



CITY OF SAMMAMISH

PLANNING COMMISSION AND PARKS COMMISSION SPECIAL JOINT MEETING

April 6, 2017 5:00 PM – 6:30 PM

SAMMAMISH CITY HALL 801-228TH AVE SE

AGENDA

Approx start time

CALL TO ORDER

5:00 pm

ROLL CALL

5:01 pm

➤ **APPROVAL OF THE AGENDA**

➤ **PUBLIC COMMENT** – Non Agenda (3 minutes each)

Discussion

➤ **Land Acquisition Strategy**

5:10 pm

➤ Workshop Session

➤ **Urban Forest Management Plan**

➤ Workshop Session

➤ **PRO Plan Update**

➤ Workshop Session

➤ **PUBLIC COMMENT** – Agenda (5 minutes each)

ADJOURN

6:25 pm

Note: This is an opportunity for the public to address the Planning Commission. For non-agenda items, three (3) minutes are granted per person, or five (5) minutes if representing the official position of a recognized community organization. Seven (7) minutes are granted per person for agenda items.

If you are submitting written material, please supply 8 copies (7 for Planning Commission; 1 for the record). If you would like to show a video or PowerPoint, it must be submitted or emailed by 5pm the day of the meeting to Kevin Johnson at Kjohnson@sammamish.us. Please be aware that Planning Commission meetings are videotaped and available to the public.

The City of Sammamish Planning Commission is appointed and is the advisory board to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Planning Commissioners are selected to represent all areas of the City and as many "walks of life" as possible. The actions of the Planning Commission are not final decisions; they are in the form of recommendations to City Council who must ultimately make the final decision.

THE COMMISSION MAY ADD OR TAKE ACTIONS ON ITEMS NOT LISTED ON THIS AGENDA.

Planning Commission meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
April 20	6:30 PM	Regular Meeting	Jeff Thomas Doug McIntyre David Goodman	Work Session: Neighborhood Character Work Session: Title 24 Update
May 4	Cancelled	Regular Meeting		
May 18	6:30 PM	Regular Meeting	Jeff Thomas Doug McIntyre David Goodman	Public Hearing / Deliberation: Title 24 Update Work Session: R-1 Land Use Density Analysis
June 1	6:30 PM	Regular Meeting	Kellye Hilde Public Works Staff	Work Session: Comprehensive Plan Amendments – Transportation Element Update
June 15	6:30 PM	Regular Meeting	Kellye Hilde Doug McIntyre Public Works Staff	Public Hearing / Deliberation: Comprehensive Plan Amendments – Transportation Element
July 6	6:30 PM	Regular Meeting	Doug McIntyre David Goodman Public Works Staff	Work Session: Comprehensive Plan Amendments – Capital Facilities Element Work Session: Urban Forestry Short Course Training (Video)
July 20	6:30 PM	Regular Meeting	Kellye Hilde Doug McIntyre David Goodman Public Works Staff	Public Hearing / Deliberation: Comprehensive Plan Amendments – Capital Facilities Element Work Session: Urban Forestry Short Course Training (Video)
August		No Meetings		



Memorandum

DATE: March 30, 2017

TO: Planning Commission
Parks & Recreation Commission

FROM: Angie Feser, Director, Department of Parks & Recreation
Anjali Myer, Parks Project Manager

RE: City of Sammamish – Land Acquisition Strategy & Implementation Policy project

Summary:

The City of Sammamish is developing a land acquisition strategy and Implementation Policy to be adopted in the summer of 2017. In part, this strategy has been prompted by growing concerns in the community about rapid residential growth. The strategy will guide near-term and long-term acquisition activities to support the community's growth and diverse needs and interests.

The first round of public meetings and presentations to the Parks Commission and City Council were held in February of this year. Input was also solicited through a Virtual Town Hall, an online survey tool, as well as through a random, statistically valid survey that was conducted over the last couple of months. A Focus Group meeting with select members of the public who represent various special interest groups and non-profit organizations, was held recently.

The presentation at the Joint Meeting scheduled next week will provide a brief analysis of existing assets, research of other plans and policies and the results of the online survey. We will also enlist possible methods for acquisition.

Background:

The 2017-2022 Parks Capital Improvement Plan adopted by City Council last year, identified land acquisition as a high priority and allocated a total of \$13 million for land acquisition over the next six years, with \$7 million of that amount available in the year 2017. The City is focused not only on developing new parks and trails, but also on capturing the environmental benefits of preserving natural resources, wildlife corridors, and tree canopy.



MEMORANDUM

Date: April 6, 2017

To: Members of the Planning Commission and Parks Commission

From: David Goodman, Management Analyst

Re: Urban Forest Management Plan

Project Background

The 2015 update to the City's Comprehensive Plan includes a directive to "create and support a robust and comprehensive Urban Forestry Management Plan" (Policy EC.10.10). Staff began the process of establishing a mission, vision, and scope of work for the project in the summer of 2016, including meetings with City Council and the Parks and Planning Commissions. The tentative mission statement of the Plan is to serve as "a guide and an action plan that the Sammamish community will use to enhance, protect, and manage our urban forest. The Plan will set ambitious but attainable goals, identify the necessary tools to reach those goals, and establish metrics to help the community monitor and guide the City's progress. The Plan is a collaborative effort between City leadership, staff and the public, and reflects the high value the community places on its natural environment."

In November 2016, Council approved \$115,000 for professional services related to the Urban Forestry Management Plan (UFMP) as part of the 2017-18 budget, and the City has received a \$15,000 grant from the Washington State Department of Natural Resources to support a canopy cover assessment.

City Council, Planning Commission, and Parks Commission Input

In the summer of 2016, several meetings were held with the City Council, Planning Commission, and Parks Commission to discuss priorities for the vision, mission, objectives, and scope of work for the UFMP. Council and Parks and Planning Commission members advocated for robust public involvement and education in the plan (including social media and engagement with schools and other community groups), came to a general agreement that the plan should focus on trees on both public and private lands, and expressed a desire to gain a better understanding of the status of the City's tree canopy and how it can be improved in the midst of a significant amount of new development. There was an expressed desire to apply the latest in best management practices and studies about the health and environmental benefits of trees to the plan and subsequent regulations and programs as well.

In terms of the UFMP vision statement, Council and Commission members sought to include references to trees' positive impacts on human and environmental health, as well as their role in combatting climate change and enhancing sustainability efforts. Council and Commission members also highlighted the importance of having a vision statement that is simple, to-the-point, and ultimately implementable by the City.

Mission, Vision, Project Objectives, and Scope of Work

Staff incorporated the comments received during the Council and Commission meetings during the summer and developed draft mission, vision, project objectives, and scope of work statements (a full version of this document is attached to this memo as Exhibit A).

Department of Community Development staff have convened an inter-departmental team with representatives from the Departments of Parks and Recreation and Public Works to ensure that the urban forest-related policies, priorities, and programs of each department are reflected in the scope of work that will be presented to a consultant.

Presentation Objectives

The purpose of the April 6 meeting is to share the progress that has been made on the UFMP thus far, review the draft mission, vision, objectives, and scope of work, and discuss the project timeline.

Next Steps

Following this meeting, staff will present to a joint study session of the City Council, Parks Commission, and Planning Commission on May 9. At that meeting, Council and the Parks and Planning Commissions will finalize the scope of work for the City's consultant for the plan, and provide more information about a potential partnership with the University of Washington's Urban Ecology Research Lab.

City Council is tentatively scheduled to approve a contract with a consultant at its July 18 meeting.

Attachments

- Exhibit A – Mission, Vision, and Scope of Work – July 2016
- Exhibit B – Project Flow Chart
- Exhibit C – DNR Grant Agreement

City of Sammamish Urban Forest Management Plan

Vision, Mission, Project Objectives, Scope of Work

Vision Statement

“The Sammamish urban forest is a healthy and sustainable mix of trees, shrubs, and other associated vegetation that functions as a connected ecosystem. It is valued and cared for by the greater Sammamish community because of the abundant environmental, economic, educational, aesthetic, and health benefits the urban forest provides to current and future generations.”

Mission Statement

“The Urban Forest Management Plan is a guide and an action plan that the Sammamish community will use to enhance, protect, and manage our urban forest. The Plan will set ambitious but attainable goals, identify the necessary tools to reach those goals, and establish metrics to help the community monitor and guide the City’s progress. The Plan is a collaborative effort between City leadership, staff and the public, and reflects the high value the community places on its natural environment.”

Project Objectives

The primary objectives of the Urban Forestry Management Plan are to:

1. Ensure that the City of Sammamish has an accurate and complete assessment of its urban forest, both on public and private lands.
2. Draft a road map for effective and efficient management of the urban forest.
3. Adopt best management and scientific practices and technical standards that reflect the latest advancements in the field of urban forestry.
4. Engage the community to determine public needs and priorities for the urban forest. Produce educational materials and provide opportunities for the public to participate in urban forest management.
5. Establish metrics to monitor the effectiveness of the plan and define how success will be measured, as well as how the plan will be updated.
6. Analyze the City’s forest community to identify its environmental benefits, including but not limited to
 - a. Stormwater management
 - b. Energy conservation
 - c. Improved air quality
 - d. Sequestration of carbon dioxide
 - e. Aesthetic and social value

- f. Habitat and ecosystem connectivity
 - g. Public health
- 7. Set and reach goals to increase the environmental benefits of the City's urban forest.
- 8. Bring together urban forest management-related activities across City departments within an overarching set of goals and priorities.

Scope of Work

We expect our consultant to produce an Urban Forest Management Plan (UFMP) that will allow for meaningful public input and careful review of the plan as it is drafted. The final plan will be written to be easily understood by the general public, with technical information and methodologies referenced in the appendices.

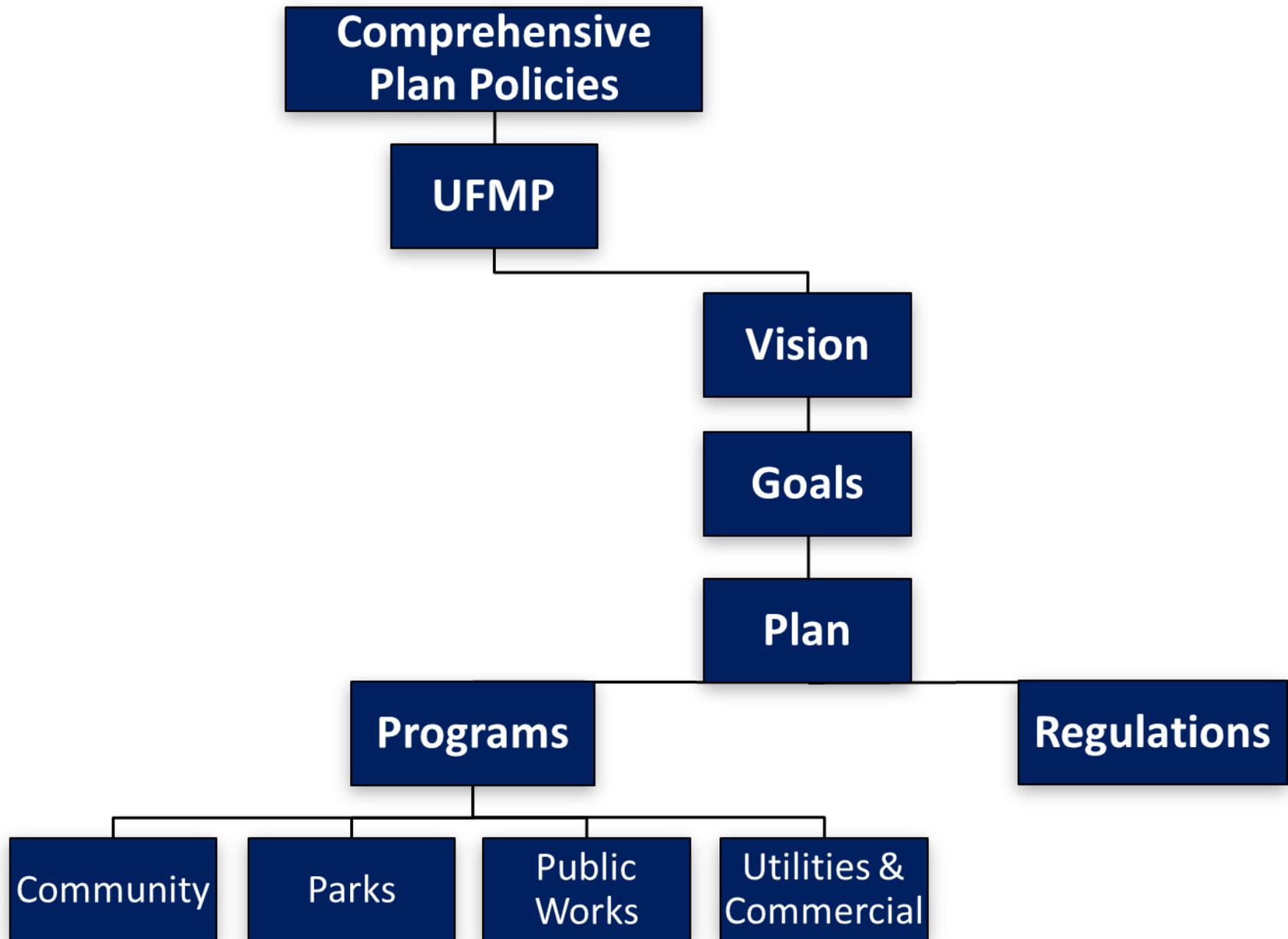
The successful consultant will be expected to:

1. Attend meetings with project team:
 - a. Kick off meeting
 - b. Progress meetings
 - c. Public meetings
2. Obtain public input by continuing to engage established stakeholders and developing a strategy to identify new groups for community engagement. Target specific groups early in the project via email, social media, focus group discussion, online surveys, and other strategies.
3. Conduct a citywide tree canopy cover assessment using the most current data available.
 - a. Incorporate canopy data into the City's GIS.
 - b. Provide analysis of various canopy characteristics (e.g. areas that need additional planting, canopy cover by zoning designation, etc.)
4. Conduct a tree inventory analysis on publicly owned land that includes:
 - a. Tree size, condition and age
 - b. Tree species diversity
 - c. Disease and invasive species
5. Establish long-term, comprehensive goals and objectives. Develop a long-range (minimum 20-year) strategic framework supported by incremental (5-year) management plans, with recommended annual operating plans.
6. Specify the actions and resources needed to meet the plan's goals and objectives, with phases of work coinciding with budget cycles. Identify which staff and departments will be accountable for carrying out the actions. For example, recommendations for maintenance operations may define tasks with outcome expectations and recommended frequency levels.
 - a. Identify and leverage all departments' data collection and urban forest management-related activities to support city-wide goals

7. Create a monitoring and informational feedback loop so that outcomes, effectiveness, and efficiency are measured over time and made available to the public. Include periodic adjustment of goals to reflect updated conditions.

8. Develop narrative text, tables, images, and maps so the information in the Plan communicates in a meaningful, definitive, and easy-to-follow way that is consistent with other City of Sammamish plans. The Plan should be a convenient and definitive reference tool for policy makers, staff, developers, and residents for both high level and routine decisions, actions and tasks

PROJECT FLOW CHART





INTERAGENCY AGREEMENT WITH City of Sammamish

Agreement No. IAA 93-095256

Funds Source: 2014-DG-11062765-706

This Agreement is between the City of Sammamish, referred to as "Contractor" and the Washington State Department of Natural Resources, Urban and Community Forestry Program, referred to as "DNR."

DNR falls under authority of RCW Chapter 43.30 of Washington State, Department of Natural Resources. DNR and the City of Sammamish enter into this Agreement under Chapter 39.34, RCW Interlocal Cooperation Act.

The purpose of this Agreement is to conduct first Canopy Cover Assessment and develop a city Urban Forestry Management Plan.

IT IS MUTUALLY AGREED THAT:

- 1.01 Statement of Work.** The shall furnish the necessary personnel, equipment, material and/or services and otherwise do all things necessary for or incidental to performing work set forth in the Attachment A-Scope-of-Work.
- 1.02** The Contractor shall produce a bi-annual report by October 30, 2017 and October 30, 2018, and a final report upon project completion summarizing work performed and evaluating the performance and results of this agreement.
- 2.01 Period of Performance.** The period of performance of this Agreement shall begin upon final execution by both parties, and end on April 30, 2019, unless terminated sooner as provided herein.
- 3.01 Payment.** The parties estimate that the cost of accomplishing the work will not exceed Fifteen Thousand and 00/100 Dollars (\$15,000.00). Payment for satisfactory performance of work shall not exceed this amount unless the parties mutually agree to a higher amount before beginning any work that could cause the maximum payment to be exceeded. Pay for services shall be based on the rates and terms described in Attachment B-Budget.

4.01 Billing Procedures The Contractor shall submit invoices quarterly. At a minimum, each invoice must include: Contractor's, name, address, phone number, primary contact name and e-mail, Federal Employment Identification Number (EIN) and DUNS number; detail of the expenses being billed including any required back-up documentation; agreement number; and any other information necessary to process for payment. Payment to the Contractor for approved and completed work will be made by warrant or account transfer within 30 days of receiving an acceptable invoice. When the Agreement expires, any claim for payment not already made shall be submitted within 30 days after the expiration date or the end of the fiscal year, whichever is earlier.

5.01 Records Maintenance. The Contractor shall maintain books, records, documents and other evidence, to sufficiently document all direct and indirect costs incurred by the Contractor in providing the services. These records shall be available for inspection, review, or audit by personnel of the Department of Natural Resources, other personnel authorized by the Department of Natural Resources, the Office of the State Auditor, and federal officials as authorized by law. The Contractor shall keep all books, records, documents, and other material relevant to this Agreement for six years after Agreement expiration. The Office of the State Auditor, federal auditors, and any persons authorized by the parties shall have full access to and the right to examine any of these materials during this period.

Records and other documents in any medium furnished by one party to this Agreement to the other party, will remain the property of the furnishing party, unless otherwise agreed. The receiving party will not disclose this material to any third parties without first notifying the furnishing party and giving it a reasonable opportunity to respond. Each party will use reasonable security procedures and protections to assure that records and documents provided by the other party are not erroneously disclosed to third parties.

6.01 Rights to Data. Unless otherwise agreed, data originating from this Agreement shall be 'works for hire' as defined by the U.S. Copyright Act of 1976 and shall be owned by the Department of Natural Resources. Data shall include, but not be limited to, reports, documents, pamphlets, advertisements, books, magazines, surveys, studies, computer programs, films, tapes, and/or sound reproductions. Ownership includes the right to use, copyright, patent, register and the ability to transfer these rights.

Section 6.02 Printed Materials. All printed materials, signs, and other products including websites resulting from this grant must be reviewed by DNR prior to publishing. USDA Forest Service support shall be acknowledged in all publications or audiovisuals in accordance with 7 CRF 3015, Subpart 4, 3015.200. All projects must include an acknowledgement of funding sources, which may be recognized as follows:

"Funds for this project were provided by the USDA Forest Service Urban and Community Forestry Program, administered through the State of Washington Department of Natural Resources Urban and Community Forestry Program."

Appropriate agency logos may be used in addition to the above statement, and are supplied to successful applicants. Logos are available on the DNR website on this web page:

<http://www.dnr.wa.gov/community-forestry-assistance-grant-resources>.

USDA Equal Opportunity statement must be included in all publications:

"The USDA is an equal opportunity provider and employer."

7.01 Independent Capacity. The employees or agents of each party who are engaged in performing this Agreement shall continue to be employees or agents of that party and shall not be considered for any purpose to be employees or agents of the other party.

8.01 Amendments. This Agreement may be amended by mutual agreement of the parties. Amendments shall be in writing and signed by personnel authorized to bind each of the parties.

9.01 Termination. Either party may terminate this Agreement by giving the other party 30 days prior written notice. If this Agreement is terminated, DNR shall be liable to pay only for those services provided or costs incurred prior to the termination date according to the terms of this Agreement.

10.01 Termination for Cause. If, for any cause, either party does not fulfill in a timely and proper manner its obligations under this Agreement, or if either party violates any of the terms and conditions, the aggrieved party will give the other party written notice of the failure or violation. The aggrieved party will give the other party 15 working days to correct the violation or failure. If the failure or violation is not corrected within 15 days, the aggrieved party may immediately terminate this Agreement by notifying the other party in writing.

