance of a sign permit. All such permits require full compliance with this chapter.
 - B. Ordinary and necessary repairs which do not change the size, shape, orientation, *height*, or location of a *billboard* or *billboard face* shall not require a sign permit. *Billboard* copy replacement may occur at any time and is exempt from the requirement for a sign permit.
 - C. Temporary cut-out extensions are allowed if the extensions do not exceed 20% of the area of the billboard face. A sign permit is not required for temporary extensions. With *Director* approval, extensions shall be allowed for multiple copy changes in order to meet the needs of advertisers.
 - D. Single Type I *billboard faces* may be replaced with two side-by-side Type II *billboard faces*, and likewise two side-by-side Type II *billboard faces* may be replaced with a single Type I *billboard face*, provided each resulting *billboard face* complies with the requirements of this chapter.
 - E. Trivision *billboard faces* may be installed on Type I and Type II *billboards*.
3. Relocation of billboards. Relocation of *billboards* requires the issuance of a demolition permit for the removal of the existing *billboard* and a sign permit for erection of the new *billboard*. If a *billboard* owner owns two (2) or more *billboards* in Burien, removal of two (2) *billboards* is required for the installation of each relocated *billboard*. If only one (1) *billboard* in Burien is owned by a *billboard* owner, that *billboard* may be relocated. *Billboard* demolitions shall be completed prior to installation of the relocated *billboard*.
4. Number of billboards. The total number of *billboards* within the city of Burien shall not exceed 30. This number shall be reduced by one (1) for each relocated *billboard* erected.
5. Location. Relocated *billboards* shall only be located in the following areas:
 - A. In the CR and CC-2 zones, north of 146th St. and south of 154th St.
 - B. In the I zone south of So. 176th St.
 - C. One (1) *billboard* may be located in a *non-residential zone* in the area between 8th Av. So. and Des Moines Memorial Dr., within 1,000 feet of the SR-518 *right-of-way*.
6. Setbacks. Relocated or altered *billboards* shall comply with the following *setbacks*:

- A. *Billboards* shall observe the same *setbacks* as required for the primary *use* of the *site*. If the *site* is undeveloped, *billboards* shall comply with the *setbacks* required for the closest adjacent *use* in the same zone.
 - B. Type II *billboards* shall be at least 100 feet from any *residential zone*. Type I *billboards* shall be at least 330 feet from any *residential zone*.
 - C. No *billboard* shall extend beyond a *property line* unless written approval is provided to the city from the adjacent property owner.
7. Height.
- A. *Billboards* located in the CC or CR zone shall not exceed a *height* of 15 feet above the average *height* of all *buildings* within 330 feet of the *billboard* or 35 feet, whichever is less; and
 - B. *Billboards* located in the I zone shall not exceed a *height* of 15 feet above the average *height* of all *buildings* within 330 feet of the *billboard* or 45 feet, whichever is less; and
 - C. *Billboards* located in the *non-residential zone* between 8th Av. So and Des Moines Memorial Dr. within 1,000 feet of the SR-518 *right-of-way* shall not exceed a *height* of:
 - i. 25 feet above the average grade of SR-518, if the *billboard face(s)* is oriented to SR-518; or
 - ii. 15 feet above the average *height* of all *buildings* within 330 feet of the *billboard* or 45 feet, whichever is less, if the *billboard face(s)* is not oriented to SR-518.
 - D. A *billboard* that includes a *changeable copy sign* operated by the City of Burien may exceed the *height* limits above by up to 15 feet.
8. Transition standards. The transition standards in BMC 19.17 apply to relocation or alteration of *billboards*, and may have the effect of increasing the required *setbacks* in BMC 19.30.090.6 and/or reducing the maximum allowable *height* in BMC 19.30.090.7.
9. Number and type of billboard faces.
- A. No single relocated or altered *billboard* shall support a total of more than two Type I *billboard faces* or the equivalent, and no single relocated or altered *billboard* shall orient more than one Type I *billboard face* or the equivalent in any single direction. A tri-vision *billboard face* shall be considered a single *billboard face*. The *Director* may allow additional *billboard faces* or other *signs* on a *billboard* for specific community-oriented purposes such as a *community event sign* or marketing of the Burien business community or specific segments thereof.
 - B. The *Director* may allow use of *billboard face* shapes other than a horizontal rectangle if:
 - i. The area of such shape does not exceed the maximum allowable area for the type of *billboard face* allowed at that location, and
 - ii. The horizontal and vertical dimensions of the face do not exceed 150% of the maximum allowable horizontal and vertical dimensions for the type of face allowed at that location, and
 - iii. All other requirements of this chapter are met.
10. Type of billboard. Relocated *billboards* shall be monopole-type. The *Director* may allow multi-pole *billboards* in locations where a monopole is not feasible due to existing development.