11.01 Disputes. If a dispute arises, a Dispute Board shall resolve the dispute as follows: Each party to this Agreement shall appoint a member to the Dispute Board. These board members shall jointly appoint an additional member to the Board. The Board shall evaluate the facts, Agreement terms, applicable statutes and rules, then determine a resolution. The Board's determination shall be final and binding on the parties. As an alternative to the Dispute Board, either of the parties may request intervention by the Governor, as provided by RCW 43.17.330. In this case, the Governor's process will control the dispute resolution.

12.01 Governance. This Agreement is entered into the authority granted by the laws of the State of Washington and any applicable federal laws. The venue of any action brought hereunder shall be in the Superior Court for Thurston County. The provisions of this Agreement shall be construed to conform to those laws.

If there is an inconsistency in the terms of this Agreement, or between its terms and any applicable statute or rule, the inconsistency shall be resolved by giving precedence in the following order:

- (1) Applicable State and federal statutes and rules;
- (2) Scope-of-Work; and
- (3) Any other provisions of the Agreement, including materials incorporated by reference.

13.01 Assignment. The work to be provided under this Agreement and any claim arising from this Agreement cannot be assigned or delegated in whole or in part by either party, without the

express prior written consent of the other party. Neither party shall unreasonably withhold consent.

14.01. Waiver. A party that fails to exercise its rights under this Agreement is not precluded from subsequently exercising its rights. A party's rights may only be waived through a written amendment to this Agreement.

15.01 Severability. The provisions of this Agreement are severable. If any provision of this Agreement or any provision of any document incorporated by reference should be held invalid, the other provisions of this Agreement without the invalid provision remain valid.

16.01 Insurances. The State of Washington, including all its agencies and departments, is self-insured for all exposures to tort liability, general liability, property damage liability and vehicle liability, as provided in statute, but only as respects the negligence of State.

Before using any of said rights granted herein and at its own expense, the Contractor shall purchase and maintain, and require its contractors and subcontractors to purchase and maintain, insurance as described below from an insurer admitted to do business in Washington with an A.M. Best financial strength rating of A- or better, that will protect it from bodily injury or property damage claims arising out of its operation under this Agreement.

1. Commercial General Liability (CGL) insurance providing bodily injury liability and property damage liability with a limit of not less than \$1,000,000 per occurrence and \$2,000,000 general aggregate limits.
2. Employer's liability ("Stop Gap") insurance, and if necessary, commercial umbrella liability insurance with limits not less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.
3. Business Automobile Liability insurance and, if necessary, commercial umbrella liability insurance with a minimum limit of liability of not less than \$1,000,000 per occurrence for all owned, non-owned, and hired automobiles.
4. Workers Compensation insurance for its employees that complies Title 51 RCW. Except as provided by law, the Contractor waives all rights of subrogation against State for recovery of damages to the extent they are covered by workers compensation, employer's liability, commercial general liability, or commercial umbrella liability insurance.

All insurance should be purchased on an occurrence basis. The "State of Washington, Department of Natural Resources" shall be named as an additional insured via endorsement by the Contractor on all general liability, excess liability, and umbrella insurance policies required by this Agreement.

The Contractor shall provide State with certificates of insurance, executed by a duly authorized representative of each insurer, showing compliance with the insurance requirements specified above. The Contractor shall provide State with 30-days written notice of the cancellation or non-renewal of any insurance referred to herein.

If the Contractor is self-insured, evidence of its status as a self-insured entity shall be

provided to State. The evidence should demonstrate that the Contractor's self-insurance meets all of the required insurance coverage required by this Agreement to the satisfaction of State including the description of the funding mechanism and its financial condition. If the funding mechanism or financial condition of the self-insurance program of the Contractor is inadequate, then State may require the purchase of additional commercial insurance to comply with this Agreement.

All insurance or self-insurance provided by the Contractor shall be primary as to any other insurance or self-insurance programs afforded to, or maintained by, State.

17.01 Complete Agreement in Writing. This Agreement contains all the terms and conditions agreed upon by the parties. No other understanding, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the parties.

18.01 Contract Management. The Project Coordinator for each of the parties shall be the contact person for this Agreement. All communications and billings will be sent to the Project Coordinator.

19.01 Project Coordinators.

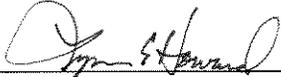
- (1) The Project Coordinator for the Agency is David Goodman, Telephone Number 425.295.0534, email dgoodman@sammamish.us.
- (2) The Project Manager for DNR is Linden Lampman, Urban & Community Forestry program manager, Telephone Number 360-902-1703, email linden.lampman@dnr.wa.gov.

By signature below, the Agencies certify that the individuals listed in this document, as representatives of the Agencies, are authorized to act in their respective areas for matters related to this instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement.

CITY OF SAMMAMISH

**STATE OF WASHINGTON
DEPARTMENT OF NATURAL
RESOURCES**



 Signature

Date March 23, 2017

Lyman E. Howard

 Name

City Manager

 Title

801 228th Avenue SE
 Sammamish, WA 98075

 Address

(425) 295-0500

 Telephone

 Signature

Date

Robert W. Johnson

 Name

Wildfire Division Manager

 Title

1111 Washington Street SE
 Olympia WA 98504-7037

 Address

360.902.1300

 Telephone

ATTACHMENT A
Scope-of-Work

Section I — Proposal Summary

Please complete all fields. The signature must be an original on a printed version of this application; scanned copies in .pdf format are acceptable for electronic submissions.

Project name (five words or less) Sammamish Canopy Cover Assessment Project

Location (City) Sammamish Tree City USA Y N

Name of Applicant (Organization) City of Sammamish

Daytime Phone # 425-295-0534 Applicant's Federal I.D. Number 911980261

Applicant Address 801 228th Ave SE

City Sammamish State WA Zip 98075

Contact Person David Goodman Daytime Phone # 425-295-0534

Fax # 425-295-0600 E-mail Address dgoodman@sammamish.us

Brief Description of Project and Objective(s) (not to exceed 5 lines of text):

The City of Sammamish's first canopy cover assessment study, the initial step in the development of the City's first Urban Forest Management Plan (UFMP), will provide the City with an accurate picture of its canopy cover, assist in setting quantifiable goals for future canopy cover, and provide tools and analysis to help the City make better decisions about maintaining and supporting its urban forest.

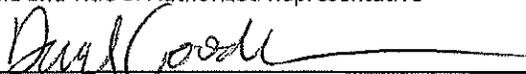
Is this project currently funded through another entity?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Was this project previously funded through another entity?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

DNR funds requested	from budget work sheet	\$ <u>15,000.00</u>
Applicant share	from budget work sheet	\$ <u>15,000.00</u>
In-kind share	from budget work sheet	\$ _____
Cash share	from budget work sheet	\$ _____
Total amount of project	from budget work sheet	\$ <u>30,000.00</u>

By signing this grant proposal application form, the undersigned agrees that all information is accurate to the best of their knowledge.

David Goodman, Management Analyst, City of Sammamish

Name and Title of Authorized Representative



Signature of Authorized Representative

12/9/16

Date

Section II — Proposal Narrative

Applicants must address each item within the space provided; text boxes do not expand.

1. Organizational Commitment

List the goals, purpose, mission statement or other guiding principles in your organization that support urban forest management. (Comprehensive plan, urban forest management plan, etc.):

The City of Sammamish's Comprehensive Plan supports urban forest management through the following goals: Goal EC.1 - Serve as a leader in environmental stewardship of the natural environment for current and future generations; Goal EC.2 - Protect and promote a diversity of plant, pollinator, and animal species habitat in Sammamish; and Goal EC.10 - Maintain and improve the City's forested character.

These goals are supported by the following policies: Policy EC.1.16 – Use best available science to inform decision-making on environmental functions and values; Policy EC.10.1 – Preserve and enhance the City's urban forest. Use trees and other vegetation, both native and non-native, as appropriate, in all restoration; Policy EC.10.2 – Preserve trees on all public properties and facilities to the maximum extent possible; Policy EC.10.3 – Maintain and enhance a street tree maintenance program. Use trees and other vegetation, both native and non-native, as appropriate, in all restoration; Policy EC.10.10 – Create and support a robust and comprehensive UFMP starting in 2016; and Policy EC.10.11 – Develop incentives to prioritize the retention of high value trees, including heritage and/or landmark trees.

2. Planning

Describe your project including clearly defined project purpose and objective(s):

The City of Sammamish plans to hire a firm to conduct a canopy cover assessment of the City as a first step in creating its UFMP. The purpose of the canopy cover assessment project is to collect accurate information about the City's urban forest cover, gather and incorporate canopy data into the City's GIS system, obtain statistics about various canopy characteristics that will help the City set more specific goals and create effective policies to help reach those goals in the UFMP, and establish a common pool of knowledge to serve as a foundation for public outreach and discussion.

The City of Sammamish does not currently have any data describing the extent of its urban canopy cover, nor does it have a UFMP that unifies all of the different urban forest-related programs and regulations that the Departments of Parks and Recreation, Public Works, and Community Development oversee. The Sammamish City Council included a directive to create a UFMP in its latest Comprehensive Plan update (2015). Since the adoption of that Plan, staff have presented and discussed different visions for the UFMP to the City Planning Commission and City Council, and have concluded that obtaining a canopy cover assessment is a crucial first step in the urban forest management planning process.

Project description, cont.

Among the broader objectives of the UFMP are: to ensure that the City of Sammamish has an accurate and complete assessment of its urban forest, both on public and private lands; to draft a road map for effective and efficient management of the urban forest; to adopt best management and scientific practices and technical standards that reflect the latest advancements in the field of urban forestry; to engage the community to determine public needs and priorities for the urban forest; to produce educational materials and provide opportunities for the public to participate in urban forest management; and to analyze the City's forest community to identify its environmental benefits.

Describe the timeline for the project citing key project benchmarks and estimated dates, including mid- and final reports to DNR. For projects extending the full two years, reports must be submitted bi-annually. Final reports and invoices are due no later than May 30, 2019.

January 2017 – City Council approves final scope of project.

February – March 2017 – City staff issue RFP, select consultant to complete project.

March – June 2017 – Consultant performs work as detailed in project scope; consultant holds regular meetings with staff to ensure that final product will meet the needs and expectations of the community.

Summer 2017 - Submit mid-report to DNR after canopy assessment is completed.

June 2017 – December 2017 – Results of tree canopy cover assessment study will be incorporated into larger UFMP. The UFMP planning process will likely carry into 2018.

Winter 2017 / Spring 2018 - Submit final report to DNR after UFMP - including background information and goals based on the results of the canopy cover assessment - is adopted.

3. Results (see Request for Proposal pages 7 & 8 for descriptions of results)

List project deliverables (products that will be produced as a result of the project):

Through this project, the City will obtain an accurate and complete measurement of the City's canopy cover that will be used in the development of a UFMP. The ultimate deliverable is the final UFMP document, which will synthesize the results of the canopy cover assessment along with other data, goals, and policies to create a unified strategy for supporting and maintaining the City's urban forest. Should the City receive the grant, staff will issue a press release announcing the grant award, as well as additional releases about the selection of a consultant, the scope of the project, and the ultimate completed project. The City will also host a UFMP website that will provide project details, updates, and a place for citizens to submit comments.

List the expected outcomes for the project (qualitative indicators of project success):

Expected outcomes for the project include:

- An accurate and complete picture of the City's canopy cover, including a comparison with peer cities
- An accurate assessment of the environmental benefits of the City's urban forest
- A clear road map, including benchmarks for success, for effective and efficient management of the urban forest
- An enhanced relationship with community members who are passionate about the urban forest
- More predictability for developers regarding the City's urban forest priorities and tree retention regulations
- Improved coordination between City departments on urban forest-related programs

List project metrics (quantitative measures used to evaluate project success and may be estimates based on reasonable and explained assumptions):

Project metrics for the larger UFMP will include:

- The UFMP will include policies and programs to be reviewed and revised on a 1-, 5-, or 10-year basis
- Provide at least 5 outreach opportunities for citizen education and engagement related to the development of the UFMP
- 10 hours of multi-department collaboration on UFMP goals
- Provide estimates of the financial benefit of the urban forest to the City of Sammamish in 5 separate categories related to ecosystem services

4. Impacts

To what degree does this project satisfy a local need?

This project will satisfy a great local need for more information about the makeup of the City's canopy cover. An accurate assessment of the City's canopy cover is needed in order for the City to set quantitative goals related to maintaining and supporting the urban forest as part of the UFMP.

The UFMP itself is a significant local need – the City has many urban forest-related programs and regulations under multiple departments, but no unifying management strategy that ties all of them together. There is significant community interest in both protection and promotion of the urban forest, as well as in quantifying, celebrating, and supporting the many ecological systems to which the urban forest contributes.

Clearly identify anticipated benefits of the project. (To what degree will the value of expected results exceed initial project investments of time and money?)

The anticipated benefits of the project include the following:

- An accurate and complete picture of the City's canopy cover, including a comparison with peer cities
- A quantitative measurement of the City's canopy cover that can be used for setting goals and measuring progress towards those goals in future years
- An identification of areas which the City can target for future planting
- A measure of the monetary value that the tree canopy provides in terms of stormwater and other ecosystem management services
- As a result of this project, the City will have a UFMP that is data-driven, with quantifiable goals and metrics to assess progress

The value of the expected benefits will exceed the project investment because the data gathered as part of the project will be the basis of the City's Urban Forest work plan moving forward. The canopy cover assessment will serve as a foundational document for the goals, policies, and programs that will be established through the UFMP.

How will the project be sustained in the long-term?

The project will be sustained in the long term in the following manner:

- Data collected from the project will be used by City GIS and planning staff
- Data collected from the project will be used as a benchmark against which the City's progress towards its canopy cover-related goals in the subsequent UFMP will be measured
- A periodic update to the canopy cover assessment will be included as a program of the UFMP
- The UFMP will contain medium- and long-term goals based on the data obtained through the canopy cover assessment

5. Other

Please indicate any innovative methods, technologies, or techniques; partnerships or cooperative ventures; service to under-served populations; unique features or outstanding values of your project:

As the first step in the City's first Urban Forest Management planning exercise, the canopy cover assessment project is an exciting venture for the City of Sammamish to undertake. There is a high level of community interest in protecting and supporting the urban forest in general and in this project in particular, and the City is determined to provide numerous avenues for public engagement during this process.

- Signed Letters of commitment and support from project partners are included with this application. (please acknowledge by checking this box; letters are excluded from the total narrative page count)
- Successful grantees are required to distribute a formal press release, (template provided), with appropriate recognition given to DNR and the USDA Forest Service (please acknowledge by checking this box)

ATTACHMENT B
Budget



Memorandum

Date: March 29, 2017

To: ~~City Council~~ Planning Commission
Parks & Recreation Commission

From: Angie Feser, Parks & Recreation Director

Re: Parks, Recreation & Open Space Plan Update status update

Purpose

The purpose of this memo is to debrief the Parks & Recreation and Planning Commissions on the background of the Parks, Recreation and Open Space (PRO) Plan update project. **Conservation Technix**, the consulting firm hired to assist the City in this 14-month long process, will be giving a presentation on the PRO Plan Update including a status report of work completed.

Project Description

Late 2016, the City Council approved in the 2017-18 budget funding to support an update of the existing PRO Plan. Since updating the PRO Plan in 2012, much has changed in Sammamish. This includes the construction of the Community and Aquatic Center, thereby expanding the civic campus and introducing many new recreation opportunities to the community. In addition, the City has received parkland donations, undergone a significant annexation and completed a number of park improvement projects. All of these changes impact parks services in Sammamish and will be a component of the PRO Plan update.

Looking to the future, the PRO Plan establishes goals and policies that provide the framework for addressing strategic growth, development and improvement of the City's parks and recreation system. This update will also now include a recreation trails component, which was previously included in the Trails, Bikeways and Paths (TBP) Plan. The City Council recently decided to suspend this plan in favor of including non-motored planning as component of the PRO Plan and the Transportation Master Plan.

The PRO Plan is part of the City's Comprehensive Plan and is consistent with the guidelines established by the Growth Management Act. The current PRO Plan was adopted in 2012 and to maintain eligibility for state grants, the City is required to update the plan every six years. The PRO Plan update is scheduled to be completed (approved by City Council) by the end of February 2018.

General Project Scope of Work

At the November 1, 2016 regular meeting, the City Council confirmed the general scope of work for this planning process and that input was used to develop the final scope of work as further described below.

1. **Existing Conditions and Baseline Analysis (February – April)**
Review of existing plans and studies, demographics and trends, base mapping and spatial analysis as well as parkland, trail and amenity inventory and assessment.
2. **Community Engagement (February – September)**
A vigorous approach consisting of a public involvement plan, branding and templates, project webpage, social media plan, stakeholder interviews and briefings, public meetings (3), community event presence, Virtual Town Hall, database development and reporting for all engagements. This phase also involves coordination with the statistically valid survey component of the Land Acquisition Planning Process.
3. **Community Needs Assessment (March – July)**
Includes a needs assessment and gap analysis for City park infrastructure, assessment and benchmarking of level of service standards, as well as a recreation, volunteer and cultural arts programming assessment.
4. **Draft Plan Review (July – September)**
The draft Plan will include a compilation of analyses and recommendations from the planning process, including chapters detailing public process, system inventory, community needs, goals and implementation strategies. A prioritized and updated Capital Facilities Plan will also be part of this project. A State Environmental Policy Act (SEPA) Checklist will be completed as part of the project and will run September through December.
5. **Final PRO Plan Review and Approval (October – February)**
During this last phase, the draft and final document will be reviewed by the Arts, Parks & Recreation and Planning Commission as well as the City Council.

One important consideration of this planning process is timing. In order to be eligible for state grants, which is the primary source of significant park funding, this plan must be adopted by the end of February 2018.

Joint Meeting Presentation

Steve Duh from Conservation Technix will provide a general project overview and a status report of work completed to this point. This will be the first time the Planning Commission will be briefed on this planning project and will have opportunities in the future for additional debriefings and review of draft materials. The Parks & Recreation Commission was involved in the review and scoring of the RFQ submittals as well as being present on the interview panel to aid in the recommended selection of the consultant. The Parks Commission will have an active role in this project including process debriefings, support and attendance of numerous public engagement opportunities, reviewing of materials and the recommendation and hand off of project documents to the City Council.

Project Work To Date

The following summarizes the work tasks initiated since the project started with a Kick Off on February 16th.

Project Management

- Held a project kick-off meeting with City staff to review and discuss the overall objectives and milestones for the project, community interests and issues, and concurrent City planning efforts for coordination of efforts.
- Discussed the components of the public involvement plan and began a listing of community stakeholders for the project.
- Held weekly project coordination meetings with the City's project manager.

Existing Conditions & Baseline Analyses

- Reviewed existing City-wide planning materials, including the 2012 PRO Plan, Comprehensive Plan, Town Center Plan and Town Center Infrastructure Plan, Puget Sound Regional Council, Mountain to Sound Greenway Trust Strategic Plan, and past Parks and Recreation Department-specific surveys.
- Initiated the preparation of relevant demographic statistics and data to profile population trends and other socioeconomic conditions.

Community Engagement

- Provided assistance with survey questionnaire design for the consolidated Land Acquisition Strategy and PRO Plan survey.
- Developed a draft Public Involvement Plan that provides key messages, identifies key stakeholders, and describes outreach methods, roles and responsibilities.
- Developed a draft project branding identity that will be used on all project-related materials.
- Prepared a draft topic guide that will be used to guide stakeholder interviews.



CITY OF SAMMAMISH

PLANNING COMMISSION REGULAR MEETING

April 6, 2017 6:30 – 8:30 PM

SAMMAMISH CITY HALL 801-228TH AVE SE

AGENDA

Approx start time

CALL TO ORDER

6:30 pm

ROLL CALL

6:31 pm

- **APPROVAL OF THE AGENDA**
- **APPROVAL OF THE MINUTES – 03/16/2017**
- **PUBLIC COMMENT – Non Agenda (3 minutes each)**

PUBLIC HEARING

6:45 pm

- **Sign Code Update**
- **PUBLIC COMMENT – Agenda (5 minutes each)**

ADJOURN

8:30 pm

Note: This is an opportunity for the public to address the Planning Commission. For non-agenda items, three (3) minutes are granted per person, or five (5) minutes if representing the official position of a recognized community organization. Seven (7) minutes are granted per person for agenda items.

If you are submitting written material, please supply 8 copies (7 for Planning Commission; 1 for the record). If you would like to show a video or PowerPoint, it must be submitted or emailed by 5pm the day of the meeting to Kevin Johnson at Kjohnson@sammamish.us. Please be aware that Planning Commission meetings are videotaped and available to the public.