11. Orientation. In the CR and CC-2 zones, no more than two (2) relocated *billboards* shall be visible from SR-509. In the I zone, no more than one (1) relocated *billboard* shall be visible from SR-509.
12. Mt. Rainier view protection. No *billboard* shall be erected, altered or relocated in a manner that is within the direct line-of-sight of views of Mt. Rainier from adjacent public roadways. All applications for *billboard* alteration or relocation shall be certified by the *applicant* as meeting this provision. Any *billboard* subsequently found to violate this provision shall be removed within 90 days.
13. Vegetation protection. No *billboard* owner or his agent shall remove, cut, or otherwise alter any vegetation on public property or private *landscaping* required by code as a condition of permit approval in order to improve the visibility of a nearby *billboard*, without *Director* approval. Should such an unauthorized alteration occur, any *billboard* so benefited shall be shall be removed within 90 days. In exchange for allowing vegetation removal, the *Director* may require replanting of equivalent or greater amount of *landscaping* on public property and/or the affected private property.
14. Billboard-free areas. No *billboard* shall be relocated in any of the following areas:
 - A. *Sites* listed in either the Washington State or National Register of Historic Places or on sites designated as county or city landmarks.
 - B. Open space and scenic resource sites identified in the adopted the city of Burien Comprehensive Plan.
 - C. Within 660 feet of any public park.
15. Maintenance. If a *billboard* is not maintained pursuant to BMC 19.30.150, the City may suspend the business license of the *billboard* owner. [Ord. 359 § 1, 2002]

19.30.100 Sign permit --required.

For *signs* requiring a sign permit in Table 19.30-1 or in BMC 19.30.120, no *sign* shall be *erected*, *re-erected*, attached, structurally altered, relocated, or the sign face changed by any person, firm or corporation from and after July 23, 2002 without a sign permit issued by the *Director*. If the sign permit is denied, the *Director* shall send the *applicant* a brief written statement of the reasons for denial, along with the deadline for filing an appeal of the denial. A sign permit decision may be appealed by the *applicant*, *sign* owner or property owner, using the process for appealing a Type 1 land use review found in BMC 19.65.065. [Ord. 523 § 1, 2009; Ord. 358 § 1, 2002]

19.30.110 Sign permit - submittal requirements.

1. The *Director* shall prepare written submittal requirements, including type, detail, and numbers of copies for a sign permit application to be complete. At a minimum, all sign permit applications shall contain the following information:
 - A. Name and address of the owner and user of the *sign*.
 - B. Name and address of the owner of the property on which the *sign* is to be located.
 - C. A scaled site plan showing the location of the *sign*, dimensioned *setbacks* from the nearest *right-of-way* and *property line* dimensions.
 - D. Drawings or photographs showing the design and dimensions of the *sign* and for *building-mounted signs*, dimensioned width of façade on which the proposed *sign* will be located.

- E. The property owner shall sign the sign permit application. An agent of the property owner may sign the application if written authorization is provided acceptable to the *Director*.
 - F. A letter from the property owner allocating sign area as described in BMC 19.30.060.
 - G. Other pertinent information required by the *Director* to insure compliance with this Chapter.
2. The *Director* may waive specific submittal requirements determined to be unnecessary for review of an application.
 3. The first sign permit application on a *site* shall include a complete listing and mapping of all *signs* on the *site*, containing the type of *sign*, area in square feet, *height* and location of each *sign*. The City will update this information as each new sign permit is issued. [Ord. 358 § 1, 2002]

19.30.120 Sign permit exemptions

1. A sign permit is not required for cleaning or other normal maintenance and repair of a *sign*. Please refer to section 19.30.160 for limitations on changes to non-conforming *signs*.
2. The area, number and type of *signs* that do not require a sign permit (see Table 19.30-1) shall not be included in the area, number and type of *signs* permitted for the *use*. This shall not be construed as relieving the owner of the *sign* from the responsibility of the *sign's* erection and maintenance and the *sign's* compliance with the provisions of this Chapter, or any other law or ordinance regulating the same. Other permits may be required, such as an electrical permit or Special Event Sign Permit.
3. A proposed *sign* not complying with the standards for exemption from sign permit requirements in Table 19.30-1 may be approved by the *Director* through issuance of a sign permit, if the proposed *sign* complies with the area, number and type of *signs* permitted for the *use*. [Ord. 358 § 1, 2002]

19.30.130 Master Sign Plan option.

1. General. This section provides a mechanism under which special consideration can be given to *signs* which use a Master Sign Plan to integrate *signs* into the framework of a *building* or *buildings*, landscape, topography and other design features of the property, utilizing an overall design theme. The *Director* may allow deviations from the requirements and restrictions of this Chapter for *signs* that comply with the criteria listed in section 19.30.130.4.
2. Required Review Process. An application for a Master Sign Plan will be reviewed and decided upon by the *Director*. The *Director's* written decision may be appealed using the appeal process for a Type 1 land use review (BMC 19.65.065). [Ord. 523 § 1, 2009]
3. Required Information. In addition to the items required for a sign permit in BMC 19.30.110.1, the *applicant* shall submit the following information:
 - A. A narrative describing how the proposal is consistent with the criteria listed in section 19.30.130.4, and
 - B. A written description of the proposed design theme, and
 - C. A minimum of five (5) color copies of a colored rendering or computer simulation of the proposed *sign(s)* in relation to development in the area and on the *site*.