The City of Sammamish Planning Commission is appointed and is the advisory board to the City Council on the preparation and amendment of land use plans and implementing ordinances such as zoning. Planning Commissioners are selected to represent all areas of the City and as many "walks of life" as possible. The actions of the Planning Commission are not final decisions; they are in the form of recommendations to City Council who must ultimately make the final decision.

THE COMMISSION MAY ADD OR TAKE ACTIONS ON ITEMS NOT LISTED ON THIS AGENDA.

Planning Commission meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
April 20	6:30 PM	Regular Meeting	Jeff Thomas Doug McIntyre David Goodman	Work Session: Neighborhood Character Work Session: Title 24 Update
May 4	Cancelled	Regular Meeting		
May 18	6:30 PM	Regular Meeting	Jeff Thomas Doug McIntyre David Goodman	Public Hearing / Deliberation: Title 24 Update Work Session: R-1 Land Use Density Analysis
June 1	6:30 PM	Regular Meeting	Kellye Hilde Public Works Staff	Work Session: Comprehensive Plan Amendments – Transportation Element Update
June 15	6:30 PM	Regular Meeting	Kellye Hilde Doug McIntyre Public Works Staff	Public Hearing / Deliberation: Comprehensive Plan Amendments – Transportation Element
July 6	6:30 PM	Regular Meeting	Doug McIntyre David Goodman Public Works Staff	Work Session: Comprehensive Plan Amendments – Capital Facilities Element Work Session: Urban Forestry Short Course Training (Video)
July 20	6:30 PM	Regular Meeting	Kellye Hilde Doug McIntyre David Goodman Public Works Staff	Public Hearing / Deliberation: Comprehensive Plan Amendments – Capital Facilities Element Work Session: Urban Forestry Short Course Training (Video)
August		No Meetings		



Memorandum

Date: April 6, 2017

To: City of Sammamish Planning Commission

From: Doug McIntyre, Senior Planner and David Goodman, Management Analyst

Re: Sign Code Amendments

Background

The Department of Community Development is drafting amendments to Chapters 21A.45 and 21B.45 of the Sammamish Municipal Code (SMC), which contain sign regulations for the City as a whole as well as the Town Center. This effort is in response to the decision in the Supreme Court case of Reed v Gilbert, which found content-based sign regulations, of which the SMC contains many, an unconstitutional restriction of free speech.

At a joint meeting on December 13, 2016, the City Council and Planning Commission were presented with background information on the Reed v. Gilbert case and its implications for Sammamish's sign code. On December 15, 2016, staff presented to the Planning Commission the specific sections of the SMC that contain content-based sign regulations, and offered examples of how other cities have transitioned to content-neutral regulations in response to the decision in Gilbert v. Reed. On January 19, 2017, Planning Commission provided input on the scope and focus of the proposed amendments. Full drafts of the proposed revisions to Chapters 21A.15, 21A.45, 21B.15 and 21B.45 SMC were presented to the Planning Commission on February 23 and March 16 for detailed input on specific proposed amendments to code language. The input received has been incorporated into the draft amendments to Chapters 21A.45 and 21B.45 SMC, as summarized below and detailed in the attachments.

Project Overview

City staff have met regularly to develop a draft of the sign code for the Planning Commission to review. Below is a summary of the work completed on the focus areas for this effort:

1. **Compliance with Reed v. Gilbert.** Staff have developed a draft version of the City's sign code that has attempted to eliminate all content-based regulations and replace them with content-neutral regulations. In many cases, the general framework of the content-based regulation (for example, permitted location, duration, and quantity) has been preserved, but in other cases regulations and sign categories have been merged, amended, or eliminated.
2. **Town Center sign code (Chapter 21B.45 SMC) improvements.** The applicable content-neutrality amendments proposed to be made to Chapter 21A.45 SMC have been replicated in Chapter 21B.45 SMC. Staff presented the proposed amendments to 21B.45 that are unrelated to Reed v Gilbert to Planning Commission at the March 16 meeting. Amendments are targeted in nature and do not constitute a re-write of the entire Town Center sign code.
3. **Need for improved code enforcement mechanisms.** Staff have included a new enforcement section in the draft of Chapters 21A.45 and 21B.45 SMC.

4. **Code clean-up.** The enclosed draft of Chapters 21A.45 and 21B.45 SMC feature streamlined code language that replace wordy descriptions of regulations, reduces confusion, and no longer includes redundant and/or out-of-date programs and provisions.

Focus Areas for Planning Commission Discussion

In addition to the overall structure and content of the proposed sign code amendments, the staff has made the following final changes to the code in response to comments from the Planning Commission and the public:

1. **Monument signs for residential developments.** In response to an issue brought up during the citizen comment portion of the March 16 Planning Commission meeting, staff have proposed increasing the number of permanent monument signs allowed per major entrance to a residential development from one to two (see SMC 21A.45.080(2)(b) in the existing code; see SMC 21A.45.060 in Attachment A of the April 6 Agenda Packet).
2. **Community banner program.** Based on the direction provided by the Commission, this draft of the sign code will restrict usage of the community banner program to City-sponsored events.
3. **Minimum and maximum wall sign size in Town Center.** In response to concerns about the wall sign area allowed in Town Center, staff have included amendments to the sign code to allow a minimum wall sign area of 10 square feet and a maximum of 320 square feet to supplement the 10% area requirement.
4. **Reducing sign pollution.** In response to concerns about the density of temporary signs, staff have included a provision that no temporary sign may be placed within a 150-foot radius of an intersection. A variance process associated with this provision is included.
5. **Definitions.** Differences in the definitions of certain terms defined in 21A.15 and 21B.45 have been fixed to ensure consistency between chapters.

Process

Following two in-depth meetings on the sign code on February 23 and March 16, the Commission will hold a public hearing and its final deliberation on April 6. Following the deliberations on April 6, the Commission will submit a formal recommendation on the proposed sign code amendments to City Council for their consideration and adoption. City Council is expected to begin deliberations on the proposed sign code amendments at their May 1 study session.

Future Work Items

There have been a number of additional issues brought up during the course of the Planning Commission's deliberations on the sign code, including public art and murals and permanent business signage. Because these topics are out of the general scope of this code update, staff have requested that the Commission take on these issue areas as stand-alone work program items in the future.

Attachments

Attachment A – Updated Chapters 21A.15, 21A.45, 21B.15, and 21B.45 SMC – Sign Code Draft (clean)

Attachment B – Summary Matrix of Substantive Amendments to Chapters 21A.15, 21A.45, and 21B.45 SMC made between March 16 and April 6 meetings.

Attachment C – Strikethrough/Underline Version of Chapters 21A.15, 21A.45, 21B.15, and 21B.45 SMC

Attachment D – Public Comments

Attachment E – Legal Memo on Regulation of Banners

Chapter 21A.15

TECHNICAL TERMS AND LAND USE DEFINITIONS

21A.15.469.1 Flag.

“Flag” means a fabric sheet of square, rectangular or triangular shape which is mounted on a pole, cable or rope at one (1) end.

21A.15.469.2 Flag, government.

“Flag, government” means Any flag or badge or insignia of the United States, State of Washington, King County, City of Sammamish, or official historic plaque of any governmental jurisdiction or agency.

21A.15.1085 Sign.

“Sign” means any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy for the purpose of advertising or identifying any establishment, product, goods, or service. (Ord. O2003-132 § 10)

21A.15.1090 Sign, awning.

“Sign, awning” means a sign painted on or attached directly to and supported by an awning. An awning may be constructed of rigid or nonrigid materials and may be retractable or nonretractable. (Ord. O2003-132 § 10)

21A.15.1095 Sign, changing message center.

“Sign, changing message center” means an electrically controlled sign that contains advertising messages that changes at intervals of three minutes or greater. (Ord. O2003-132 § 10)

21A.15.1097 Sign, commercial.

Sign, Commercial. A sign erected for a business transaction or advertising the exchange of goods and services.

21A.15.1105 Sign, directional.

“Sign, directional” means a sign that is primarily designed to guide or direct pedestrian or vehicular traffic to an area, business, place, or convenience, and may include incidental graphics such as trade names and trademarks.

21A.15.1110 Sign, freestanding.

“Sign, freestanding” means a permanent sign fixed directly to the ground or having one or more supports fixed directly to the ground, and being detached from any building or fence. (Ord. O2003-132 § 10)

21A.15.1115 Sign, fuel price.

“Sign, fuel price” means a sign utilized to advertise the price of gasoline and/or diesel fuel. (Ord. O2003-132 § 10)

21A.15.1120 Sign, incidental.

“Sign, incidental” means a sign, emblem or decal designed to inform the public of goods, facilities, or services available on the premises, and may include but not be limited to signs designating:

- (1) Restrooms;
- (2) Hours of operation;
- (3) Acceptable credit cards;

- (4) Property ownership or management;
- (5) Phone booths; and
- (6) Recycling containers. (Ord. O2003-132 § 10)

21A.15.1125 Sign, indirectly illuminated.

“Sign, indirectly illuminated” means a sign that is illuminated entirely from an external artificial source. (Ord. O2003-132 § 10)

21A.15.1130 Sign, monument.

“Sign, monument” means 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. (Ord. O2003-132 § 10)

21A.15.1131 Sign, non-commercial.

“Sign, non-commercial” means any sign that is not a commercial sign. This definition also includes signs regarding fund raising or membership drive activities for noncommercial or nonprofit entities or groups.

21A.15.1135 Sign, off-premises directional.

“Sign, off-premises directional” means a sign that contains no advertising of a commercial nature that is used to direct pedestrian or vehicular traffic circulation to a facility, service, or business located on other premises within 660 feet of the sign. (Ord. O2003-132 § 10)

21A.15.1140 Sign, on-premises.

“Sign, on-premises” means a sign that displays a message that is incidental to and directly associated with the use of the property on which it is located. (Ord. O2003-132 § 10)

21A.15.1144 Sign, permanent.

“Sign, permanent” Any sign which is intended to be lasting and is constructed from an enduring material such as masonry and metal which remains unchanged in position, character, and condition (beyond normal wear), and is permanently affixed to the ground, wall or building, provided the sign is listed as a permanent sign in the ordinance.

21A.15.1145 Sign, permanent residential development identification.

“Sign, permanent residential development identification” means a permanent sign identifying the residential development upon which the sign is located. (Ord. O2003-132 § 10)

21A.15.1146 Sign, pole.

“Sign, pole” means a freestanding sign having one or more supports standing directly upon the ground, and being detached from any building or fence.

21A.15.1150 Sign, portable.

“Sign, portable” means a sign that is capable of being moved and is not permanently affixed to the ground, a structure, or building. (Ord. O2003-132 § 10)

21A.15.1155 Sign, projecting.

“Sign, projecting” means any sign that is attached to and supported by the exterior wall of a building with the exposed face of the sign on a plane perpendicular to the wall of the building, projecting more than one foot from the wall of a building and vertical to the ground. (Ord. O2003-132 § 10)

21A.15.1159 Sign, temporary.

“Sign, temporary” means any sign, banner, pennant, or valance constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials not permanently attached to the ground, wall or building, intended to be displayed for a short period of time only.

21A.15.1160 Sign, time and temperature.

“Sign, time and temperature” means an electrically controlled sign that contains messages for date, time, and temperature, which changes at intervals of one minute or less. (Ord. O2003-132 § 10)

21A.15.1165 Sign, wall.

“Sign, wall” means any sign painted on, or attached directly to and supported by, the wall of a building or structure. All wall signs are building-mounted signs. (Ord. O2003-132 § 10)

21A.15.1166 Sign, window.

“Sign, window” means any sign applied to or mounted on a window.

21A.15.1250 Street frontage.

“Street frontage” means any portion of a lot or combination of lots that directly abut a public right-of-way. (Ord. O2003-132 § 10)

Chapter 21A.45

SIGNAGE

Sections:

- 21A.45.010 Purpose.
- 21A.45.020 Permit requirements.
- 21A.45.030 Exempt signs.
- 21A.45.040 Prohibited signs.
- 21A.45.050 Sign area calculation.
- 21A.45.060 Permanent signs.
- 21A.45.070 Temporary signs.
- 21A.45.080 Legal non-conforming signs.
- 21A.45.090 Variance.
- 21A.45.100 Enforcement.

21A.45.010 Purpose.

The purpose of this chapter is to enhance and protect the economic vitality and visual environment of the City, allow for the expression of free speech, and promote general safety and welfare by:

- (1) Regulating the type, number, location, size, and illumination of signs; and
- (2) Recognizing the purpose of signs for identification and economic well-being of businesses in Sammamish; and
- (3) Ensuring a safe driving environment; and
- (4) Recognizing and protecting the use of the public right-of-way as a forum for non-commercial speech; and
- (5) Facilitating fair and consistent content-neutral enforcement; and
- (6) Safeguarding and enhancing property values, attracting new residents, and encouraging orderly development; and
- (7) Allowing for limited temporary commercial signage in the public right of way, to provide a flow of commercial information to consumers to enable them to make vital decision of purchasing a home, and to further the critical public goal of providing for equal access to housing; and
- (8) Upholding the goals and policies of the Comprehensive Plan.

21A.45.020 Permit requirements.

- (1) Except as otherwise provided in this chapter, no sign shall be erected, altered, or relocated within the City without a permit issued by the City.
- (2) No permit shall be required for repainting, cleaning, or other normal maintenance and repair of a permitted sign, or for sign face and copy changes that do not alter the size or structure of the sign.

21A.45.030 Exempt signs.

The following signs or displays are exempted from the permitting requirements of this chapter, but shall conform to the other requirements set out in this chapter:

- (1) Historic plaques, gravestones, and address numbers;
- (2) Official or legal notices issued and posted by any public agency or court; or
- (3) Traffic control signs established by the Manual on Uniform Traffic Control Devices (MUTCD) or authorized by City of Sammamish Department of Public Works;
- (4) Plaques, tablets, or inscriptions which are an integral part of the building structure or are attached flat to the face of the building, which are non-illuminated, and which do not exceed four square feet in surface area;
- (5) Incidental signs, which shall not exceed two square feet in surface area; provided, that said size limitation shall not apply to signs when established and maintained by a public agency;
- (6) Government flags; and
- (7) Nonverbal religious symbols attached to a place of worship.

21A.45.040 Prohibited signs.

- (1) Portable signs including, but not limited to, sandwich/A-frame signs and mobile readerboard signs, and excluding signs permitted under SMC 21A.45.070;
- (2) Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination may be confused with traffic control signs or signals;
- (3) Signs located in the public right-of-way, except where permitted in this chapter; provided, that in no case shall temporary signs permitted under SMC 21A.45.070 be located within travel lanes or sidewalks, or be attached to traffic control signs, utility or signal poles;
- (4) Posters, pennants, strings of lights, blinking lights, balloons, searchlights, and other displays of a carnival nature; except as architectural features, or on a limited basis as seasonal decorations or as provided for in SMC 21A.45.070 as temporary commercial displays;
- (5) Changing message center signs, where the message changes more frequently than every three minutes; and
- (6) Billboards.

21A.45.050 Sign area calculation.

- (1) Sign area for pole signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.
- (2) Sign area for letters or symbols painted or mounted directly on walls or monument signs or on the sloping portion of a roof shall be calculated by measuring the smallest single rectangle that will enclose the combined letters and symbols.
- (3) Sign area for signs contained entirely within a cabinet and mounted on a wall, roof, or monument shall be calculated by measuring the entire area of the cabinet. (Ord. O99-29 § 1)

21A.45.060 Permanent signs.

(1) Table of Permitted Signs

The table below outlines the regulations for permanent signs in the City of Sammamish. All permanent signs must be approved through the permitting process. Unless otherwise stated herein, all permanent signs must be on-site. No permanent sign may be placed in the City's right-of-way.

Key

X – Prohibited

N/A – Not Applicable – Sign Type Not Allowed in Zone

	Residential Zone	Community Business Zone(1)(2)	Neighborhood Business Zone(1)(2)	Office Zone(1)(2)
Freestanding Signs(3)				
Quantity(4)	X	One per street frontage(5)		One per street frontage
Maximum Sign Area	N/A	85 sq ft, + 20 sq ft for each additional business in a multiple tenant structure up to 145 sq ft.	50 sq ft	
Combined Sign Area Limit for Lots with Multiple Freestanding Signs(6)	N/A	250 sq ft	150 sq ft	80 sq ft
Maximum Height	N/A	20 feet	15 feet	
Home Business Signs				
Maximum Sign Area(7)	6 sq ft	N/A		
Permanent Residential Development Identification Signs				
Quantity	Two per major entrance	Two per major entrance (8)		
Maximum Sign Area	32 sq ft per sign	32 sq ft per sign		
Maximum Sign Height	6 ft per sign (9)	N/A		

	Residential Zone	Community Business Zone(1)(2)	Neighborhood Business Zone(1)(2)	Office Zone(1)(2)
Projecting or Awning Signs Mounted on the Sloping Portion of Roofs (10)				
Quantity (11)	X	One Allowed in Lieu of Wall Signs		
Maximum Sign Area	N/A	No greater than 15 percent of building façade	No greater than 10 percent of building façade	
Minimum Clearance above Finished Grade (12)	N/A	8 ft		
Maximum Projection, Perpendicular from Supporting Building Façade	N/A	6 ft		
Signs on Property with Public Agency Facilities (13)				
Quantity	2 per Facility	X		
Maximum Sign Area	30 sq ft	N/A		
Maximum Height	6 ft	N/A		
Sign on Residentially Zoned Property with Nonresidential Use (14)				
Quantity	One	X		
Maximum Sign Area	25 sq ft	N/A		
Maximum Height	6 ft	N/A		
Wall Signs				
Maximum Sign Area (15)	N/A (16)	15 percent of building façade	10 percent of building façade	10 percent of building façade (17)

Development Conditions

- (1) Directional signs for surface parking areas or parking structures located in the R-, CB, NB, and O-Zones shall not be included in the sign area or number limitations stated in this table, provided that they shall not exceed six square feet in surface area and are limited to one for each entrance or exit.
- (2) Fuel price signs shall not be included in sign area or number limitations referenced in this table, provided such signs do not exceed 20 square feet per street frontage.
- (3) Changing message center signs and time and temperature signs can be wall or freestanding signs, and shall not exceed the size permitted for wall or freestanding signs.
- (4) Corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign.
- (5) Multiple tenant developments in the CB and NB zone that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street

frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage.

- (6) On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined.
- (7) Home business signs may only be wall signs.
- (8) Permanent residential identification signs are only allowed in the NB, CB, and O-Zones as part of a mixed-use development.
- (9) Applicable only to freestanding signs.
- (10) Any sign attached to the sloping surface of a roof shall be installed or erected in such a manner that there are no visible support structures, shall appear to be part of the building itself, and shall not extend above the roof ridge line of the portion of the roof upon which the sign is attached.
- (11) Maximum height for awning signs shall not extend above the height of the awning upon which the awning sign is located.
- (12) Maximum height for projecting signs shall not extend above the highest exterior wall upon which the projecting sign is located.
- (13) See SMC 21A.15.915 for a list of permitted public agencies.
- (14) Non-residential uses of residential property as outlined in Chapter 21A.20 SMC.
- (15) Maximum height for wall signs and changing message center signs shall not extend above the highest exterior wall or structure upon which the sign is located.
- (16) Wall signs are allowed in Residential zones to identify schools, home businesses, and other non-residential uses, subject to the regulations listed in this table.

Only on building facades with street frontage.

(2) Illumination of Permanent Signs

The table below outlines the regulations for illumination of permanent signs in the City of Sammamish. Temporary signs, governed by SMC21A.45.070, shall not be illuminated. All permanent signs, including the requested illumination, must be approved through the permitting process. All electrical components for signs shall be governed by Chapter 19.28 RCW and Chapter 296-46-910 WAC.

Key

P – Permitted, pursuant to Permit issued by City

X – Prohibited

	R-Zone	CB-Zone	NB-Zone	Office Zone
Internal Illumination (1)	X	P		
Indirect Illumination (1)(2)	P			
Signs with an On/Off Operation	X	P	X	

Development Conditions

- (1) The light source for indirectly illuminated signs shall be no farther away from the sign than the height of the sign.
- (2) Indirectly illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way.

21A.45.070 Temporary signs.

The following temporary signs or displays are permitted and, except as required by the International Building Code; Chapter 16.20 SMC, Construction Administrative Code; or as otherwise required in this chapter, do not require a sign permit, subject to the requirements set out in this chapter. All temporary signs shall not obstruct sight distances and shall follow the regulations prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, and by SMC 21A.25.220, Sight distance requirements. No temporary signs shall be located within center medians or within roundabouts, traffic circles, or islands. Temporary signs shall not be illuminated.