4. Criteria. The *Director* may approve a Master Sign Plan if all of the following criteria are met:
 - A. The proposal manifests exceptional visual harmony between the *sign, buildings* and other components of the *site* through the use of a consistent design theme, including but not limited to color, materials, location, scale and/or type of *sign* proposed.
 - B. The proposed deviations are the minimum necessary to create readable identification (not advertising) *signs* from the *rights-of-way* providing direct vehicular access to the *site*, based on traffic speeds and patterns in the area of the *site*.
 - C. The proposal promotes and compliments the planned land use in the area of the *site* and enhances the aesthetics of the surrounding area.
 - D. The proposal is compatible with the scale, character, design and lighting of the adjacent neighborhood or business district. Existing non-conforming signs shall not be used as a measure of compatibility. [Ord. 523 § 1, 2009]
 - E. The proposal does not obstruct natural scenic views from public *rights-of-way* or public property.
 - F. The proposal is not for the convenience of:
 - i. the *applicant*, property owner, or tenant, or
 - ii. regional or national businesses that wish to use a standard *sign*. [Ord. 523 § 1, 2009]
 - G. If applicable, the proposal complies with Downtown Burien Design Standards (BMC 19.47), Downtown Burien Streetscape Design Plan, Burien Gateway Design Report or other City-adopted design-related documents.
5. Minor Modification of Approved Master Sign Plan. The *Director* may approve a minor modification to an approved Master Sign Plan if:
 - A. The change does not increase the maximum *sign area* allowed under the Master Sign Plan, and
 - B. The change maintains visual harmony with those elements specifically identified in the original Master Sign Plan as integral to the approved design theme, including but not limited to color, materials, location, scale and/or type of *sign* proposed.
 - C. The change complies with Downtown Burien Design Standards (BMC 19.47), Downtown Burien Streetscape Design Plan, Burien Gateway Design Report or other City-adopted design-related documents. [Ord. 358 § 1, 2002]

19.30.140 Special event sign permit

1. Purpose. Display of carnival-like devices, *promotional banners* and other *signs* listed in Table 19.30-1 is a privilege granted by this code to allow businesses flexibility in promoting their goods and services, and to allow community-based organizations the ability to promote their special events in a temporary manner. The purpose of a special event sign permit is to allow limited use of these *signs* and devices in a manner in which they will not detract from the aesthetics of the community and to ensure compliance with the provisions of this code.
2. The *Director* shall prepare written submittal requirements, including type, detail, and number of copies for a Special Event Sign Permit application to be complete.

3. A Special Event Sign Permit may be issued for any activity concerning a drive, event or organization of a political, civic, seasonal, cultural, philanthropic, educational or religious nature, or for a special business promotion.
4. Permit Exemptions. A Special Event Sign Permit is not required for:
 - A. Intermittent fundraising events for charitable non-profit organizations. However, the requirements of BMC 19.30.140.5 still apply.
 - B. Display of balloons on *sites* zoned CR, CC-2 or SPA-3 *abutting* 1st Avenue So. Balloons shall be limited to a height of 10 feet measured from the existing ground level beneath the balloon to the top of the balloon.
5. *Signs* and other devices authorized under a Special Event Sign Permit can be displayed:
 - A. For a single time period in any calendar year not to exceed 30 days for a grand opening of a new business, grand re-opening of an existing business that has been closed for at least 30 days, or liquidation sale; and
 - B. Up to four (4) separate periods in any calendar year. Each display period requires a separate Special Event Sign Permit and shall not exceed 10 days. The *Director* may extend these time limits in *non-residential zones* affected by street construction projects or other construction-related impacts on vehicle or pedestrian access. [Ord. 479 § 1, 2007]
6. The *Director* may:
 - A. Condition the approval of the permit as needed to ensure compliance with this code.
 - B. Revoke the permit if the provisions of the approved permit or this code are violated.
 - C. Deny the permit if the *applicant* or business license holder's previous permit was revoked, or if the application does not comply with the provisions of this code.
 - D. Require a \$1,000.00 performance bond, letter of credit or similar financial security guaranteeing removal of the special event *signs* pursuant to BMC 19.30.140.5. This provision shall only apply to business license holders who have previously violated the provisions of this Chapter. [Ord. 358 § 1, 2002]

19.30.150 Sign maintenance

All *signs* must be kept in a safe and secure manner at all times. Any *sign* determined by the *Director* to be unsafe, shall be removed or adequately repaired by the owner and/or occupant of the *site* on which the *sign* is located within five (5) days after receiving notice from the *Director*. The area surrounding *freestanding signs* must be kept free of weeds, litter and debris at all times. All signs must be maintained in a clean condition including, but not limited to: non-peeling paint, working light bulbs, and unbroken plastic. Also, see BMC 19.30.040.2 relating to abandoned *signs*. [Ord. 358 § 1, 2002]

19.30.160 Non-conforming signs

1. Loss of Nonconforming Status. A *nonconforming sign* shall immediately lose its nonconforming designation if:
 - A. In the DC, CN and SPA-1 zones, the *sign* face is replaced for any reason (except for normal maintenance described in BMC 19.30.160.2, change of tenant names on a *directory* or *multi-tenant complex* identification *sign* according to BMC 19.30.160.1.G, or change of copy on a *billboard*); or

- B. In all zones except DC, CN and SPA-1, the type of business or establishment changes. For example, changing from a hair salon to a book store or changing from a real estate office to a dentist office; or
- C. The *sign* is altered in any way in *structure* or copy which tends to or makes the *sign* less in compliance with the requirements of this code than it was before the alteration; or
- D. The *sign* is relocated; or
- E. The business or tenant associated with the sign undergoes *substantial improvement*; or
- F. The *sign* is altered, damaged or destroyed and the value of the alteration, damage or destruction exceeds 50% of the value of the sign; or
- G. For a *directory* or *multi-tenant complex sign*, cumulatively more than 50% of the number of individual tenant names are changed since July 24, 2002 or ten years from the effective date of this code (July 24, 2012), whichever occurs first.

If a *sign* loses its nonconforming status, any permit or designation for what had been designated as a *nonconforming sign* shall become void. The *Director* shall notify the *sign* user, *sign* owner or owner of the property upon which the *sign* is located of cancellation of the permit or designation, and the *sign* shall immediately be brought into compliance with this code and a new permit secured therefore, or shall be removed.

2. Nonconforming Sign Maintenance and Repair. Nothing in this section 19.30.160 shall relieve the owner or user of a *nonconforming sign* or owner of the property on which the *nonconforming sign* is located from the provisions of this code regarding safety, maintenance and repair of *signs*, contained in BMC 19.30.150 and from the provisions on prohibited and abandoned *signs*, contained in BMC 19.30.040. Any *nonconforming sign* that is maintained or repaired in a manner in which the *sign* loses its nonconforming status pursuant to BMC 19.30.160.1 shall immediately be brought into compliance with this code and a new permit secured therefor, or shall be removed.
3. Exemption. The city may elect not to apply any provisions of this section 19.30.170 if the removal of a *sign* would require the city to pay compensation under any federal, state or other law, including RCW ch. 47.42. [Ord. 358 § 1, 2002]

**TABLE 19.30-1
TABLE OF PERMITTED SIGNS**

TYPE OF SIGN (as determined by the <i>Director</i>)	APPLICABLE ZONES	TYPE OF PERMIT REQUIRED (1)	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA OR SIZE	PERMITTED LOCATION	ILLUMINATION ALLOWED?	SPECIAL REGULATIONS
Any <i>sign</i> that is not visible to a person of average eyesight standing on a <i>property line</i> .	All	None	No maximum	No maximum	<i>On-site</i>	Yes	Does not apply to prohibited <i>signs</i> as designated in section 19.30.040.1.
Address <i>sign</i>	All	None	No maximum	12 inches high	<i>On-site</i>	Yes	Shall only display the address of the premises. [Ord. 359 § 1, 2002]
<i>Awning</i> or <i>canopy sign</i>	All	Sign Permit; Right-of-way permit (if over public <i>right-of-way</i>)	1 per business per <i>facade</i>	Included in total <i>sign area</i> allowed (see sections 19.30.050 and 060)	<i>On-site</i> or over public <i>right-of-way</i>	Yes	<ol style="list-style-type: none"> 1. Minimum <i>clearance</i> 8 feet. 2. In multiple-tenant or multiple-<i>building</i> complex, must have consistent design. 3. There shall be no visible angle irons or support structures.
<i>Banner, promotional</i>	Non-residential	Special Event Sign Permit	1 per business	As established in Special Event Sign Permit.	On a <i>building, fence</i> or between two or more light poles or flag poles.	No	See section 19.30.140 for Special Event Sign Permit requirements.
<i>Banner, ornamental</i>	Non-residential	Sign Permit	No maximum	No maximum	<i>On-site</i> or over public <i>right-of-way</i>	External only	Includes but is not limited to, <i>street banners</i> (like in downtown), or, shopping center decorative <i>banners</i> displayed from light poles designed for hanging of <i>banners</i> .
Barber poles	Non-residential	None; Right-of-way permit if over public <i>right-of-way</i>	No maximum	No maximum	<i>On-site</i>	Yes	None
Bench <i>sign</i>	All	None	1 per bench	1 square foot	On bench	No	Shall be a <i>sign</i> which is painted