(1) **Non-Commercial Temporary Signs.**

No sign permit is required to post a non-commercial temporary sign in the public right-of-way or on private property if it meets the requirements in this section and in the following table. Temporary signs may be placed between the sidewalk and the right-of-way line. On roads that only have a shoulder and do not have a sidewalk, temporary signs must be placed a minimum of 3 feet from the edge of the asphalt. Temporary signs shall not be placed in the right-of-way within a 150-foot radius of the center of an intersection.

Temporary signs not conforming to the regulations of this section may be approved through a right-of-way permit. The City Engineer, in consultation with the director of public works or their designee, and following review of applicable state and city codes, may approve temporary sign placement in the improved portion of the public right-of-way or within a 150-foot radius of the center of an intersection provided that the location and sign characteristics will not present a traffic safety issue.

	Temporary Sign Type I – Placed in Public Right-of-Way (Non-A-Frame)	Temporary Sign Type II – Placed in Public Right-of-Way (A-Frame)	Temporary Sign Type III – Private Property (All Sign Types) (1)
Size Limit	4 sq ft	6 sq ft	16 sq ft if located less than 50 feet from a street property line; 32 sq ft if located 50 feet or more from a street property line
Height Limit	3 ft above grade	3.5 ft	8 ft
Duration	180 consecutive days	2 consecutive days	180 consecutive days

Development Conditions

(1) Placement of off-premises temporary signs on private property is subject to the landowner's authorization.

(2) Temporary Commercial Displays

Signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year at businesses located in Sammamish in the CB, NB, or O-Zones.

(3) Signs Located on Property with Active Construction

- (a) One non-illuminated, double-faced sign is permitted for each public street upon which the project fronts;
- (b) No sign shall exceed 32 square feet in surface area or 10 feet in height, or be located closer than 30 feet from the property line of the adjoining property; and
- (c) Signs must be removed by the date of first occupancy of the premises or one year after placement of the sign, whichever occurs first.

(4) Signs Associated with Properties for Sale or Rent

Signs Located On Property with Individual Unit for Sale or Rent	
Sign Quantity	One per public street frontage
Permitted Location	Public street frontage
Permitted Duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property.
Maximum Sign Area	8 sq ft
Maximum Height	6 ft
Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1)	
Sign Quantity	One (2)
Permitted Location	Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street.
Permitted Duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property.
Maximum Sign Area	4 sq ft
Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)	
Maximum Sign Area	6 sq ft
Maximum Height	42 inches
Signs on Property with Commercial or Industrial Property for Sale or Rent	
Sign Quantity	One
Permitted Location	Public street frontage
Maximum Sign Area	32 sq ft
Maximum Height	12 ft
Signs on Newly Constructed Residential Developments for Sale	
Sign Quantity	One
Permitted Location	Public street frontage
Maximum Sign Area	32 sq ft
Maximum Height	12 ft
Directional Signs Located Off-site Of Newly Constructed Residential Developments for Sale	
Sign Quantity	Two
Permitted Location	Private property (with permission); public right-of-way
Maximum Sign Area	16 sq ft

Development Conditions

- (1) Only allowed for properties with a unit for sale or rent that is not located adjacent to a public street.

- (2) When more than three off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame, designed to allow for a minimum of six signs to be hung in a stacked fashion, to accommodate multiple signs; Frames installed to hold multiple real estate signs shall not exceed a height of six feet. Off-site signs located on a frame shall individually not exceed a height of one and a half feet, a width of two feet, and an area of three square feet.
- (3) Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent and may be located on the right-of-way outside of vehicular and bicycle lanes.

21A.45.080 Legal non-conforming signs

- (1) Any sign located within the city limits on the date of adoption of the ordinance codified in this title, or located in an area annexed to the city thereafter, which does not conform with the provisions of this code, shall be considered a legal nonconforming sign and is permitted, provided it also meets the following requirements:
 - a) The sign was covered by a permit on the date of adoption of the ordinance codified in this title if one was required under applicable law; or
 - b) If no permit was required under applicable law for the sign in question, the sign was in all respects compliant with applicable law on the date of adoption of the ordinance codified in this title.

(2) Loss of Legal Nonconforming Status.

Nonconforming signs shall not be altered in size, shape, height, location, or structural components without being brought to compliance with the requirements of this code. Repair and maintenance are allowable, but may require a permit if structural components require repair or replacement.

21A.45.090 Variance

- (1) A sign variance is categorized as a Type 1 land use application and shall be subject to the requirements of SMC 21A.110.030. Variances from the terms of this chapter may be granted by Director of Community Development upon proper application. Variances may be granted when, because of unique circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict interpretation of the regulations of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.
- (2) The variance shall not constitute a grant of special privilege inconsistent with a limitation upon uses of other properties in the vicinity and zone in which such property is situated.

21A.45.100 – Enforcement

- (1) Compliance with other applicable codes.
All signs erected or altered under this chapter must comply with all applicable federal, state and local regulations relating to signs, including without limitation the provisions of the International Building Code as adopted in SMC 16.05.010 by the city. If any provision of this code is found to be in conflict with any provision of any zoning, building, fire, safety or health ordinance or code of the city, the provision which establishes the higher standard shall prevail.

- (2) Sign maintenance.
All permanent and temporary signs must be kept in good repair and in a safe manner at all times. The sign owner must repair damaged or deteriorated signs within 30 days of notification by the City. The area surrounding freestanding signs must be kept free of litter and debris at all times.
- (3) Inspection.
Code enforcement officers are authorized to inspect any sign covered by this chapter for the purpose of inspection of the sign, its structural and electrical connections, and to ensure compliance with the provisions of this code. Such inspections shall be carried out during business hours, unless an emergency exists.
- (4) Abatement.
In addition to the abatement authority provided by proceedings under SMC 21A.115.030, the City or its agents may summarily remove any sign placed on a right-of-way or public property in violation of the terms of this chapter under the following circumstances:
- (a) When a sign is determined by the City Engineer or Director of Community Development to present an immediate threat to the safety, health, and welfare of the public;
 - (b) When a sign is illegally placed within the public right-of-way, within a landscape median, landscape island, traffic circle, attached to a utility pole or city traffic sign, upon public sidewalks or roadway, or on any public building or structure when such facilities are located on public property or within public right-of-way;
 - (c) When a sign is determined by the City to be abandoned; provided, that the city must first provide fourteen days' notice to the underlying property owner or business owner that the sign is deemed abandoned;
 - (d) Disposal of Signs. When a sign has been removed by the City as authorized by this section, the City shall take the following actions:
 - i. The City shall hold a sign for at least seven days. After seven days the City may dispose of the sign without prior notice to the sign owner. The City shall not be responsible for damage or loss during removal or storage of any signs in violation of this code. Sign owners wishing to reacquire possession of removed signs prior to their disposal shall pay an impoundment fee pursuant to SMC 23.100.010.
 - ii. For signs with a fair market value exceeding five hundred dollars, the City shall provide notice by mail to the following:
 - A. Sign Owner. If the mailing address can be determined by the City after reasonable efforts in investigation. "Reasonable efforts" shall include investigation efforts that take no longer than one-half hour of staff time.
 - B. Underlying Property Owner. If the address of the sign owner cannot be reasonably ascertained, the City shall mail the notice to the underlying real property owner, as identified in the records of the King County Assessor's Office.

23.100.010 Assessment schedule

Code Enforcement Penalties:	
Infraction	up to \$500
Stop Work Order	up to \$500
Noncompliance:	
1 – 15 days	\$100 up to \$250 per day
16 – 31 days	\$250 up to \$500 per day
31+ days	\$500 up to \$1,000 per day (up to \$50,000 maximum)
Environmental Damage/Critical Areas Violations:	
Up to \$25,000 plus the cost of restoration.	
Unlawful Tree Removal or Damage:	
\$1,500 per inch of diameter at breast height of tree removed or damaged.	
\$25 fee per sign illegally placed on public property or in the City's right-of-way.	

Chapter 21B.15

TECHNICAL TERMS AND LAND USE DEFINITIONS

[...]

21B.15.341 Sign.

“Sign” means any medium, device, structure, fixture, or placard, including any necessary supporting structure and component parts, that is visible from a public right-of-way or surrounding properties, and uses graphics, symbols, or written copy to convey a message, attract attention to, or advertise a product, place, activity, business, event, good, service, or land use.

21B.15.342 Sign, awning/marquee.

“Sign, awning/marquee” means a sign painted on or attached directly to and supported by an awning or marquee. An awning may be constructed of rigid or nonrigid materials and may be retractable or nonretractable. A marquee is a roof-like shelter, as of glass, projecting above an outer door and over a

sidewalk or a terrace, which may be attached to a building or be freestanding.

21B.15.343 Sign, blade.

“Sign, blade” means a small, pedestrian-oriented building-mounted sign that is attached to and supported by the exterior wall of a building with the exposed face of the sign on a plane perpendicular to the wall of the building, projecting more than one foot from the wall of a building and vertical to the ground.



Figure 21B.15.343. Blade sign examples.

21B.15.344 Sign, box/cabinet.

“Sign, box/cabinet” means a building-mounted sign that is attached to and supported by the exterior wall of a building with the exposed face of the sign on a plane parallel to the wall of the building and where the sign or individual letters are contained within a box or cabinet and are internally illuminated.



Figure 21B.15.344. Cabinet sign examples.

21B.15.345 Sign, building-mounted.

“Sign, building-mounted” means a sign that is attached directly to a building or indirectly attached to a building by a support structure. Building-mounted signs may include, but are not limited to, wall, hanging, blade, awning, marquee, opaque, channel, painted, shadow, and window signs.

21B.15.346 Sign, changing message.

“Sign, changing message” means a sign that contains electronically controlled digital or illuminated text, or a sign that contains text that can be manually changed.



Figure 21B.15.347. Changing message sign examples.

21B.15.347 Sign, channel letter.

“Sign, channel letter” means a wall sign that is comprised of lettering that is attached to and supported by the exterior wall of a building or a structure with the exposed face of the lettering or graphics on a plane

parallel to the wall of the building, and where the letters contain an open channel into which neon lighting is inserted.



Figure 21B.15.348. Channel letter sign examples.

21B.15.348 Sign, community banner.

“Sign, community banner” means a temporary sign, located on City banner poles, which advertises a City-sponsored or hosted event.

21B.15.349 Sign, directional.

“Sign, directional” means a sign that is primarily designed to guide or direct pedestrian or vehicular traffic to an area, business, place, or convenience, and may include incidental graphics such as trade names and trademarks.



Figure 21B.15.349.1. Directional sign examples.

21B.15.349.1 Sign, hanging.

“Sign, hanging” means a small, pedestrian-oriented sign that is hung beneath an awning, canopy, or marquee sign or other structure.



Figure 21B.15.349.2. Hanging sign examples.

21B.15.349.2 Sign, incidental.

“Sign, incidental” means a sign, emblem or decal designed to inform the public of goods, facilities, or services available on the premises, and may include but not be limited to signs designating:

- (a) Restrooms;
- (b) Hours of operation;
- (c) Acceptable credit cards;
- (d) Property ownership or management;
- (e) Phone booths; and
- (f) Recycling containers.

21B.15.349.3 Sign, freestanding.

“Sign, freestanding” means a sign standing directly upon the ground or having one or more supports standing directly upon the ground, and being detached from any building or fence.

21B.15.349.4 Sign, fuel price.

“Sign, fuel price” means a sign utilized to advertise the price of gasoline and/or diesel fuel.

21B.15.349.5 Sign, logo.

“Sign, logo” means a sign, graphic representation, or symbol of a company name, trademark, or abbreviation, uniquely designed for ready recognition. A logo sign may be a wall sign or a freestanding sign.

21B.15.349.6 Sign, monument.

“Sign, monument” means 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.

21B.15.349.7 Sign, opaque.

“Sign, opaque” means a building-mounted sign that is attached to and supported by the exterior wall of a building or a structure where the surface of the sign is generally comprised of two or more opaque

materials on the same plane. Where internally illuminated, the opaque material that comprises the lettering of the sign may be translucent such that it allows limited light to shine through the sign letters.



Figure 21B.15.349.8. Opaque sign examples.

21B.15.349.8 Sign, painted.

“Sign, painted” means a sign, mural or graphic design painted directly onto a building facade or onto a flat wood or metal surface that is then attached to the building facade.



Figure 21B.15.349.9. Painted sign examples.

21B.15.349.9 Sign, permanent residential development identification.

“Sign, permanent residential development identification” means a permanent sign identifying the residential development upon which the sign is located.

21B.15.349.10 Sign, pedestal.

“Sign, pedestal” means a temporary, pedestrian-oriented sign placed atop a pedestal that is affixed to a heavy horizontal base.



Figure 21B.15.349.11. Pedestal sign examples.

21B.15.349.11 Sign, primary.

“Sign, primary” means a painted, opaque, awning, marquee, or channel letter sign that is designed to be the primary source of business identification to both pedestrian and vehicular traffic.

21B.15.349.12 Sign, secondary.

“Sign, secondary” means a window, logo, blade, or hanging sign that generally contains secondary, pedestrian-oriented business identification, business product information, or hours of operation.

21B.15.349.13 Sign, shadow.

(24) “Sign, shadow” means a wall sign comprised of individual letters or graphics that is attached to and supported by the exterior wall of a building with the exposed face of the sign lettering or graphics on a plane parallel to the wall of the building, where the surface of the sign is generally comprised of a

completely opaque material. The sign lettering or graphics are separated from the building facade such that during daylight hours the lettering generates a shadow on the building facade.



Figure 21B.15.349.14. Shadow sign examples.

21B.15.349.14 Sign, temporary.

“Sign, temporary” means a sign that is designed to be displayed for a limited amount of time and is not permanently placed or affixed such as to prevent its removal;

21B.15.349.15 Sign, window.

“Sign, window” means a sign that is constructed of neon, stained glass, gold leaf, cut vinyl, etched glass, or similar material in a window.

21B.15.349.16 Sign, wall.

“Sign, wall” means any sign painted on, or attached directly to and supported by, the wall of a building or structure. All wall signs are building-mounted signs. Wall signs may include, but are not limited to, window, opaque, shadow, painted, channel letter, and logo signs. (Ord. O2010-293 § 1 (Att. A))

Chapter 21B.45

SIGNAGE

Sections:

- 21B.45.010 Purpose and intent.
- 21B.45.020 Applicability.
- 21B.45.030 Permit required.
- 21B.45.040 Application information.
- 21B.45.050 Prohibited signs.
- 21B.45.060 Exempt signs.
- 21B.45.070 Interpretation of tables and design standards.
- 21B.45.080 Table of allowed sign types and design review.
- 21B.45.090 Review and modifications to standards.
- 21B.45.100 Sign area calculation.
- 21B.45.110 General sign design standards.
- 21B.45.120 Design standards for specific sign types.
- 21B.45.130 Design and compatibility review.
- 21B.45.140 Temporary signs.
- 21B.45.150 Legal non-conforming signs.
- 21B.45.160 Variance.
- 21B.45.170 Enforcement.

21B.45.010 Purpose and intent.

The purpose of this chapter is to enhance and protect the economic vitality and visual environment of the Town Center, allow for the expression of free speech, and promote general safety and welfare by:

- (1) Regulating the type, number, location, size, and illumination of signs; and
- (2) Recognizing the purpose of signs for identification and economic well-being of businesses in the Town Center by supporting a full range of signs necessary for commercial services in the Town Center; and
- (3) Ensuring a safe driving environment; and
- (4) Recognizing and protecting the use of the public right-of-way as a forum for non-commercial speech; and
- (5) Facilitating fair and consistent content-neutral enforcement; and
- (6) Safeguarding and enhancing property values, attracting new residents, and encouraging orderly development; and
- (7) Allowing for limited temporary commercial signage in the public right of way to provide commercial information to consumers to enable them to make vital decision of purchasing a home, and to further the critical public goal of providing for equal access to housing; and
- (8) Upholding the goals and policies of the Sammamish Comprehensive Plan and the Town Center Subarea Plan.
- (9) Promoting signs within the Town Center that contribute to the character of the Town Center, are integrated with natural surroundings and landscaping, and exhibit an intimate human scale;
- (10) Providing necessary signage to support central gathering places, increase social interaction, and encourage walkability;
- (11) Regulating signs in a manner that is timely, flexible, predictable, fair to all and that results in superior development; and

(12) Creating a vibrant and inviting commercial node that is reflected in the character and design of Town Center signage. (Ord. O2010-293 § 1 (Att. A))

21B.45.020 Applicability.

Except as provided for in SMC 21B.45.060, Exempt signs, all signs shall be subject to the design provisions of this chapter; provided, that specific sign standards and design requirements may be further established through a unified zone development plan and shall be established through the unified zone development plan approval, pursuant to . (Ord. O2010-293 § 1 (Att. A))

21B.45.030 Permit required.

(1) Except as otherwise provided in by this chapter, no sign shall be erected, altered, or relocated within the Town Center without a permit issued by the City.

(2) No permit shall be required for repainting in like colors, cleaning, or other normal maintenance and repair of a permitted sign, or of sign face and copy changes that do not alter the size or structure of the sign or compliance with the design standards. (Ord. O2010-293 § 1 (Att. A))

21B.45.040 Application information.

The applicant shall have the burden of demonstrating that a proposed sign(s) complies with this chapter as follows:

(1) All new signs requiring a permit or approval pursuant to SMC 21B.45.030 shall provide, in a form established by the City, at a minimum an accurate plan with complete dimensions, location, size, color, shape, materials, type of illumination, size and style of lettering, copy design and the proposed manner of installation. Additional information may be required as reasonably necessary for approval by the director.

(2) The size and location of every existing sign on the premises shall be noted.

(3) If a unified zone development plan was previously approved by the City and included sign approvals, an applicant whose sign conforms to that plan may refer to it in the application and may omit detailed drawings unless specifically requested to provide them.

(4) If design and compatibility review is required pursuant to SMC 21B.45.080, the applicant shall submit a compatibility analysis addressing the design criteria enumerated in SMC 21B.45.130, Design and compatibility review. (Ord. O2010-293 § 1 (Att. A))

21B.45.050 Prohibited signs.

Except as indicated by this chapter, the following signs or displays are prohibited:

(1) Any sign that is otherwise allowed, but does not comply with the provisions of this chapter;

(2) Signs attached to a fence;

(3) Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination, may be confused with traffic control signs or signals;

(4) Temporary signs except as specifically allowed in SMC 21B.45.140;

(5) Except as specifically allowed, signs located in the public right-of-way, or within travel lanes or sidewalks, or attached to traffic control signs, utility or signal poles;

(6) Changing message center signs or signs containing moving graphics, text, or video, or that are flashing, moving, rotating, animated, or inflated;

(7) A sign that extends higher than the peak of the roof, ridge line, or parapet of a building to which it is attached;

(8) Visible ballast boxes or other sign equipment;

(9) Posters, pennants, strings of lights, moving/flashing/blinking lights, balloons, searchlights, exposed electrical conduits, and other displays of a carnival nature, except on a limited basis as provided for in SMC 21B.45.140 as temporary business displays;

(10) Box or cabinet signs;

(11) Pole-mounted freestanding signs;

(12) Roof-mounted signs; and

(13) Billboards. (Ord. O2010-293 § 1 (Att. A))

21B.45.060 Exempt signs.

The following signs or displays are exempted from the regulations under this chapter:

(1) Historic plaques not exceeding 3 square feet in area, and address numbers;

(2) Official or legal notices issued and posted by any public agency or court;

(3) Traffic control signs established by the Manual on Uniform Traffic Control Devices (MUTCD) or authorized by City of Sammamish Department of Public Works;

(3) Plaques, tablets, or, which are attached flat to the face of the building, which are nonilluminated, and which do not exceed four square feet in surface area;

(4) Incidental signs, which shall not exceed two square feet in surface area; provided, that said size limitation shall not apply to signs providing directions, warnings, or information when established and maintained by a public agency;

(5) Government flags; and

(6) Nonverbal religious symbols attached to a place of worship.

(Ord. O2010-293 § 1 (Att. A))

21B.45.070 Interpretation of tables and design standards.

(1) SMC 21B.45.080 determines whether a specific sign type is allowed in a zone district. The zone district and the public right-of-way are identified in the vertical column and the specific sign type is located on the horizontal row of these tables.

(2) If no symbol appears in the box at the intersection of the column and the row, the sign type is not allowed in that district, except for certain signs allowed pursuant to SMC 21B.45.140, Temporary signs.

(3) The review of all sign permit applications is administrative, and shall be conducted by the director of community development, subject to the review requirements identified below.