TYPE OF SIGN (as determined by the <i>Director</i>)	APPLICABLE ZONES	TYPE OF PERMIT REQUIRED (1)	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA OR SIZE	PERMITTED LOCATION	ILLUMINATION ALLOWED?	SPECIAL REGULATIONS
							on or affixed to any portion of a bench.
<i>Billboard</i>	See BMC 19.30.090						
<i>Blade sign</i>	Non-residential	Sign Permit; Right-of-way Permit, if over public <i>right-of-way</i>	1 per business per <i>street frontage</i>	4 square feet per side; Included in total <i>sign area</i> allowed (see sections 19.30.050 and 060)	<i>On-site</i> ; may extend over public <i>right-of- way</i>	No	1. Minimum <i>clearance</i> 8 feet. 2. Maximum <i>height</i> 12 feet. 3. Minimum <i>setback</i> is 2 feet from curb. 4. Shall not project beyond <i>building awning, canopy</i> or <i>marquee</i> . 5.
Bus shelter <i>sign</i>	All	None	No maximum	No maximum	No limitation	Yes	1. Shall be a <i>sign</i> placed inside a public bus shelter that provides a directory of store sponsors/tenants, including bus route maps and bus route information. 2. In <i>residential zones</i> , only non- commercial <i>signs</i> are allowed.
Carnival-like devices: • Balloons • <i>Pennants</i> • Ribbons • Streamers • Spinners • Other similar moving, revolving or fluttering devices	All	Special Event Sign Permit	As established in Special Event Sign Permit.			No	See section 19.30.140 for Special Event Sign Permit requirements.
<i>Changeable copy sign,</i>	All	Sign Permit	No maximum	Included in total	See Special	Yes	1. <i>Signs</i> must be <i>on-site</i> , except

TYPE OF <i>SIGN</i> (as determined by the <i>Director</i>)	APPLICABLE ZONES	TYPE OF PERMIT REQUIRED (1)	MAXIMUM NUMBER OF <i>SIGNS</i>	MAXIMUM <i>SIGN AREA</i> OR SIZE	PERMITTED LOCATION	ILLUMINATION ALLOWED?	SPECIAL REGULATIONS
including <i>readerboard</i>				<i>sign area</i> allowed (see sections 19.30.050 and 060)	Regulations		<p>for <i>community event signs</i>.</p> <p>2. If part of a <i>freestanding sign</i>, shall not exceed 50% of the total <i>sign area</i> of the <i>sign</i> (except for <i>community event signs</i>).</p> <p>3. Not allowed for <i>dwelling units</i>.</p> <p>4. If electronic, must also comply with the Special Regulations for changeable image <i>signs</i>, except for <i>community event signs</i> operated by the City of Burien.</p>
Changeable image <i>sign</i>	Non-residential	Sign permit	1 per tenant space	8 square feet; Included in total <i>sign area</i> allowed (see sections 19.30.050 and 060)	<i>On-site</i>	Yes	<p>1. Must be oriented for pedestrians and <i>on-site</i> viewing only.</p> <p>2. Maximum light level shall be ¼ of the level allowed for an <i>illuminated sign</i> pursuant to BMC 19.30.070.3.</p> <p>3. Changes in copy and/or graphics shall dissolve over a period of not less than 10 seconds.</p> <p>4. In the opinion of the <i>Director</i>, shall not be a traffic distraction.</p>
<i>Community event sign</i>	All	Permanent: Sign Permit and City Council approval. Temporary: Special Event Sign Permit	No maximum	No maximum	<i>On or off-site</i>	Yes	None
<i>Community facilities</i> ,	All	None, except a	1 per <i>site</i>	16 square feet	<i>On-site</i>	Yes. External only in	1. For a <i>freestanding sign</i> ,

TYPE OF SIGN (as determined by the <i>Director</i>)	APPLICABLE ZONES	TYPE OF PERMIT REQUIRED (1)	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA OR SIZE	PERMITTED LOCATION	ILLUMINATION ALLOWED?	SPECIAL REGULATIONS
charitable or <i>religious facility</i> bulletin board		Master Sign Plan is required for a <i>hospital</i> .		per <i>sign</i> face;		<i>residential zone</i> .	maximum <i>height</i> is 6 feet, or 8 feet if <i>setback</i> of zone is met. 2. Allowed for <i>community facility</i> , charitable institution or <i>religious facility</i> only.
<i>Community facilities sign</i>	All	Sign Permit. A Master Sign Plan is also required for a <i>hospital</i> .	No maximum	Included in total <i>sign area</i> allowed (see sect. 19.30.050 & 060)	<i>On-site</i>	Yes	Allowed for <i>community facility</i> only.
<i>Community facilities directional sign</i>	All	Sign Permit; Right-of-Way Permit, if in the <i>right-of-way</i>	No maximum	2 square feet per <i>sign</i> face; maximum 5 feet high if <i>freestanding</i>	On or <i>off-site</i>	No	1. May be attached to <i>street</i> sign poles if approved by the City and design complies with City standards for such <i>signs</i> .
<i>Construction sign</i>	All	None	1 per <i>street frontage</i>	Maximum 10 foot <i>height</i> ; <i>residential zones</i> : 16 square feet per <i>sign</i> face; <i>non- residential zones</i> : 32 square feet per <i>sign</i> face	<i>On-site</i>	No	1. <i>Construction signs</i> shall not be displayed prior to issuance of a building permit and shall be removed prior to issuance of the first certificate of occupancy, or 1 year after installation of the <i>sign</i> , whichever occurs first. One “coming soon” or “open during construction” <i>sign</i> complying with the standards in this section is also allowed. 2. Public works projects are allowed to install <i>signs</i> at the ends of a project.
<i>Directional</i> and	All	None	No maximum,	4 square feet per	<i>On-site</i>	Yes	<i>Sign</i> shall not contain advertising