(4) If the number “1” appears in the box at the intersection of the column and the row, the sign type is allowed in that district subject to the sign design standards specified in SMC 21B.45.110, 21B.45.120, and the general requirements of the code.

(5) If the number “2” appears in the box at the intersection of the column and the row, the sign type is allowed subject to the sign design standards, general requirements, and the Design and compatibility review specified in SMC 21B.45.130. (Ord. O2010-293 § 1 (Att. A))

21B.45.080 Table of allowed sign types and design review.

(1) Table of Allowed Sign Types and Design Review for Town Center Zones.

Sign Types	TOWN CENTER ZONES					
	ROW	TC-A	TC-B	TC-C	TC-D	TC-E
Building-Mounted Signs:						
Blade	2(1)	1	2	2	2	2
Opaque/Painted		2	2	2	2	2
Channel Letter/Shadow		2	2			
Hanging		1	2			
Marquee/Awning		2	2			
Window		1	2			
Freestanding Signs:						
Community Banner	1					
Directional (Pedestrian)	2	1	1	1	1	1
Directional (Vehicle)	2	1	1	1	1	1
Monument		2(2)	2	2	2	2
Changing Message Center					2	

Development Conditions

(1) Only allowed as part of a unified zone development plan application approved pursuant to Chapter 21B.95 SMC; and provided, that no sign shall extend into the vehicle travel lanes.

(2) Only allowed in the TC-A-4 and in the TC-A-5 zones. (Ord. O2010-293 § 1 (Att. A))

21B.45.090 Review and modifications to standards.

(1) All sign permits shall be approved administratively, subject to the permit review requirements of Chapter 20.05 SMC; provided, that:

(a) Signs subject to the Level 1 sign review shall be reviewed for compliance with this chapter but shall not be subject to the provisions of SMC 21B.45.130, Design and compatibility review;

(b) Signs subject to the Level 2 Design and Compatibility Review requirements shall be reviewed for compliance with this chapter, including the provisions of SMC 21B.45.130, Design and compatibility review;

(2) Sign design may be reviewed and approved as part of a unified zone development plan review consistent with Chapter 21B.95 SMC, provided:

(a) Specific sign designs approved as part of a unified zone development plan will require a sign permit, but will not require additional design review at the time of permit application when in accordance with the approved unified zone development plan; or

(b) Additional design standards and guidelines may be adopted through the review process, subject to specific design review of signs at the time of building permit application. Additional design standards and guidelines adopted through the review process shall govern all subsequent sign design reviews including replacement signs.

(3) The director may approve applicant-proposed modifications of up to 25 percent of the sign area, height, width, and other dimensional standards as part of the Level 2 Design and Compatibility Review process, pursuant to SMC 21B.45.130; provided, that any such approval shall be based upon an overall sign concept that is integrated with the building and is consistent with the goals of SMC 21B.45.130, Design and Compatibility Review. Applicant-proposed modifications to the number of signs allowed, illumination standards, the types of signs allowed, or sign modifications that would result in a sign that is not designed consistent with this purpose of this chapter shall not be considered; and

(4) Applicants proposing a sign that is subject to the Level 1 basic sign review may choose to request a Level 2 Design and Compatibility Review in order to take advantage of the director's ability to modify sign standards, pursuant to SMC 21B.45.090(3). (Ord. O2010-293 § 1 (Att. A))

21B.45.100 Sign area calculation.

(1) Sign area shall be calculated as follows:

- (a) Sign area for nonmonument freestanding signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.
- (b) Sign area for pole signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.
- (c) Sign area for letters or symbols painted or mounted directly on walls or monument signs or on the sloping portion of a roof shall be calculated by measuring the smallest single rectangle that will enclose the combined letters and symbols.
- (d) Sign area for signs contained entirely within a cabinet and mounted on a wall, roof, or monument shall be calculated by measuring the entire area of the cabinet.

(2) maximum sign height.

(a) For a freestanding sign, the vertical distance measured from the surface of the ground to the highest point of the sign or sign structure; and

(b) For a building-mounted sign, the vertical distance measured from the building grade to the highest point of the sign or structure designed to support a sign.

(3) Sign clearance is measured from the surface of the ground to the lowest portion of the sign structure.

(4) Area of building façade is calculated by multiplying the width of the building, or tenant space associated with the commercial use, by the height of the building or tenant space.

(5) The lineal feet of building façade is calculated by measuring the width of the building or tenant space associated with the commercial use. Building modulation(s) are not included in the lineal feet of building façade. (Ord. O2010-293 § 1 (Att. A))

21B.45.110 General sign design standards.

(1) General Requirements.

(a) All signs shall be constructed primarily of nonreflective materials;

(b) Building-mounted sign frames and other support structures shall be concealed or integrated into the building's architectural character in terms of form, color, and materials such that they are not easily visible;

(c) Building-mounted signs must be in proportion to the size and design of the architectural features of the building façade;

(d) All signs, except directional signs and community banners, shall be on-premises signs;

- (e) Maximum height for building-mounted signs shall not extend above the highest exterior wall upon which the sign is located; provided, that blade signs shall not exceed the roofline of the building along the façade that the blade sign is attached to;
- (f) Total sign area for primary and secondary wall signs associated with uses occupying the ground level of a building shall not exceed 10 percent of the ground-level building façade associated with the sign; provided that there is a minimum allowed sign area of 10 square feet and a maximum allowed sign area of 320 square feet;
- (g) Total sign area for primary and secondary wall signs associated with uses that do not occupy the ground level of a building (e.g., the use is on the second or third story) shall not exceed five percent of the building façade associated with the use;
- (h) Tenants are allowed one primary sign regulated by this chapter per building façade that contains a public entry (open during all business hours), up to a maximum of two façades;
- (i) Tenants are allowed three secondary signs regulated by this chapter per building façade that contains a public entry (open during all business hours);
- (j) Wall sign width shall not exceed a width of two-thirds of the lineal width of the building façade associated with the sign;
- (k) Signs shall not cover windows, building trim, or architectural ornamentation.

(2) Illumination. Signs may be illuminated as follows:

- (a) Illumination shall be limited to indirect lighting unless otherwise specifically allowed by the specific sign type design standards; provided, that no sign may be both internally and indirectly illuminated;
- (b) Indirect sign illumination shall be no further away from the sign than the height of the sign;
- (c) Externally illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way;
- (d) External sign light fixtures shall complement the design of the sign and building façades or structures associated with the sign;
- (e) External sign lighting shall be “full cutoff” and shall not result in direct illumination of the sky and adjacent properties and structures, and shall be designed to minimize reflected glare to adjacent properties and structures;
- (f) Sign illumination shall automatically turn off within one hour of the close of the business, use, or activity; and
- (g) Additional illumination standards may be contained in SMC 21B.45.120, Design standards for specific sign types, or adopted through the approval of a unified zone application pursuant to Chapter 21B.95 SMC.

(3) Location. All signs shall be located as follows:

(a) Building-Mounted Signs.

- (i) Shall be attached to the building façade of the business or commercial enterprise they are advertising;
- (ii) Shall be located on the same floor as the business or commercial enterprise they are advertising; provided, that businesses that occupy more than one floor shall place the sign on the lowest floor occupied by the business;
- (iii) Shall not exceed a height of 15 feet above grade if associated with a business located on the bottom floor of a building;
- (iv) Shall not conflict with the ability to view any other sign associated with the building to which the sign is attached;
- (v) Shall not conflict with vehicle travel lanes if blade or hanging signs extend into the street right-of-way as otherwise allowed by the City; and
- (vi) May extend over the sidewalk if they are hanging or blade signs otherwise approved by the City.

(b) Freestanding Signs.

- (i) May be located on private property with the consent of the private property owner, unless otherwise allowed in this chapter;
- (ii) May be located in the public right-of-way pursuant to SMC21B.45.080(1) and with the written approval by the City of Sammamish;
- (iii) Located on private property shall be no further than five feet from the street; and
- (iv) Shall not obstruct sight distances as prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21B.25.200, Sight distance requirements.

(4) Sign Standards along 228th Avenue SE.

- (a) The only signs visible from 228th Avenue SE shall be either monument signs no taller than six feet above grade or wall signs less than 30 square feet or 18 inches multiplied by the length of the front façade measured parallel to 228th Avenue SE (whichever is smaller);
- (b) Except for wall signs on pedestrian-oriented façades built up to the sidewalk, all signs visible from 228th Avenue SE are limited to signs that advertise a commercial node or group of businesses rather than a single business; and
- (c) For other design standards, see Chapter 21B.30 SMC. (Ord. O2010-293 § 1 (Att. A))

21B.45.120 Design standards for specific sign types.

(1) Blade and Hanging Signs. Blade signs may be allowed pursuant to SMC 21B.45.080(1); provided, that blade signs:

- (a) Shall provide a minimum clearance of eight feet;
- (b) With horizontally oriented text or graphics shall not project or be located more than five feet from the building façade;
- (c) With vertically oriented text or graphics shall not project more than three feet from the building façade;

(d) Shall be limited to two square feet of sign area per each 10 lineal feet of applicable building frontage;

(e) Buildings that contain multiple tenants shall use a similar shape and mounting technique to hanging or blade signs;

(f) Sign text and graphics may use neon lettering, subject to provisions of SMC 21B.45.110(2); and further provided, that neon signs shall not be visible from 228th Avenue; and

(g) May be opaque signs containing internal illumination consistent with SMC 21B.45.110;

(2) Channel Letter, Opaque, Painted, and Shadow Signs. Channel letter, opaque, painted, and shadow signs may be allowed pursuant to SMC 21B.45.080(1); provided, that:

(a) Channel letter, opaque, painted, or shadow signs that are also wall signs shall be attached directly to the building façade, such that there is a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials;

(b) Channel letter and shadow signs shall only be wall signs. Opaque and painted signs may be wall signs, hanging, or blade signs;

(c) Lettering on opaque signs may be internally illuminated where the light only shines through the letters;

(d) Buildings that contain multiple tenants shall use a consistent sign design in terms of lettering, size, color, and style;

(e) Shadow signs may be illuminated by reflected lighting against the building façade located behind the sign letters or graphics;

(f) Channel letter signs shall be open, such that internal neon lighting is visible;

(g) Painted signs may be illuminated by indirect fully cutoff lighting;

(h) Wall sign lettering and graphics shall not exceed a maximum height of two feet;

(3) Marquee/Awning Signs. Marquee/awning signs may be allowed pursuant to SMC 21B.45.080(1); provided, that:

(a) The sign shall provide a minimum clearance of eight feet;

(b) The face of the sign (lettering and graphics) on a marquee or awning shall be on a parallel plane to the building façade;

(c) The awning or marquee supporting the sign shall extend at least three feet from the face of the building, shall be located over a pedestrian walkway or sidewalk, and shall be designed to provide protection from the weather, in addition to supporting the sign;

(d) Sign may be comprised of channel lettering, opaque, or shadow signs;

(e) Sign lettering and graphics shall not exceed two feet in height;

(f) Sign width shall be limited to no more than two-thirds of the width of the awning; and

(g) Marquee signs may be placed on the front, above, or below the marquee associated with the sign;

(h) Marquee and awning signs may be externally illuminated, pursuant to SMC 21B.45.110(2);

(4) Window Signs. Window signs may be allowed pursuant to SMC 21B.45.080(1); provided, that:

(a) Permanent and temporary window signs are limited to a maximum of 25 percent of the window area in addition to the size limitations of SMC 21B.45.110(1);

(b) Signs shall be constructed of neon, stained glass, gold leaf, cut vinyl, or etched glass;

(c) Signs shall not be illuminated, except that a single internally lit neon or stained glass window sign is allowed;

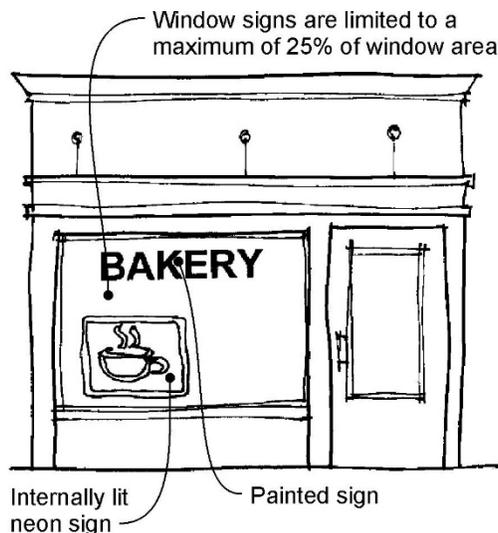


Figure 21B.45.120f. Window sign example.

(5) Monument Signs. Monument signs may be allowed pursuant to SMC 21B.45.080(1); and provided, that:

(a) One monument sign is allowed per commercial, institutional, or mixed-use building subject to the following:

(i) The sign may be up to six feet tall;

(ii) Monument signs for individual businesses should include the street address number with six-inch minimum lettering that is clearly readable from the street;

(iii) Lettering style, form, size, dimension, and color shall be consistent on signs identifying multiple tenants;

- (b) One monument sign is allowed associated with a single-family subdivision or multifamily residential development, provided the sign shall not exceed a height of 48 inches;
 - (c) Monument signs may only be indirectly illuminated;
 - (d) Monument signs shall be designed incorporating natural materials (e.g., granite or basalt stone facing, wood, landscaping), muted colors, and design styles characteristic to the Northwest;
 - (e) The total sign area contained within a monument sign shall not exceed 48 square feet;
- (6) Directional Signs. Directional signs may be allowed pursuant to SMC 21B.45.080(1); provided, that:
- (a) Pedestrian-Oriented Directional signs.
 - (i) Signs shall be located within 10 feet of the intersection of two or more pedestrian sidewalks or paths;
 - (ii) Signs shall not exceed a height of eight feet;
 - (iii) Sign lettering and graphics shall not exceed a height of six inches;
 - (b) Vehicle-Oriented Directional signs.
 - (i) Signs shall be located within 20 feet of one of the following intersections:
 - (A) SE 4th Street and 228th Avenue SE;
 - (B) SE 8th and 228th Avenue SE; and
 - (C) As otherwise identified through a unified zone development plan application.
 - (ii) Signs shall not exceed a height of eight feet;
 - (iii) Sign lettering and graphics shall not exceed a height of 10 inches; and
 - (iv) All signs located on a street corner or driveway shall conform with Chapter 14.01 SMC, Public Works Standards Adopted, and SMC 21B.25.200, Sight distance requirements. (Ord. O2010-293 § 1 (Att. A))

21B.45.130 Design and Compatibility Review.

- (1) The goal of the Level 2 Design and Compatibility Review is:
- (a) To encourage interesting, creative, and unique sign design that is consistent with the character of the Town Center;
 - (b) To encourage signs that are timeless, create an intimate pedestrian environment, and incorporate natural materials (e.g., granite or basalt stone, wood, landscaping) or colors (muted earthen tones) associated with the Northwest; and
 - (c) To ensure that signs are part of, and consistent with, the overall design approach of a project.
- (2) The following criteria are the parameters that will be used for reviewing signs for compatibility and design to achieve the goals listed above and the purpose of this chapter; these criteria are in addition to the sign design standards contained within SMC 21B.45.110 and 21B.45.120:
- (a) Architectural Compatibility. The signs shall be compatible in size, proportion, shape, character, and quality of design with the exterior architecture of the premises and other structures in the immediate area.

(b) Simplicity. To the extent feasible, the sign should be graphic and with limited use of words, with the design emphasis on simplicity of style. A simple design or abstract graphic design is preferred. Similarly, a simple sign frame and supporting structure is preferred.

(c) Target Audience. Only one sign per building façade should be designed for vehicle and pedestrian use. Signs that are targeted primarily to serve pedestrians are generally preferred over signs targeted for both pedestrian and vehicle audiences.

(d) Identification. A commercial sign should be designed for the primary purpose of identifying a business or office.

(e) Fewer Signs. In the use of the total sign allowance at a particular premises, the use of a minimum number of signs is preferred to the use of many signs, so that a cluttered effect is avoided.

(f) Shape, Size, and Orientation. The shape of a sign should not conflict with the architectural lines of its setting. Signs should be directed toward the passing motorist or pedestrian. No sign should be designed to be readable or to attract motorists from a great distance.

(g) Illumination and Colors. A sign must not overpower its surroundings through hue, saturation, or brilliance or close combination of incompatible colors. Sources of illuminations shall be screened from public view and shall be designed to avoid glare onto a street or adjacent property.

(h) Landscaping. Signs shall be placed with consideration for existing and future growth of trees and other landscaping. A monument sign reviewed under this section must be placed in a landscaped area or planter, with landscaping maintained.

(i) Compatibility with Adjacent Uses. The design, illumination, and location of a sign shall not impair the visibility or the design quality of existing, conforming signs, adjacent buildings, or adjacent uses.

(Ord. O2010-293 § 1 (Att. A))

21B.45.140 Temporary signs.

The following temporary signs or displays are permitted and, except as required by the International Building Code; Chapter 16.20 SMC, Construction Administrative Code; or as otherwise required in this chapter, do not require a sign permit, subject to the requirements set out in this chapter. All temporary signs shall not obstruct sight distances and shall follow the regulations prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, and by SMC 21A.25.220, Sight distance requirements. No temporary signs shall be located within center medians or within roundabouts, traffic circles, or islands. Temporary signs shall not be illuminated.

(1) Non-Commercial Temporary Signs.

No sign permit is required to post a non-commercial temporary sign in the public right-of-way or on private property if it meets the requirements in this section and in the following table. Temporary signs may be placed between the sidewalk and the right-of-way line. On roads that only have a shoulder and do not have a sidewalk, temporary signs must be placed a minimum of 3 feet from the edge of the asphalt. Temporary signs shall not be placed in the right-of-way within a 150-foot radius of the center of an intersection.

Temporary signs not conforming to the regulations of this section may be approved through a right-of-way permit. The City Engineer, in consultation with the director of public works or their designee, and following review of applicable state and city codes, may approve temporary sign placement in the improved portion of the public right-of-way or within a 150-foot radius of the center of an intersection provided that the location and sign characteristics will not present a traffic safety issue.

	Temporary Sign Type I Public Right-of-Way (Non-A-Frame)	Temporary Sign Type II Public Right-of-Way (A-Frame)	Temporary Sign Type III – Private Property (All Sign Types)(1)
Size Limit	4 sq ft	6 sq ft	16 sq ft if located less than 50 feet from a street property line; 32 sq ft if located 50 feet or more from a street property line
Height Limit	3 ft above grade	3.5 ft	8 ft
Duration	180 consecutive days	2 consecutive days	180 consecutive days

Development Conditions

(1) Placement of off-premises temporary signs on private property is subject to the landowner's authorization.

(2) Commercial Temporary Signs.

(a) Temporary Commercial Displays.

On-premises signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year for businesses located in Sammamish Town Center.

(b) Signs located on property with active construction.

1. One non-illuminated, double-faced sign is permitted for each public street upon which the project fronts;
2. No sign shall exceed 32 square feet in surface area or 10 feet in height, or be located closer than 30 feet from the property line of the adjoining property; and
3. Signs must be removed by the date of first occupancy of the premises or one year after placement of the sign, whichever occurs first;

(3) Signs Associated with Properties for Sale or Rent.

	Signs Located On Property with Individual Unit for Sale or Rent
Sign Quantity	One (1) per public street frontage
Permitted Location	Public street frontage
Permitted Duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property.
Maximum Size Area	8 sq ft
Maximum Height	6 ft
	Signs Located Off-Site of Property with Individual Unit for Sale or Rent ¹
Sign Quantity	One (1) ²

Permitted Location	Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street.
Permitted Duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property.
Maximum Size Area	4 sq ft
	Signs on Property with Commercial or Industrial Property For Sale or Rent
Sign Quantity	One (1)
Permitted Location	Public street frontage
Maximum Size Area	32 sq ft
Maximum Height	12 ft
	Signs on Newly Constructed Residential Developments for Sale
Sign Quantity	One (1)
Permitted Location	Public street frontage
Maximum Size Area	32 sq ft
Maximum Height	12 ft
	Directional Signs Located Off-site Of Newly Constructed Residential Developments for sale
Sign Quantity	Two (2)
Permitted Location	Private property (with permission); public right-of-way
Maximum Sign Area	16 sq ft

Development Conditions

(1) Only allowed for properties with a unit for sale or rent that is not located adjacent to a public street.