TYPE OF SIGN (as determined by the <i>Director</i>)	APPLICABLE ZONES	TYPE OF PERMIT REQUIRED (1)	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA OR SIZE	PERMITTED LOCATION	ILLUMINATION ALLOWED?	SPECIAL REGULATIONS
<i>Informational Signs</i>			but minimum necessary to convey directions or information	<i>sign</i> face, maximum 5 feet high if <i>freestanding</i> . Vehicle impound signs required under RCW 46.55.070 shall not exceed 18" x 24" each.			except as necessary to convey directions or information. However, up to 20% of the <i>sign</i> face may be used for the name of a multiple- <i>building</i> or <i>multi-tenant complex</i> .
<i>Directory sign</i>	Non-residential	Sign Permit	No maximum	Any portion greater than 16 square feet shall be included in total <i>sign area</i> allowed (see sect. 19.30.050 and 060)	<i>On-site</i>	Yes	<ol style="list-style-type: none"> 1. Shall be of an integrated and uniform design. 2. No more than one <i>sign</i> not to exceed two (2) square feet in area is permitted per <i>directory</i> for each tenant. 3. If <i>freestanding</i> and oriented toward a <i>street</i>, minimum letter size is 10 inches.
District or neighborhood identification sign	All	City Council approval of Master Sign Plan; Sign Permit; Right-of-Way Permit, if in the <i>right-of-way</i>	Determined as part of Master Sign Plan		Private property or public <i>right-of-way</i>	External only	<ol style="list-style-type: none"> 1. Shall be a pedestrian-oriented <i>sign</i> with uniform design specific to a recognized commercial district or residential neighborhood. 2. In the CN, SPA-1 and DC zones, <i>sign</i> may include identification of businesses in the commercial district/block. 3. Must conform to applicable design standards or specific City Council approved design concepts for the <i>sign</i>, whichever is applicable.
<i>Flags,</i>	All	None;	No maximum	<i>Dwelling units:</i> No	<i>On-site</i>	Yes	<ol style="list-style-type: none"> 1. This section applies only to

TYPE OF SIGN (as determined by the <i>Director</i>)	APPLICABLE ZONES	TYPE OF PERMIT REQUIRED (1)	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA OR SIZE	PERMITTED LOCATION	ILLUMINATION ALLOWED?	SPECIAL REGULATIONS
governmental		<i>Flag</i> pole may require Building Permit		maximum. Other uses: Any portion greater than 40 square feet per face shall be included in total <i>sign area</i> allowed (see sections 19.30.050 and 060)			<p><i>flags</i> of any governmental body, subject to the guidelines concerning their use as established by the governmental entity they represent.</p> <p>2. Flag poles will be treated as a <i>structure</i> for <i>setback</i> and <i>height</i> limit purposes.</p> <p>3. Governmental <i>flags</i> displayed at a governmental facility are exempt from the regulations of this section.</p> <p>4.</p>
<i>Flags</i> , non-governmental	All	Individual <i>dwelling unit</i> : None; Other uses: Special Event Sign Permit for temporary displays, sign permit for permanent displays	Individual <i>dwelling unit</i> : 25 square feet Other uses, temporary displays: As established in Special Event Sign Permit. Permanent displays: Any portion greater than 40 square feet per face shall be included in total <i>sign area</i> allowed (see sect. 19.30.050 and 060)		<i>On-site</i>	Yes.	<p>1. See section 19.30.140 for Special Event Sign Permit requirements.</p> <p>2. <i>Flag</i> poles will be treated as a <i>structure</i> for <i>setback</i> and <i>height</i> limit purposes.</p>
<i>Freestanding sign</i>	All	Sign permit	See Section 19.30.050 and 060	Included in total <i>sign area</i> allowed (see sect. 19.30.050 and 060)	<i>On-site</i>	Yes	None
<i>Fuel price sign</i>	Non-residential	Sign Permit	1 per <i>street frontage</i> with vehicle entry	16 square feet per face; 2 face maximum	<i>On-site</i>	Yes	Shall be a <i>wall sign</i> , or attached to fuel island <i>canopy</i> columns or incorporated within a <i>freestanding sign</i> .
<i>Garage/yard sale signs</i>	All	None	No maximum	4 square feet per <i>sign</i> face;	Private property or public <i>right-of-</i>	No	1. <i>Signs</i> shall not be affixed to <i>public utility</i> poles, lampposts

TYPE OF SIGN (as determined by the <i>Director</i>)	APPLICABLE ZONES	TYPE OF PERMIT REQUIRED (1)	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA OR SIZE	PERMITTED LOCATION	ILLUMINATION ALLOWED?	SPECIAL REGULATIONS
				maximum 2 faces per sign	<i>way</i>		and traffic signals & signs. 2. Signs may be displayed up to 48 hours prior to the sale and must be removed within 48 hours after the sale.
<i>Governmental signs</i>	All	None, except a Master Sign Plan is required for a <i>hospital</i> .	No maximum	No maximum	On and <i>off-site</i> ; Public <i>right-of- way</i>	Yes	None
<i>Holiday decorations</i>	All	None	No maximum	No maximum	<i>On-site</i>	Yes	Shall only be displayed between 40 days prior to and 10 days after the holiday.
Integral design features	All	None	No maximum	No maximum	<i>On-site</i>	Yes	Must be an essential part of the architecture of a <i>building</i> (including religious symbols) and not represent a product, service, or registered trademark.
<i>Interior sign</i>	Non-residential	None	No maximum	No maximum	<i>On-site</i>	Yes	Shall be a sign that is located completely within a <i>building</i> or <i>structure</i> that is not intended to be visible from outside the <i>building</i> or <i>structure</i> .
<i>Land use and construction notice sign</i>	All	None	No maximum	No maximum	On and <i>off-site</i> ; Public <i>right-of- way</i>	No	None
<i>Large inflatable object</i>	Non-residential	Special Event Sign Permit	As established in the Special Event Sign Permit			See section 19.30.140 for Special Event Sign Permit requirements.	See section 19.30.140 for Special Event Sign Permit requirements.
Lights, decorative	All	None	Non- <i>blinking</i> string lights (9 watts maximum per bulb) which are part of decoration to be used in association with landscaped areas and trees.				None

TYPE OF SIGN (as determined by the <i>Director</i>)	APPLICABLE ZONES	TYPE OF PERMIT REQUIRED (1)	MAXIMUM NUMBER OF SIGNS	MAXIMUM SIGN AREA OR SIZE	PERMITTED LOCATION	ILLUMINATION ALLOWED?	SPECIAL REGULATIONS
Lights, laser or search	Non-residential	Special Event Sign Permit	As established in the Special Event Sign Permit			See section 19.30.140 for Special Event Sign Permit requirements.	See section 19.30.140 for Special Event Sign Permit requirements.
<i>Marquee sign</i>	Non-residential	Sign Permit; Right-of-way Permit if over <i>right-of-way</i>	1 per business	Included in total <i>sign area</i> allowed (see sect. 19.30.050 and 060)	<i>On-site</i> ; may extend over public <i>right-of-way</i>	Yes	1. Minimum <i>clearance</i> 8 feet. 2. In multiple- <i>building</i> or <i>multi-tenant complex</i> , must have consistent design.
<i>Memorial sign</i>	All	None	No maximum	4 square feet	On or <i>off-site</i>	External only	None
Occupant identification <i>sign</i>	All	None	1 per occupant or tenant	2 square feet	<i>On-site</i>	No	1. <i>Sign</i> shall contain only the name, address, and/or occupation of an occupant or group of occupants. 3. Not allowed for identification of a <i>home occupation</i> .
Outdoor menu board	Non-residential	Sign Permit	No maximum	Any portion greater than 20 total square feet shall be included in total <i>sign area</i> allowed (see sections 19.30.050 and 060)	<i>On-site</i>	Yes	1. Shall be an outdoor <i>sign</i> that gives a detailed list of foods available for purchase at a drive-thru window. 2. Maximum <i>height</i> is 8 feet.
Painted wall mural	All	Approval by Arts Commission	No maximum	No maximum	<i>On-site</i>	External only	1. Shall be a design or representation that is painted or drawn on the exterior wall surface of a <i>building</i> and that does not advertise a business, product, service or activity. 2. May be signed by the artist.
<i>Point of purchase display or sign</i>	Non-residential	None	No maximum	No maximum	<i>On-site</i>	Yes	Must comply with applicable regulations relating to outdoor use, activity and storage.

TYPE OF <i>SIGN</i> (as determined by the <i>Director</i>)	APPLICABLE ZONES	TYPE OF PERMIT REQUIRED (1)	MAXIMUM NUMBER OF <i>SIGNS</i>	MAXIMUM <i>SIGN AREA</i> OR SIZE	PERMITTED LOCATION	ILLUMINATION ALLOWED?	SPECIAL REGULATIONS
<i>Political sign</i>	All	None	No maximum	See Special Regulations	Private property or public <i>right-of- way</i> . See Special Regulations	No	<ol style="list-style-type: none"> 1. Size limited to 4 square feet per <i>sign</i> face on private property in <i>residential zones</i> and on public <i>rights-of-way</i> in any zone. 2. Size limited to the greatest of 4 square feet per <i>sign</i> face or the maximum signage allowed in section 19.30.060, in <i>non-residential zones</i>. 3. <i>Signs</i> shall not be affixed to <i>public utility</i> poles, lampposts, traffic signals, traffic <i>signs</i>, public <i>buildings</i>, public <i>structures</i> or public property other than public <i>rights-of-way</i>. 4. <i>Signs</i> relating to a specific election or ballot measure shall be removed within ten (10) days after the voting day to which they pertain, except that <i>signs</i> promoting successful candidates or ballot measures in a primary election may remain until 10 days following the immediately subsequent general election.
<i>Poster</i>	Non-residential	None	No maximum	No maximum	<i>On-site</i> , in enclosed cases or kiosks outside the <i>theater</i>	External only	<ol style="list-style-type: none"> 1. Allowed only for <i>theaters</i>. Shall be related to performances (upcoming or current) associated with movie, live <i>theater</i>, or playhouse <i>theater</i>