(2) When more than three off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame, designed to allow for a minimum of six signs to be hung in a stacked fashion, to accommodate multiple signs; Frames installed to hold multiple real estate signs shall not exceed a height of six feet. Off-site signs located on a frame shall individually not exceed a height of one and a half feet, a width of two feet, and an area of three square feet.

(4) Community Banner Signs.

- (a) Community banner signs shall only be located on public banner poles erected by the City for that use;
- (b) Letter on such signs shall not be less than 12 inches in height except for lettering associated with sponsor logos;
- (c) Community banner signs shall not be illuminated or have any attention-getting lights; and

(d) Only City-sponsored events may be advertised using the Community Banner program

(5) Pedestal Signs. Temporary pedestal signs are allowed in the TC-A and TC-B zones, subject to the following provisions:

(a) The sign shall be placed such that there is a minimum of a six-foot-wide pedestrian access around the sign;

(b) The sign shall not exceed a height of six feet;

(c) The sign face shall not exceed an area of three square feet;

(d) Sign lettering and graphics shall not exceed a height of four inches;

(e) The frames and other support structures shall be consistent with the building's architectural character in terms of form, color, and materials such that there is a consistent design theme.

(Ord. O2010-293 § 1 (Att. A))

21B.45.150 Legal non-conforming signs.

(1) Any sign located within the city limits on the date of adoption of the ordinance codified in this title, or located in an area annexed to the city thereafter, which does not conform with the provisions of this code, shall be considered a legal nonconforming sign and is permitted, provided it also meets the following requirements:

(a) The sign was covered by a permit on the date of adoption of the ordinance codified in this title if one was required under applicable law; or

(b) If no permit was required under applicable law for the sign in question, the sign was in all respects compliant with applicable law on the date of adoption of the ordinance codified in this title.

(2) Loss of legal nonconforming status. Nonconforming signs shall not be altered in size, shape, height, location, or structural components without being brought to compliance with the requirements of this code. Repair and maintenance are allowable, but may require a permit if structural components require repair or replacement. (Ord. O2010-293 § 1 (Att. A))

21B.45.160 Variance.

(1) A sign variance is categorized as a Type 1 land use application and shall be subject to the requirements of SMC 21A.110.030. Variances from the terms of this chapter may be granted by director of community development upon complete application. Variances may be granted when, because of unique circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict interpretation of the regulations of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

(2) The variance shall not constitute a grant of special privilege inconsistent with a limitation upon uses of other properties in the vicinity and zone in which such property is situated.

21B.45.170 Enforcement.

(1) Compliance with other applicable codes. All signs erected or altered under this chapter must comply with all applicable federal, state and local regulations relating to signs, including without limitation the provisions of the International Building Code as adopted in SMC 16.05.010 by the city. If any provision of

this code is found to be in conflict with any provision of any zoning, building, fire, safety or health ordinance or code of the city, the provision which establishes the higher standard shall prevail.

(2) Sign maintenance. All permanent and temporary signs must be kept in good repair and in a safe manner at all times. The sign owner must repair damaged or deteriorated signs within 30 days of notification by the city. The area surrounding freestanding signs must be kept free of litter and debris at all times.

(3) Inspection. Code enforcement officers are authorized to inspect any sign covered by this chapter for the purpose of inspection of the sign, its structural and electrical connections, and to ensure compliance with the provisions of this code. Such inspections shall be carried out during business hours, unless an emergency exists.

(4) Abatement. In addition to the abatement authority provided by proceedings under SMC 21A.115.030, the city or its agents may summarily remove any sign placed on a right-of-way or public property in violation of the terms of this chapter under the following circumstances:

(a) When a sign is determined by the city engineer or director of community development to present an immediate threat to the safety, health, and welfare of the public;

(b) When a sign is illegally placed within the public right-of-way, within a landscape median, landscape island, traffic circle, attached to a utility pole or city traffic sign, upon public sidewalks or roadway, or on any public building or structure when such facilities are located on public property or within public right-of-way;

(c) When a sign is determined by the city to be abandoned; provided, that the city must first provide fourteen days' notice to the underlying property owner or business owner that the sign is deemed abandoned;

(d) Disposal of signs. When a sign has been removed by the city as authorized by this section, the city shall take the following actions:

(i) The city shall hold a sign for at least seven days. After seven days the city may dispose of the sign without prior notice to the sign owner. The city shall not be responsible for damage or loss during removal or storage of any signs in violation of this code. Sign owners wishing to reacquire possession of removed signs prior to their disposal shall pay an impoundment fee pursuant to SMC 23.100.010.

(ii) For signs with a fair market value exceeding five hundred dollars, the city shall provide notice by mail to the following:

(A) Sign owner. If the mailing address can be determined by the city after reasonable efforts in investigation. "Reasonable efforts" shall include investigation efforts that take no longer than one-half hour of staff time.

(B) Underlying property owner. If the address of the sign owner cannot be reasonably ascertained, the city shall mail the notice to the underlying real property owner, as identified in the records of the King County Assessor's Office.

	Original Section	March 16, 2017 Planning Commission Meeting	April 6, 2017 Planning Commission Meeting	Rationale
1	21A.15.1085 – Sign	“Sign” means any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy for the purpose of advertising or identifying any establishment, product, goods, or service.	“Sign” means any medium, device, structure, fixture, or placard, including any necessary supporting structure and component parts, that is visible from a public right-of-way or surrounding properties, and uses graphics, symbols, or written copy to convey a message, attract attention to, or advertise a product, place, activity, business, event, good, service, or land use.	Amended to ensure consistency with definition in 21B.15.
2	21A.15.1105 – Sign, directional	“Sign, directional” means 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.	“Sign, directional” means a sign that is primarily designed to guide or direct pedestrian or vehicular traffic to an area, business, place, or convenience, and may include incidental graphics such as trade names and trademarks.	Amended to ensure consistency with definition in 21B.15.
3	21A.15.1159 – Sign, temporary	“Sign, temporary” means any sign, banner, pennant, or valance constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials. Any sign not permanently attached to the ground, wall or building, intended to be displayed for a short period of time only.	“Sign, temporary” means any sign, banner, pennant, or valance constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials not permanently attached to the ground, wall or building, intended to be displayed for a short period of time only.	Amended to ensure consistency with definition in 21B.15.
4	21A.15.1165 – Sign, wall	“Sign, wall” means any sign painted on, or attached directly to and supported by, a building or structure, with the exposed face of the sign on a plane parallel to the portion of the building or structure to which it is attached, projecting no more than one foot from the building or structure, including window signs that are permanently attached.	“Sign, wall” means any sign painted on, or attached directly to and supported by, the wall of a building or structure. All wall signs are building-mounted signs.	Amended to ensure consistency with definition in 21B.15.

5	21A.45.070 Temporary signs; and 21B.45.140 - Temporary signs	<p>The following temporary signs or displays are permitted and except as required by the International Building Code, Chapter 16.20 SMC, Construction Administrative Code, or as otherwise required in this chapter, do not require permits. All temporary signs shall not obstruct sight distances and shall follow the regulations prescribed by Chapter <u>14.01</u> SMC, Public Works Standards Adopted, and by SMC <u>21A.25.220</u>, Sight distance requirements. No temporary signs shall be located within the center median of principal, minor, and collector arterials or within roundabouts, traffic circles, or islands. Temporary signs shall not be illuminated.</p> <p>(1) Non-Commercial Temporary Signs. No permit is required to post a temporary non-commercial sign in the public right-of-way or on private property subject to the following requirements.</p> <p>[...]</p> <p>The Director of Community Development or their designee, in consultation with the City engineer, and following review of applicable state and City codes, may approve placement of temporary non-commercial signs in the public right-of-way on hardscape areas (i.e., concrete pads or other sidewalk areas not used for pedestrian travel).</p>	<p>The following temporary signs or displays are permitted and, except as required by the International Building Code; Chapter 16.20 SMC, Construction Administrative Code; or as otherwise required in this chapter, do not require <u>a sign</u> permits, <u>subject to the requirements set out in this chapter</u>. All temporary signs shall not obstruct sight distances and shall follow the regulations prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, and by SMC 21A.25.220, Sight distance requirements. No temporary signs shall be located within center medians <u>of principal, minor, and collector arterials</u> or within roundabouts, traffic circles, or islands. Temporary signs shall not be illuminated.</p> <p>(1) Non-Commercial Temporary Signs.</p> <p>No <u>sign</u> permit is required to post a <u>non-commercial</u> temporary non-commercial sign in the public right-of-way or on private property <u>subject to the following requirements</u>—if it meets the requirements in this section and in the following table. Temporary signs may be placed between the sidewalk and the right-of-way line. On roads that only have a shoulder and do not have a sidewalk, temporary signs must be placed a minimum of 3 feet from the edge of the asphalt. Temporary signs shall not be placed in the right-of-way within a 150-foot radius of the center of an intersection.</p> <p><u>Temporary signs not conforming to the regulations of this section may be approved through a right-of-way permit. The City Engineer, in consultation with the director of public works or their designee, and following review of applicable state and city codes, may approve temporary sign placement in the improved portion of the public right-of-way or within a 150-foot radius of the center of an intersection provided that the location and sign characteristics will not present a traffic safety issue.</u></p> <p>The Director of Community Development or their designee, in consultation with the City engineer, and following review of applicable state and City codes, may approve placement of temporary non-commercial signs in the public right-of-way on hardscape areas (i.e., concrete pads or other sidewalk areas not used for pedestrian travel).</p>	Revised to include 150-foot sign-free radius around intersections to better protect against temporary sign pollution. The variation process associated with this regulation has been strengthened.
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	Original Section	March 16, 2017 Planning Commission Meeting	April 6, 2017 Planning Commission Meeting	Rationale																								
6	21A.45.080(2)(b) [Original Code]; 21A.45.060 [Att. B in 3/16 Packet]	<table border="1"> <thead> <tr> <th></th> <th colspan="2">Permanent Residential Development Identification Signs</th> </tr> </thead> <tbody> <tr> <td>Quantity</td> <td>One</td> <td>One (8)</td> </tr> <tr> <td>Maximum Sign Area</td> <td>32 sq ft</td> <td>32 sq ft</td> </tr> <tr> <td>Maximum Sign Height</td> <td>6 ft (9)</td> <td>N/A</td> </tr> </tbody> </table>		Permanent Residential Development Identification Signs		Quantity	One	One (8)	Maximum Sign Area	32 sq ft	32 sq ft	Maximum Sign Height	6 ft (9)	N/A	<table border="1"> <thead> <tr> <th></th> <th colspan="2">Permanent Residential Development Identification Signs</th> </tr> </thead> <tbody> <tr> <td>Quantity</td> <td>One <u>Two per major entrance</u></td> <td><u>Two per major entrance</u> One (8)</td> </tr> <tr> <td>Maximum Sign Area</td> <td>32 sq ft <u>per sign</u></td> <td>32 sq ft <u>per sign</u></td> </tr> <tr> <td>Maximum Sign Height</td> <td>6 ft <u>per sign</u> (9)</td> <td>N/A</td> </tr> </tbody> </table>		Permanent Residential Development Identification Signs		Quantity	One <u>Two per major entrance</u>	<u>Two per major entrance</u> One (8)	Maximum Sign Area	32 sq ft <u>per sign</u>	32 sq ft <u>per sign</u>	Maximum Sign Height	6 ft <u>per sign</u> (9)	N/A	Increased to two per entrance to accommodate common practice and ensure readability from road.
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Maximum Sign Area	32 sq ft <u>per sign</u>	32 sq ft <u>per sign</u>																										
Maximum Sign Height	6 ft <u>per sign</u> (9)	N/A																										
7	21B.15.348 Sign, community banner	“Sign, community banner” means a temporary sign, located on City banner poles, which advertises an event that would provide civic, cultural, educational, philanthropic, or service opportunities hosted or promoted by the City or a community group that is not-for-profit or nonprofit and nonpolitical with an IRS designation of Section 501(c) or (d).	“Sign, community banner” means a temporary sign, located on City banner poles, which advertises an <u>City-sponsored or hosted event</u> . that would provide civic, cultural, educational, philanthropic, or service opportunities hosted or promoted by the City or a community group that is not for profit or nonprofit and nonpolitical with an IRS designation of Section 501(c) or (d).	<u>Definition changed to reflect new community banner restrictions.</u>																								
8	21B.15.349.14 - Sign, temporary	“Sign, temporary” means a sign that is designed to be displayed for a limited amount of time and is not permanently placed or affixed such as to prevent its removal;	“Sign, temporary” means any sign, banner, pennant, or valance constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials not permanently attached to the ground, wall or building, intended to be displayed for a short period of time only.	Amended to ensure consistency with definition in 21A.15.																								
9	21B.15.349.9 – Sign, permanent residential development identification	“Sign, permanent residential development identification” means a permanent monument or wall sign identifying the residential development upon which the sign is located.	“Sign, permanent residential development identification” means a permanent sign identifying the residential development upon which the sign is located.	Amended to ensure consistency with definition in 21A.15.																								

	Original Section	March 16, 2017 Planning Commission Meeting	April 6, 2017 Planning Commission Meeting	Rationale
10	21B.45.110(1) (f) and (g) - General sign requirements	(f) Total sign area for primary and secondary wall signs associated with uses occupying the ground level of a building shall not exceed 10 percent of the groundlevel building façade associated with the sign;	(f) Total sign area for primary and secondary wall signs associated with uses occupying the ground level of a building shall not exceed 10 percent of the groundlevel building façade associated with the sign; <u>provided that there is a minimum allowed sign area of 10 square feet and a maximum allowed sign area of 320 square feet for primary and secondary wall signs.</u>	Changed per direction from Commission on March 16.
11	21B.45.140 (4) – Community Banner Signs	(4) Community Banner Signs. (a) Community banner signs shall only be located on public banner poles erected by the City for that use; (b) Letter on such signs shall not be less than 12 inches in height except for lettering associated with sponsor logos; (c) Community banner signs shall not be illuminated or have any attention-getting lights; and (d) Sponsor logos shall be limited to the name and corporate symbol of the sponsor.	(4) Community Banner Signs. (a) Community banner signs shall only be located on public banner poles erected by the City for that use; (b) Letter on such signs shall not be less than 12 inches in height except for lettering associated with sponsor logos; (c) Community banner signs shall not be illuminated or have any attention-getting lights; and (d) <u>Only City-sponsored events may be advertised using the Community Banner program</u> Sponsor logos shall be limited to the name and corporate symbol of the sponsor.	Changed per direction from Commission on March 16.

Chapter 21A.15
TECHNICAL TERMS AND LAND USE DEFINITIONS

21A.15.469.1 Flag.

"Flag" means a fabric sheet of square, rectangular or triangular shape which is mounted on a pole, cable or rope at one (1) end.

21A.15.469.2 Flag, government.

"Flag, government" means Any flag or badge or insignia of the United States, State of Washington, King County, City of Sammamish, or official historic plaque of any governmental jurisdiction or agency.

21A.15.1085 Sign.

"Sign" means any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy for the purpose of advertising or identifying any establishment, product, goods, or service. (Ord. O2003-132 § 10)

21A.15.1090 Sign, awning.

"Sign, awning" means a sign painted on or attached directly to and supported by an awning. An awning may be constructed of rigid or nonrigid materials and may be retractable or nonretractable. (Ord. O2003-132 § 10)

21A.15.1095 Sign, changing message center.

"Sign, changing message center" means an electrically controlled sign that contains advertising messages that changes at intervals of three minutes or greater. (Ord. O2003-132 § 10)

21A.15.1096 1097, Sign, community banner commercial.

"Sign, community banner" means a temporary sign, located on City banner poles, which advertises an event that would provide civic, cultural, educational, philanthropic, or service opportunities hosted or promoted by the City or a community group that is not for profit or nonprofit and nonpolitical with an IRS designation of Section 501(c) or (d). Sign, Commercial. A sign erected for a business transaction or advertising the exchange of goods and services.

~~(Ord. O2005-180 § 1)~~

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21A.15.1100 Sign, community bulletin board.

“Sign, community bulletin board” means a permanent sign which may contain either electronic or permanent graphics, symbols, or words that is used to notify the public of community events and public services, and which contains no commercial advertising. (Ord. O2004-153 § 1; Ord. O2003-132 § 10)

21A.15.1101 Sign, community event.

“Sign, community event” means a temporary sign announcing or promoting a nonprofit or not-for-profit sponsored community fair, festival, event (community events include but are not limited to regularly scheduled events or meetings by churches, homeowners’ associations and other community groups). (Ord. O2005-180 § 1)

21A.15.1105 Sign, directional.

“Sign, directional” means a sign that is primarily designed to guide or direct pedestrian or vehicular traffic to an area, business, place, or convenience, and may include incidental graphics such as trade names and trademarks. (Ord. O2003-132 § 10)

21A.15.1110 Sign, freestanding.

“Sign, freestanding” means a permanent sign standing fixed directly upon to the ground or having one or more supports standing fixed directly upon to the ground, and being detached from any building or fence. (Ord. O2003-132 § 10)

21A.15.1115 Sign, fuel price.

“Sign, fuel price” means a sign utilized to advertise the price of gasoline and/or diesel fuel. (Ord. O2003-132 § 10)

21A.15.1117 Sign, fundraising.

“Sign, fundraising” is a sign that is erected by a nonprofit organization for the purposes of raising money to support a cause or purpose promoted by the nonprofit or not-for-profit organization. (Ord. O2011-305 § 1 (Att. A))

21A.15.1120 Sign, incidental.

“Sign, incidental” means a sign, emblem or decal designed to inform the public of goods, facilities, or services available on the premises, and may include but not be limited to signs designating:

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- (1) Restrooms;
- (2) Hours of operation;
- (3) Acceptable credit cards;
- (4) Property ownership or management;
- (5) Phone booths; and
- (6) Recycling containers. (Ord. O2003-132 § 10)

21A.15.1125 Sign, indirectly illuminated.

“Sign, indirectly illuminated” means a sign that is illuminated entirely from an external artificial source. (Ord. O2003-132 § 10)

21A.15.1130 Sign, monument.

“Sign, monument” means 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. (Ord. O2003-132 § 10)

21A.15.1131 Sign, non-commercial.

“Sign, non-commercial” means any sign that is not a commercial sign. This definition also includes signs regarding fund raising or membership drive activities for noncommercial or nonprofit entities or groups..

21A.15.1135 Sign, off-premises directional.

“Sign, off-premises directional” means a sign that contains no advertising of a commercial nature that is used to direct pedestrian or vehicular traffic circulation to a facility, service, or business located on other premises within 660 feet of the sign. (Ord. O2003-132 § 10)

21A.15.1140 Sign, on-premises.

“Sign, on-premises” means a sign that displays a message that is incidental to and directly associated with the use of the property on which it is located. (Ord. O2003-132 § 10)

21A.15.1144 Sign, permanent

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“Sign, permanent” Any sign which is intended to be lasting and is constructed from an enduring material such as masonry and metal which remains unchanged in position, character, and condition (beyond normal wear), and is permanently affixed to the ground, wall or building, provided the sign is listed as a permanent sign in the ordinance.

21A.15.1145 Sign, permanent residential development identification.

“Sign, permanent residential development identification” means a permanent sign identifying the residential development upon which the sign is located. (Ord. O2003-132 § 10)

21A.15.1146 Sign, political pole.

“Political sign” means a sign advertising a candidate or candidates for public elective office, or a political party, or signs urging a particular vote on a public issue decided by ballot. (Ord. O2005-180 § 1)

“Sign, pole” means a freestanding sign having one or more supports standing directly upon the ground, and being detached from any building or fence.

21A.15.1150 Sign, portable.

“Sign, portable” means a sign that is capable of being moved and is not permanently affixed to the ground, a structure, or building. (Ord. O2003-132 § 10)

21A.15.1155 Sign, projecting.

“Sign, projecting” means any sign that is attached to and supported by the exterior wall of a building with the exposed face of the sign on a plane perpendicular to the wall of the building, projecting more than one foot from the wall of a building and vertical to the ground. (Ord. O2003-132 § 10)

21A.15.1159 Sign, temporary.

“Sign, temporary” means any sign, banner, pennant, or valance constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials not permanently attached to the ground, wall or building, intended to be displayed for a short period of time only.

21A.15.1160 Sign, time and temperature.

“Sign, time and temperature” means an electrically controlled sign that contains messages for date, time, and temperature, which changes at intervals of one minute or less. (Ord. O2003-132 § 10)

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21A.15.1165 Sign, wall.

“Sign, wall” means any sign painted on, or attached directly to and supported by, ~~a building or structure,~~ with the exposed face of the sign on a plane parallel to the portion of the building or structure to which it is attached, projecting no more than one foot from the building or structure, including window signs that are permanently attached. ~~(the wall of a building or structure. All wall signs are building-mounted signs.~~(Ord. O2003-132 § 10)

21A.15.1166 Sign, window.

“Sign, window” means any sign applied to or mounted on a window.

21A.15.1250 Street frontage.

“Street frontage” means any portion of a lot or combination of lots that directly abut a public right-of-way. (Ord. O2003-132 § 10)

**Chapter 21A.45
DEVELOPMENT STANDARDS — SIGNS**

SIGNAGE

Sections:

Article I. General Provisions

~~21A.45.010 Purpose.~~

~~21A.45.020 Permit requirements.~~

~~21A.45.030 Exempt signs.~~

~~21A.45.040 Prohibited signs.~~

~~21A.45.050 — 21A.45.010 Purpose.~~

~~21A.45.020 Permit requirements.~~

~~21A.45.030 Exempt signs.~~

~~21A.45.040 Prohibited signs.~~

~~21A.45.050 Sign area calculation.~~

~~21A.45.060 General sign requirements.~~

~~21A.45.070 Community bulletin board signs.~~

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- ~~21A.45.080 Residential zone signs.~~
- ~~21A.45.090 Office zone signs.~~
- ~~21A.45.100 Neighborhood business zone signs.~~
- ~~21A.45.110 Community business zone signs.~~
- ~~21A.45.120 Signs or displays of limited duration.~~

Article II. Electronic Reader Board Pilot Program

- ~~21A.45.130 Pilot program established – Applicability.~~
- ~~21A.45.140 Definition of electronic reader board sign.~~
- ~~21A.45.150 Location of electronic reader board signs.~~
- ~~21A.45.160 Specifications of electronic reader board signs.~~
- ~~21A.45.170 Pilot program monitoring.~~
- ~~21A.45.180 Duration of pilot program.~~

Article I. General Provisions

- ~~21A.45.060 Permanent signs.~~
- ~~21A.45.070 Temporary signs.~~
- ~~21A.45.080 Legal non-conforming signs.~~
- ~~21A.45.090 Variance.~~
- ~~21A.45.100 Enforcement.~~

21A.45.010 Purpose. 

~~The purpose of this chapter is to enhance and protect the economic vitality and visual environment of the City, allow for the expression of free speech, and promote general safety and welfare, by:~~

- ~~(1) (1) Establishing standards that regulate lighting illumination of signs; and~~
- ~~(2) (2) Recognizing the private purposes of signs for the identification and economic well-being of businesses and promotion of products and services in Sammamish; and~~
- ~~(3) (3) Ensuring a safe driving environment; and~~
- ~~(4) (4) Recognizing and protecting the use of the public purposes of signs that includes considerations of traffic safety, economic, and aesthetic welfare. (Ord. O99-29 § 1) right-of-way as a forum for non-commercial speech; and~~
- ~~(5) Facilitating fair and consistent content-neutral enforcement; and~~
- ~~(6) Safeguarding and enhancing property values, attracting new residents, and encouraging orderly development; and~~

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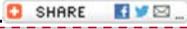
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- (7) ~~Allowing for limited temporary commercial signage in the public right of way, to provide a flow of commercial information to consumers to enable them to make vital decision of purchasing a home, and to further the critical public goal of providing for equal access to housing; and~~
- (8) ~~Upholding the goals and policies of the Comprehensive Plan.~~

21A.45.020 Permit requirements. 

- (1) ~~(1) Except as otherwise permitted by provided in this chapter, no sign shall be erected, altered, or relocated without approval by within the City; without a permit issued by the City.~~
- (2) ~~(2) No building permit shall be required for repainting, cleaning, or other normal maintenance and repair of a permitted sign, or for sign face and copy changes that do not alter the size or structure of the sign. (Ord. 099-29 § 1)~~

21A.45.030 Exempt signs. 

The following signs or displays are exempted from the ~~regulations under permitting requirements of this chapter;~~ but shall conform to the other requirements set out in this chapter;

- (1) ~~(1) Historic site markers or plaques, gravestones, and address numbers;~~
- (2) ~~Signs required by law, including but not limited to:~~
 - (2) ~~(a) Official or legal notices issued and posted by any public agency or court; or~~
 - ~~(b) Traffic directional or warning signs;~~
- (3) ~~(3) Traffic control signs established by the Manual on Uniform Traffic Control Devices (MUTCD) or authorized by City of Sammamish Department of Public Works;~~
- (4) ~~Plaques, tablets, or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are non-illuminated, and which do not exceed four square feet in surface area;~~
- (5) ~~(4) Incidental signs, which shall not exceed two square feet in surface area; provided, that said size limitation shall not apply to signs providing directions, warnings, or information, when established and maintained by a public agency;~~
- (6) ~~(5) State or federal Government flags; and~~
- (6) ~~Religious Nonverbal religious symbols; and~~
- (7) ~~(7) The flag attached to a place of a commercial institution, provided no more than one flag is permitted per business premises; and further provided the flag does not exceed 20 square feet in surface area. (Ord. 099-29 § 1) worship.~~

21A.45.040 Prohibited signs. 

Except as indicated by this chapter, the following signs or displays are prohibited:

- (1) ~~(1) Portable signs including, but not limited to, sandwich/A-frame signs and mobile readerboard signs, and excluding signs permitted under SMC 21A.45.120; 21A.45.070;~~

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(2) Private signs on utility poles;

(2) (3) Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination may be confused with traffic control signs or signals;

(3) (4) Signs located in the public right-of-way, except where permitted in this chapter; provided, that in no case shall temporary signs permitted under SMC 21A.45.120- 21A.45.070 be located within travel lanes or sidewalks, or be attached to traffic control signs, utility or signal poles;

(4) (5) Posters, pennants, strings of lights, blinking lights, balloons, searchlights, and other displays of a carnival nature; except as architectural features, or on a limited basis as seasonal decorations or as provided for in SMC 21A.45.120 as grand opening 21A.45.070 as temporary commercial displays;

(5) (6) Changing message center signs, where the message changes more frequently than every three minutes; and

(6) (7) Billboards. (Ord. O2005-180 § 1; Ord. O99-29 § 1)

21A.45.050 Sign area calculation.    

(a) (1) Sign area for nonmonument freestanding signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.

(1) (2) Sign area for pole signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.

(2) Sign area for letters or symbols painted or mounted directly on walls or monument signs or on the sloping portion of a roof shall be calculated by measuring the smallest single rectangle that will enclose the combined letters and symbols.

(3) (3) Sign area for signs contained entirely within a cabinet and mounted on a wall, roof, or monument shall be calculated by measuring the entire area of the cabinet. (Ord. O99-29 § 1)

21A.45.060 General sign requirements.    

(1) All Permanent signs, except billboards, community bulletin boards, community identification signs, political signs, real estate signs, and special event signs shall be on premises signs; provided, that uses located on lots without public street frontage in business and office zones may have one off-premises directional sign of no more than 16 square feet.

(2) Fuel price signs shall not be included in sign area or number limitations of

SMC 21A.45.090 through 21A.45.110, provided such signs do not exceed 20 square feet per street frontage.

(3) Projecting and awning signs and signs mounted on the sloping portion of roofs shall not be permitted for uses in the residential zones. In other zones, projecting and awning signs and signs mounted on the sloping portion of roofs may be used in lieu of wall signs, provided:

(a) They maintain a minimum clearance of eight feet above finished grade;

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- (b) They do not project more than six feet perpendicular from the supporting building facade;
- (c) They meet the standards of subsection (10) of this section if mounted on the roof of a building; and
- (d) They shall not exceed the number or size permitted for wall signs in a zone.

(4) Changing message center signs and time and temperature signs, which can be wall or freestanding signs, shall not exceed the size permitted for wall or freestanding signs, and shall be permitted only in the NB, CB, and O zones, except that changing message center signs may be permitted in the R zone, subject to the provisions of SMC ~~21A.45.070~~. Changing message center signs and time and temperature signs shall not exceed the maximum sign height permitted in the zone.

(1) ~~(5)~~ Table of Permitted Signs

The table below outlines the regulations for permanent signs in the City of Sammamish. All permanent signs must be approved through the permitting process. Unless otherwise stated herein, all permanent signs must be on-site. No permanent sign may be placed in the City's right-of-way.

Key

X – Prohibited

N/A – Not Applicable – Sign Type Not Allowed in Zone

	<u>Residential Zone</u>	<u>Community Business Zone(1)(2)</u>	<u>Neighborhood Business Zone(1)(2)</u>	<u>Office Zone(1)(2)</u>
<u>Freestanding Signs(3)</u>				
<u>Quantity(4)</u>	<u>X</u>	<u>One per street frontage(5)</u>		<u>One per street frontage</u>
<u>Maximum Sign Area</u>	<u>N/A</u>	<u>85 sq ft. + 20 sq ft for each additional business in a multiple tenant structure up to 145 sq ft.</u>	<u>50 sq ft</u>	
<u>Combined Sign Area Limit for Lots with Multiple Freestanding Signs(6)</u>	<u>N/A</u>	<u>250 sq ft</u>	<u>150 sq ft</u>	<u>80 sq ft</u>
<u>Maximum Height</u>	<u>N/A</u>	<u>20 feet</u>	<u>15 feet</u>	
<u>Home Business Signs</u>				
<u>Maximum Sign Area(7)</u>	<u>6 sq ft</u>	<u>N/A</u>		
<u>Permanent Residential Development Identification Signs</u>				
<u>Quantity</u>	<u>Two per major entrance</u>	<u>Two per major entrance (8)</u>		
<u>Maximum Sign Area</u>	<u>32 sq ft per sign</u>	<u>32 sq ft per sign</u>		
<u>Maximum Sign Height</u>	<u>6 ft per sign (9)</u>	<u>N/A</u>		
<u>Projecting or Awning Signs Mounted on the Sloping Portion of Roofs (10)</u>				
<u>Quantity (11)</u>	<u>X</u>	<u>One Allowed in Lieu of Wall Signs</u>		
<u>Maximum Sign Area</u>	<u>N/A</u>	<u>No greater than 15 percent of building façade</u>	<u>No greater than 10 percent of building façade</u>	
<u>Minimum Clearance above Finished Grade (12)</u>	<u>N/A</u>	<u>8 ft</u>		
<u>Maximum Projection, Perpendicular from Supporting Building Façade</u>	<u>N/A</u>	<u>6 ft</u>		
<u>Signs on Property with Public Agency Facilities (13)</u>				
<u>Quantity</u>	<u>2 per Facility</u>	<u>X</u>		
<u>Maximum Sign Area</u>	<u>30 sq ft</u>	<u>N/A</u>		
<u>Maximum Height</u>	<u>6 ft</u>	<u>N/A</u>		
<u>Sign on Residentially Zoned Property with Nonresidential Use (14)</u>				
<u>Quantity</u>	<u>One</u>	<u>X</u>		
<u>Maximum Sign Area</u>	<u>25 sq ft</u>	<u>N/A</u>		

	<u>Residential Zone</u>	<u>Community Business Zone(1)(2)</u>	<u>Neighborhood Business Zone(1)(2)</u>	<u>Office Zone(1)(2)</u>
<u>Maximum Height</u>	<u>6 ft</u>	<u>N/A</u>		
<u>Wall Signs</u>				
<u>Maximum Sign Area (15)</u>	<u>N/A (16)</u>	<u>15 percent of building façade</u>	<u>10 percent of building façade</u>	<u>10 percent of building façade (17)</u>

Development Conditions

(1) Directional signs for surface parking areas or parking structures located in the R-, CB, NB, and O-Zones shall not be included in the sign area or number limitation of SMC 21A.45.080 through 21A.45.110, provided limitations stated in this table, provided that they shall not exceed six square feet in surface area and are limited to one for each entrance or exit to surface parking areas or parking structure.

(6) Sign Illumination and Glare.

(a) All signs in the NB, CB, or O-zones, and community bulletin boards in the R-zone, may be internally illuminated;

(b) Unless otherwise provided for in subsection (6)(a) of this section, signs in the R-zones may only be indirectly illuminated, provided the light source for indirectly illuminated signs shall be no farther away from the sign than the height of the sign;

(2) (c) Indirectly illuminated Fuel price signs shall not be included in sign area or number limitations referenced in this table, provided such signs do not exceed 20 square feet per street frontage.

Changing message center signs and time and temperature signs shall be arranged so that no direct rays of light are projected from such artificial source into residences can be wall or any street right-of-way;

(d) Electrical requirements for signs shall be governed by Chapter 19.28 RCW freestanding signs, and Chapter 296-46-910 WAC; and

(e) Signs with an on/off operation shall not exceed the size permitted only in the CB zone.

(7) Maximum height for wall signs shall not extend above the highest exterior for wall or structure upon which the sign is located.

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(8) Maximum height for projecting signs shall not extend above the highest exterior wall upon which the projecting sign is located.

(9) Maximum height for awning signs shall not extend above the height of the awning upon which the awning sign is located.

(10) Any sign attached to the sloping surface of a roof shall be installed or erected in such a manner that there are no visible support structures, shall appear to be part of the building itself, and shall not extend above the roof ridge line of the portion of the roof upon which the sign is attached.

(11) Except as otherwise permitted by this chapter, off-premises directional signs shall not exceed four square feet in sign area.

(12) Mixed use developments in the NB, CB, or O zones are permitted one permanent residential identification sign not exceeding 32 square feet in addition to the maximum sign area requirements in the zone where the mixed use development is located. (Ord. O2004-153 § 2; Ord. O99-29 § 1)

21A.45.070 Community bulletin board signs.

One community bulletin board sign is permitted within the Sammamish Commons Comprehensive Plan designated center with the following limitations:

(1) Community bulletin board signs may not exceed 32 square feet and are only permitted at City Hall. (Ord. O2004-153 § 3; Ord. O99-29 § 1)

21A.45.080 Residential zone signs.

Signs in the R zone are limited as follows:

(1) Nonresidential Use-

(a) One sign identifying nonresidential uses on the same residential parcel, not otherwise regulated by this section, not exceeding 25 square feet and not exceeding six feet in height is permitted;

(b) Schools are permitted one sign per school or school facility entrance, not exceeding 25 square feet and not exceeding six feet in height, which may be located in the setback. Two additional wall signs not exceeding 25 square feet attached directly to the school or school facility are permitted;

(c) Public agency facilities, including but not limited to civic centers, community centers, public agency offices, and public utility yards, are permitted two signs for each facility. Each sign shall be limited to a sign area of not more than 30 square feet and not exceeding a height of more than six feet for freestanding signs;

(d) Home occupation and home industry signs are limited to wall signs not exceeding six square feet.

(2) Residential Use.

(a) One residential identification sign not exceeding two square feet is permitted; and

(3) (b) One permanent residential development identification sign not exceeding 32 square feet is permitted per development. The maximum height for the sign shall be six feet. The sign may be freestanding or mounted on a wall, fence, or other structure. (Ord. O2009-249 § 1; Ord. O2005-180 § 1; Ord. O99-29 § 1) signs.

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21A.45.090 Office zone signs. 

Signs in the O-zones shall be limited as follows:

(1) Wall signs are permitted, provided they do not total an area more than 10 percent of the building facade on which they are located and provided they are limited to building facades with street frontage.

(2) Freestanding Signs.

(4) (a) One freestanding sign not exceeding 50 square feet is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign.

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(b) On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined; provided the combined sign does not exceed 80 square feet; and

(c) The maximum height for freestanding signs shall be 15 feet. (Ord. O99-29 § 1)

21A.45.100 Neighborhood business zone signs. 

Signs in the NB-zones shall be limited as follows:

(1) Wall signs are permitted, provided they do not total an area more than 10 percent of the building facade on which they are located;

(2) Freestanding Signs-

(a) One freestanding sign not exceeding 50 square feet is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;

(5) (b) Multiple tenant developments in the CB and NB zone that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage;

(6) (e) On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined; provided the combined sign does not exceed 150 square feet; and

(d) The maximum height for freestanding signs shall be 15 feet. (Ord. O99-29 § 1)

(7) 21A.45.110 Community Home business zone signs may only be wall signs.



Signs in the CB zone shall be limited as follows:

(1) Wall signs are permitted, provided they do not total an area more than 15 percent of the building facade on which they are located;

(2) Freestanding Signs-

(a) One freestanding sign not exceeding 85 square feet, plus an additional 20 square feet for each additional business in a multiple tenant structure but not to exceed 145 square feet total, is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign;

(b) Multiple tenant developments that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage;

(c) On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined provided the combined sign area does not exceed 250 square feet; and

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(8) (d) The maximum Permanent residential identification signs are only allowed in the NB, CB, and O-Zones as part of a mixed-use development.

(9) Applicable only to freestanding signs.

(10) Any sign attached to the sloping surface of a roof shall be installed or erected in such a manner that there are no visible support structures, shall appear to be part of the building itself, and shall not extend above the roof ridge line of the portion of the roof upon which the sign is attached.

(11) Maximum height for freestanding awning signs shall not extend above the height of the awning upon which the awning sign is located.

(12) Maximum height for projecting signs shall not extend above the highest exterior wall upon which the projecting sign is located.

(13) See SMC 21A.15.915 for a list of permitted public agencies.

(14) Non-residential uses of residential property as outlined in Chapter 21A.20 SMC.

(15) Maximum height for wall signs and changing message center signs shall not extend above the highest exterior wall or structure upon which the sign is located.

(16) Wall signs are allowed in Residential zones to identify schools, home businesses, and other non-residential uses, subject to the regulations listed in this table.

Only on building facades with street frontage.

(2) Illumination of Permanent Signs

The table below outlines the regulations for illumination of permanent signs in the City of Sammamish. Temporary signs, governed by SMC 21A.45.070, shall not be illuminated. All permanent signs, including the requested illumination, must be approved through the permitting process. All electrical components for signs shall be 20 feet. (Ord. 099-29 § 1) governed by Chapter 19.28 RCW and Chapter 296-46-910 WAC.

Key

P – Permitted, pursuant to Permit issued by City

X – Prohibited

	<u>R-Zone</u>	<u>CB-Zone</u>	<u>NB-Zone</u>	<u>Office Zone</u>
<u>Internal Illumination (1)</u>	<u>X</u>		<u>P</u>	
<u>Indirect Illumination (1)(2)</u>			<u>P</u>	
<u>Signs with an On/Off Operation</u>	<u>X</u>	<u>P</u>		<u>X</u>

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Development Conditions

(1) The light source for indirectly illuminated signs shall be no farther away from the sign than the height of the sign.

(2) Indirectly illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way.

~~21A.45.120 Signs or displays of limited duration.~~ 

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070 Temporary signs.

The following temporary signs or displays are permitted and except as required by the International Building Code, Chapter ~~16.20- 16.20~~, SMC, Construction Administrative Code, or as otherwise required in this chapter, do not require building permits:

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(1) Grand Opening Displays:

(a) Signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to one month to announce the opening of a new enterprise or the opening of an enterprise under new management; and

(b) All grand opening displays shall be removed upon the expiration of 30 consecutive days;

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(2) Construction Signs:

(a) Construction signs identifying architects, engineers, planners, contractors, or other individuals or firms involved with the construction of a building and announcing the character of the building or the purpose for which the building is intended may be displayed;

(b) One non-illuminated, double-faced sign is permitted for each public street upon which the project fronts;

(c) No sign shall exceed 32 square feet in surface area or 10 feet in height, or be located closer than 30 feet from the property line of the adjoining property; and

(d) Construction signs must be removed by the date of first occupancy of the premises or one year after placement of the sign, whichever occurs first;

(3) Political Signs. Political signs are allowed, subject to the following requirements:

(a) Location:

(i) Political signs may be displayed on private property with the consent of the property owner;

(ii) Political signs may be displayed within public easements or streets; provided, that temporary signs shall not be located within the center median of principal, minor, and collector arterials (as defined) or within roundabouts, traffic circles, or islands;

(iii) Political signs located pursuant to subsection (3)(a)(i) or (ii) of this section shall not obstruct sight distances and shall follow the regulations prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, or and by SMC 21A.25.220, Sight distance requirements. No temporary signs shall be located within center medians of principal, minor, and collector arterials or within roundabouts, traffic circles, or islands. Temporary signs shall not be illuminated.

(b) Specifications:

(i) Political signs located on private property may have a maximum sign area of up to 32 square feet;

(ii) Freestanding political Non-Commercial Temporary Signs

No sign permit is required to post a non-commercial temporary sign in the public right-of-way or on private property if it meets the requirements in this section and in the following table. Temporary signs may be placed between the sidewalk and the right-of-way line. On roads that only have a shoulder and do not have a sidewalk, temporary signs must be placed a minimum of 3 feet from the edge of the asphalt. Temporary signs shall not be placed in the right-of-way within a 150-foot radius of the center of an intersection.