TYPE OF <i>SIGN</i> (as determined by the <i>Director</i>)	APPLICABLE ZONES	TYPE OF PERMIT REQUIRED (1)	MAXIMUM NUMBER OF <i>SIGNS</i>	MAXIMUM <i>SIGN AREA</i> OR SIZE	PERMITTED LOCATION	ILLUMINATION ALLOWED?	SPECIAL REGULATIONS
Projecting <i>sign</i>	DC, CN and SPA-1	Sign Permit; Right-of-way Permit if over <i>right-of-way</i>	1 per business per <i>façade</i>	Included in total <i>sign area</i> allowed (see sections 19.30.050 and 060)	<i>On-site</i> or over public <i>right-of- way</i>	Yes	1. Shall attach to and project horizontally more than one foot from the wall of a <i>building</i> . 2. Swinging projecting <i>signs</i> are prohibited.
<i>Public service information sign</i>	All	None; Right-of- way Permit if in public <i>right-of-way</i>	No maximum	No maximum	On and <i>off-site</i> ; Public <i>right-of- way</i>	Yes	None
<i>Real estate signs</i>	All	None	See section 19.30.080.				
Religious symbols	All	None	No maximum	No maximum	<i>On-site</i>	Yes	None
Residential project or subdivision identification <i>sign</i>	All	Sign Permit; Right-of-Way Permit if in public <i>right-of-way</i>	1 per vehicular entrance per development	32 square feet per <i>sign</i>	<i>On-site</i> or in public <i>right-of- way</i>	External only	1. Maximum <i>height</i> is 6 feet. 2. Must be a permanent <i>freestanding</i> or <i>wall sign</i> identifying a recognized subdivision, townhouse or apartment complex.
Service organization <i>sign</i>	All	Sign Permit; Right-of-Way Permit if in public <i>right-of-way</i>	No maximum	4 square feet per each organization's <i>sign</i> , symbol or emblem; maximum 32 square feet total	On or <i>off-site</i> ; public <i>right-of- way</i>	Yes	1. Shall be a <i>sign</i> sponsored by service or fraternal organizations, clubs, and similar organizations located in the City of Burien. 2. If <i>freestanding</i> , must meet standards for a <i>freestanding sign</i> in section 19.30.060.4.
Shingle <i>sign</i>	Non-residential	Sign Permit; Right-of-way Permit if over public <i>right-of-way</i>	1 per business per <i>façade</i>	4 square feet per <i>sign face</i>	<i>On-site</i> or over public <i>right-of- way</i>	No	1. Shall be a <i>sign</i> suspended from and located entirely under a covered porch, covered walkway or an <i>awning</i> . 2. Minimum <i>clearance</i> 8 feet.

TYPE OF <i>SIGN</i> (as determined by the <i>Director</i>)	APPLICABLE ZONES	TYPE OF PERMIT REQUIRED (1)	MAXIMUM NUMBER OF <i>SIGNS</i>	MAXIMUM <i>SIGN AREA</i> OR SIZE	PERMITTED LOCATION	ILLUMINATION ALLOWED?	SPECIAL REGULATIONS
<i>Umbrella sign</i>	Non-residential	None	No maximum	No maximum	On table umbrellas in conjunction with outdoor table seating	No	Shall apply to a commercial/ product type <i>sign</i> placed on umbrellas with outside dining tables.
<i>Vendor cart sign</i>	Non-residential	None; Right-of- way Permit required in public <i>right-of-way</i>	1 per vendor	8 square feet per <i>sign face</i>	Mounted to the <i>vendor cart</i>	Yes	Must be a permanent <i>sign</i> .
<i>Wall sign</i>	All	Sign Permit; Master Sign Plan for <i>building façade</i> more than 2 stories high with more than one <i>wall sign</i> on any <i>façade</i> .	No maximum.	Included in total <i>sign area</i> allowed (see sections 19.30.050 and 060)	<i>On-site</i>	Yes	See sections 19.30.050 and 19.30.060
<i>Window sign</i>	Non-residential	None	No maximum	Any portion greater than 25% of the total window area of the <i>façade</i> shall be included in total <i>sign area</i> allowed (see sections 19.30.050 and 060), except for temporary <i>community event</i> <i>signs</i> .	<i>On-site</i>	Yes	Maximum 20 feet above finished <i>grade</i> .

(1) Any electrical *sign* may require an electrical permit.
[Ord. 358 § 1, 2002]