Temporary signs not conforming to the regulations of this section may be approved through a right-of-way permit. The City Engineer, in consultation with the director of public works or their designee, and following review of applicable state and city codes, may approve temporary sign placement in the improved portion of the public right-of-way or within a 150-foot radius of the center of an intersection provided that the location and sign characteristics will not present a traffic safety issue.

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	Temporary Sign Type I – Placed in Public Right-of-Way (Non-A-Frame)	Temporary Sign Type II – Placed in Public Right-of-Way (A-Frame)	Temporary Sign Type III – Private Property (All Sign Types) (1)
Size Limit	4 sq ft	6 sq ft	16 sq ft if located less than 50 feet from a street property line; 32 sq ft if

			<u>located 50 feet or more from a street property line</u>
<u>Height Limit</u>	<u>3 ft above grade</u>	<u>3.5 ft</u>	<u>8 ft</u>
<u>Duration</u>	<u>180 consecutive days</u>	<u>2 consecutive days</u>	<u>180 consecutive days</u>

Development Conditions

Placement of off-premises temporary signs on private property may be up to eight feet tall;

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~~(iii) Political signs located on or within public easements or streets may have a maximum sign area of up to four square feet and may be up to three feet tall above grade;~~

~~(iv) Political signs located within 15 feet of a street corner or driveway, as further identified in Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21A.25.220, Sight distance requirements, shall be further limited in sign area and height as necessary to satisfy sight distance limitations;~~

~~(c) Removal:~~

~~(i) Political signs shall be removed within seven days following the election;~~

~~(ii) Property owners shall be responsible for the removal of political signs located on private property;~~

~~(iii) The campaign officer or responsible official shall be responsible for the removal of political signs located on or within public easements or streets;~~

~~(4) Real Estate Signs. All temporary real estate signs may be single- or double-faced signs:~~

~~(a) Signs advertising an individual residential unit for sale or rent are allowed without city permits, subject to the following:~~

~~(i) Location:~~

~~(A) One on-site sign per street frontage;~~

~~(1) (B) One off-site sign is allowed on private property or city street right-of-way between the effective date the ordinance codified in this section and December 31, 2010, is subject to the following: landowner's authorization.~~

~~(1) The individual residential unit or property for sale or rent is not located adjacent to a public street;~~

~~(2) The off-site sign is located on private property or city street right-of-way, adjacent to the intersection of the primary vehicle entrance to the property and closest public street;~~

~~(3) When more than three off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame to accommodate multiple signs;~~

~~(4) Off-site real estate signage displayed on private property shall be with the consent of the property owner; and~~

~~(5) Signs located in the city street right-of-way shall be located outside of the improved portion of the right-of-way (behind the sidewalk, roadway shoulder, drainage ditch, etc., whichever is furthest from the traveled roadway), and may be removed by the city if determined to be a hazard or if the placement is otherwise in conflict with the public use of the right-of-way;~~

~~(C) All signs located on a street corner or driveway shall conform with Chapter 14.01 SMC, Public Works Standards Adopted, and SMC 21A.25.220, Sight distance requirements.~~

~~(ii) Specifications:~~

~~(A) On-site signs shall not exceed eight square feet in area;~~

~~(B) On-site signs shall not exceed six feet in height;~~

~~(C) Individual off-site signs shall not exceed an area of four square feet;~~

~~(D) Frames installed to hold multiple real estate signs shall not exceed a height of six feet;~~

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(E) Off-site signs located on a frame shall be designed to allow for a minimum of six signs to be hung, in a stacked fashion;

(F) Real estate offices or individual realtors that are advertising the sale or lease of more than one property at a corner shall be limited to one sign; and

~~(1) (G) Off-site signs located on a frame shall individually not exceed a height of one and a half feet, a width of two feet, and an area of three square feet.~~

(iii) Removal:

(A) Signs shall be removed within five days after closing of the sale, lease or rental of the property:

(b) Portable off-premises residential directional signs announcing directions to an open house at a specified residence that is offered for sale or rent shall not exceed six square feet in area for each sign, and shall not exceed 42 inches in height. ~~Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent and may be located on the right-of-way outside of vehicular and bicycle lanes.~~

(c) On-site commercial (nonresidential) or industrial property for sale or rent signs shall be limited to one sign per street frontage, and shall not exceed 32 square feet in area. The sign shall not exceed 12 feet in height. The sign shall be removed within five days after closing of the sale, lease or rental of the property. A building permit is required and shall be issued for a one-year period. The permit is renewable for one-year increments up to a maximum of three years.

(d) On-site residential development for sale or rent signs shall be limited to one sign per development. The sign shall not exceed 32 square feet in area, and shall not exceed 12 feet in height. A building permit is required and shall be issued for a one-year period. The permit is renewable annually for up to a maximum of three years.

(e) Off-site directional signs for residential developments shall be limited to six signs. Each sign shall not exceed 16 square feet in area, and shall include only the name of and directions to the residential development. The sign(s) shall be placed a maximum of two road miles from the nearest residential development entrance. No two signs for one residential development shall be located closer than 500 feet from one another on the same street. A single building permit is required for all signs and shall be

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issued for a one-year period. The permit number and the permit expiration date must be clearly displayed on the face of each sign. The permit is renewable for one-year increments up to a maximum of three years; provided, that extensions will only be granted if the sign permit applicant has complied with the applicable regulations.

(f) Residential on-premises informational signs shall be limited to one sign per feature, including but not limited to signs for information centers, model homes, parking areas or announcing features such as parks, playgrounds, or trails. Each sign shall not exceed 16 square feet in area, and shall not exceed six feet in height;

~~(5) Community Event Signs. Community event signs are allowed, subject to the Development or their designee, following requirements:~~

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~~(a) Location.~~

~~(i) Community event signs may be displayed on private property with the consent of the property owner.~~

~~(ii) Community event signs may be displayed within public easements or streets; provided, that:~~

~~(A) Signs shall be A-frame signs as specified in subsection (5)(b) of this section; and~~

~~(B) Signs shall not be located within the center median of principal, minor, and collector arterials (as defined) or within roundabouts, traffic circles or islands.~~

~~(iii) Community event signs located pursuant to subsection (5)(a)(i) or (ii) of this section shall not obstruct sight distances as prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21A.25.220, Sight distance requirements.~~

~~(iv) The director, in consultation with the City engineer, and following review of applicable state and City codes, may approve placement of temporary sign placement non-commercial signs in the public right-of-way on hardscape areas (i.e., concrete pads or other sidewalk areas not used for pedestrian travel); provided, that sign location does not conflict with subsection (5)(a)(i) or (ii) of this section.~~

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~~(b) Specifications.~~

~~(i) Community event signs on private property may have a maximum sign area of 32 square feet;~~

~~(ii) Community event signs on public easements or streets shall be "A-frame" signs that shall not exceed six square feet in area for each sign, and shall not exceed 42 inches in height;~~

~~(iii) Community event signs located within 15 feet of a street corner or driveway, as further identified in Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21A.25.220, Sight distance requirements, shall be further limited in sign area and height as necessary to satisfy sight distance limitations; and~~

~~(2) (iv) Community event signs shall be stationary and shall not be Temporary Commercial Displays. Signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year at businesses located in Sammamish in the CB, NB, or O-Zones.~~

(3) Signs Located on Property with Active Construction

~~One non-illuminated.~~

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~~(c) Removal:~~

~~(i) Community event signs shall be removed within seven days following the end of the community fair, festival, or event; provided, that the signs shall not be displayed, double-faced sign is permitted for more than a total of 21 calendar days; and~~

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~~(ii) Sign removal shall be the responsibility of the event sponsor;~~

~~(6) Community Banners Sign. Community banners are allowed subject to the following provisions:~~

~~(a) Community banners shall only be located on public banner poles erected by the City for that use;~~

~~(b) Letters on the sign shall not be less than 12 inches in height except for lettering associated with sponsor logos;~~

~~(c) Banners shall not be illuminated or have any attention-getting lights; and~~

~~(d) Sponsor logos shall be limited to the name and corporate symbol of the sponsor.~~

~~(7) Fundraising Sign. Fundraising signs are allowed subject to the following provisions:~~

~~(a) Location:~~

~~(i) Fundraising signs may only be located on private property as follows:~~

~~(A) On any property zoned office (O), community business (CB), neighborhood business (NB), and Town Center A (TC-A); or~~

~~(B) On property with a residential zoning designation (R), where such property abuts a principal, minor, or collector arterial.~~

~~(ii) No more than one fundraising sign may be located on any one property;~~

~~(iii) Any fundraising sign authorized located on a street corner or driveway shall conform to Chapter 14.01 SMC, Public Works Standards, and SMC 21A.25.220, Sight distance requirements; and~~

~~(iv) All signs shall be located on private property with the written permission of the property owner.~~

~~(b) Specifications. Fundraising signs may be attached to a wall or be freestanding signs subject to the following design specifications:~~

~~(i) Fundraising signs located on property zoned O, CB, NB, and TC-A shall be limited to a maximum area of 32 square feet;~~

~~(ii) Fundraising signs located on property zoned residential (R):~~

~~(A) Shall be limited to a maximum area of 16 square feet if located less than 50 feet from a street property line; and~~

~~(B) Shall be limited to a maximum area of 32 square feet if located 50 feet or more from a street property line;~~

~~(iii) Signs shall not be illuminated;~~

~~(iv) Freestanding signs shall not exceed a height of eight feet;~~

~~(v) All signs shall be constructed of a solid opaque material; and~~

~~(vi) Freestanding signs shall be located outside of required zoning setbacks.~~

(c) Removal:

(a) (i) A permit is required and shall be issued for a six-month period. The permit number and the permit expiration date must be clearly displayed on the face of each sign. The permit may be renewed public street upon payment of the required fee and subject to further review and approval under the requirements of this section which the project fronts;

(ii) Removal of the fundraising No sign is the responsibility of the property owner and/or applicant. (Ord. O2011-305 § 1 (Att. A); Ord. O2009-258 § 1 (Att. A); Ord. O2009-249 § 1; O2005-180 § 1; Ord. O99-29 § 1)

Article II. Electronic Reader Board Pilot Program

21A.45.130 Pilot program established – Applicability.

A pilot program is hereby established to allow high schools located on the east side of 228th Avenue, between the intersections of SE 13th Way and 228th Avenue SE and NE 8th Street and 228th Avenue NE, to install one freestanding electronic reader board sign as provided in this article. (Ord. O2009-266 § 1)

21A.45.140 Definition of electronic reader board sign.

For the purposes of this article, "electronic reader board sign" means an electronically-controlled sign that contains temporary text messages that can be changed from time to time. (Ord. O2009-266 § 2)

21A.45.150 Location of electronic reader board signs.

Any electronic reader board sign located on a street corner or driveway shall conform with Chapter 14.01 SMC, Public Works Standards Adopted, and SMC 21A.25.220, Sight distance requirements. (Ord. O2009-266 § 3)

21A.45.160 Specifications of electronic reader board signs.

Electronic reader board signs authorized by this article may be attached to the school wall or be freestanding signs, subject to the following design specifications:

(1) All signs shall be limited to an area of exceed 32 square feet;

(b) (2) Freestanding signs shall not exceed a height of in surface area or 10 feet; in height, or be located closer than 30 feet from the property line of the adjoining property; and

(3) Signs shall must be designed to prevent light and glare from being visible to adjacent residential properties;

(4) Signs shall automatically dim during hours of darkness;

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~~(5) Signs shall be turned off between~~removed by the hours~~date of first occupancy of 10:00 p.m. and 6:00~~
~~a.m. except during emergencies;~~

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~~(c) (6) Signs shall not contain moving graphics, text,~~the premises ~~or one year after placement of the~~
~~sign, whichever occurs first.~~

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(4) Signs Associated with Properties for Sale or Rent

<u>Signs Located On Property with Individual Unit for Sale or Rent</u>	
<u>Sign Quantity</u>	<u>One per public street frontage</u>
<u>Permitted Location</u>	<u>Public street frontage</u>
<u>Permitted Duration</u>	<u>Signs shall be removed within five days after closing of the sale, lease or rental of the property.</u>
<u>Maximum Sign Area</u>	<u>8 sq ft</u>
<u>Maximum Height</u>	<u>6 ft</u>
<u>Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1)</u>	
<u>Sign Quantity</u>	<u>One (2)</u>
<u>Permitted Location</u>	<u>Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street.</u>
<u>Permitted Duration</u>	<u>Signs shall be removed within five days after closing of the sale, lease or rental of the property.</u>
<u>Maximum Sign Area</u>	<u>4 sq ft</u>
<u>Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)</u>	
<u>Maximum Sign Area</u>	<u>6 sq ft</u>
<u>Maximum Height</u>	<u>42 inches</u>
<u>Signs on Property with Commercial or Industrial Property for Sale or Rent</u>	
<u>Sign Quantity</u>	<u>One</u>
<u>Permitted Location</u>	<u>Public street frontage</u>
<u>Maximum Sign Area</u>	<u>32 sq ft</u>
<u>Maximum Height</u>	<u>12 ft</u>
<u>Signs on Newly Constructed Residential Developments for Sale</u>	
<u>Sign Quantity</u>	<u>One</u>
<u>Permitted Location</u>	<u>Public street frontage</u>
<u>Maximum Sign Area</u>	<u>32 sq ft</u>
<u>Maximum Height</u>	<u>12 ft</u>
<u>Directional Signs Located Off-site Of Newly Constructed Residential Developments for Sale</u>	
<u>Sign Quantity</u>	<u>Two</u>
<u>Permitted Location</u>	<u>Private property (with permission); public right-of-way</u>
<u>Maximum Sign Area</u>	<u>16 sq ft</u>

Development Conditions

(1) Only allowed for properties with a unit for sale or rent that is not located adjacent to a public street.

(2) When more than three off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame, designed to allow for a minimum of six signs to be hung in a stacked fashion, to accommodate multiple signs; Frames installed to hold multiple real estate signs shall not exceed a height of six feet. Off-site signs located on a frame shall individually not exceed a height of one and a half feet, a width of two feet, and an area of three square feet.

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Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent and may be located on the right-of-way outside of vehicular and bicycle lanes, video;

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~~(7) Sign messages shall not change more than once every 60 seconds;~~

(3) (8) The interval between successive messages shall be zero seconds;

21A.45.080 Legal non-conforming signs

Any sign,

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~~(9) Message sequencing is prohibited;~~

~~(10) Telephone numbers, website addresses, and instructions are prohibited;~~

~~(11) Letter height on the signs shall be between 10 and 24 inches;~~

(12) Freestanding signs shall be located within 50 feet of the school entrance city limits, on 228th Avenue;

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~~(13) Sign messages shall be limited to providing school-related information, announcing or promoting a school or community fair, festival, event, or in the case of emergencies, emergency information; and~~

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~~(14) If the City public works department determines that a sign constitutes a health and safety hazard, additional conditions may be imposed to address the hazard(s). (Ord. O2009-266 § 4)~~

21A.45.170 Pilot program monitoring.



~~The department of community development shall monitor the effect of any sign installed pursuant to the provisions of this pilot program. Such monitoring may include tracking any increase in traffic incidents, citizen comments or complaints, and any other information related to the viability of long-term authorization of the electronic signs. (Ord. O2009-266 § 5)~~

21A.45.180 Duration of pilot program.



(1) The duration of the pilot program shall be five years from the effective date of adoption of the ordinance codified in this article title, or as otherwise may be established by City council. Electronic reader board signs constructed located in compliance area annexed to the city thereafter, which does not conform with the provisions of this article code, shall be considered legally established a legal nonconforming signs subject to the provisions of Chapter 21A.70 SMC. (Ord. O2009-266 § 6) sign and is permitted, provided it also meets the following requirements:

- a) The sign was covered by a permit on the date of adoption of the ordinance codified in this title if one was required under applicable law; or
- b) If no permit was required under applicable law for the sign in question, the sign was in all respects compliant with applicable law on the date of adoption of the ordinance codified in this title.

(2) Loss of Legal Nonconforming Status.

Nonconforming signs shall not be altered in size, shape, height, location, or structural components without being brought to compliance with the requirements of this code. Repair and maintenance are allowable, but may require a permit if structural components require repair or replacement.

21A.45.090 Variance

(1) A sign variance is categorized as a Type 1 land use application and shall be subject to the requirements of SMC 21A.110.030. Variances from the terms of this chapter may be granted by Director of Community Development upon proper application. Variances may be granted when, because of unique circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict interpretation of the regulations of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.

(2) The variance shall not constitute a grant of special privilege inconsistent with a limitation upon uses of other properties in the vicinity and zone in which such property is situated.

21A.45.100 – Enforcement

(1) Compliance with other applicable codes.

All signs erected or altered under this chapter must comply with all applicable federal, state and local regulations relating to signs, including without limitation the provisions of the International Building Code as adopted in SMC 16.05.010 by the city. If any provision of this code is found to be in conflict with any provision of any zoning, building, fire, safety or health ordinance or code of the city, the provision which establishes the higher standard shall prevail.

(2) Sign maintenance.

All permanent and temporary signs must be kept in good repair and in a safe manner at all times. The sign owner must repair damaged or deteriorated signs within 30 days of notification by the City. The area surrounding freestanding signs must be kept free of litter and debris at all times.

(3) Inspection.

Code enforcement officers are authorized to inspect any sign covered by this chapter for the purpose of inspection of the sign, its structural and electrical connections, and to ensure compliance with the provisions of this code. Such inspections shall be carried out during business hours, unless an

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emergency exists.

(4) Abatement.

In addition to the abatement authority provided by proceedings under SMC 21A.115.030, the City or its agents may summarily remove any sign placed on a right-of-way or public property in violation of the terms of this chapter under the following circumstances:

(a) When a sign is determined by the City Engineer or Director of Community Development to present an immediate threat to the safety, health, and welfare of the public;

(b) When a sign is illegally placed within the public right-of-way, within a landscape median, landscape island, traffic circle, attached to a utility pole or city traffic sign, upon public sidewalks or roadway, or on any public building or structure when such facilities are located on public property or within public right-of-way;

(c) When a sign is determined by the City to be abandoned; provided, that the city must first provide fourteen days' notice to the underlying property owner or business owner that the sign is deemed abandoned;

(d) Disposal of Signs. When a sign has been removed by the City as authorized by this section, the City shall take the following actions:

i. The City shall hold a sign for at least seven days. After seven days the City may dispose of the sign without prior notice to the sign owner. The City shall not be responsible for damage or loss during removal or storage of any signs in violation of this code. Sign owners wishing to reacquire possession of removed signs prior to their disposal shall pay an impoundment fee pursuant to SMC 23.100.010.

ii. For signs with a fair market value exceeding five hundred dollars, the City shall provide notice by mail to the following:

A. Sign Owner. If the mailing address can be determined by the City after reasonable efforts in investigation. "Reasonable efforts" shall include investigation efforts that take no longer than one-half hour of staff time.

B. Underlying Property Owner. If the address of the sign owner cannot be reasonably ascertained, the City shall mail the notice to the underlying real property owner, as identified in the records of the King County Assessor's Office.

23.100.010 Assessment schedule

<u>Code Enforcement Penalties:</u>	
<u>Infraction</u>	<u>up to \$500</u>
<u>Stop Work Order</u>	<u>up to \$500</u>
<u>Noncompliance:</u>	
<u>1 – 15 days</u>	<u>\$100 up to \$250 per day</u>
<u>16 – 31 days</u>	<u>\$250 up to \$500 per day</u>

31+ days	\$500 up to \$1,000 per day (up to \$50,000 maximum)
<u>Environmental Damage/Critical Areas Violations:</u>	
<u>Up to \$25,000 plus the cost of restoration.</u>	
<u>Unlawful Tree Removal or Damage:</u>	
<u>\$1,500 per inch of diameter at breast height of tree removed or damaged.</u>	
<u>\$25 fee per sign illegally placed on public property or in the City's right-of-way.</u>	

Chapter 21B.45

SIGNAGE

Sections:

Chapter 21B.45

SIGNAGE

Sections:

21B.45.010 – 21B.45.010 Purpose and intent.

21B.45.020 – Applicability.

21B.45.030 – Permit required.

21B.45.040 – 21B.45.020 Applicability.

21B.45.030 Permit required.

21B.45.040 Application information.

21B.45.050 – Prohibited signs.

21B.45.060 – Exempt signs.

21B.45.070 – 21B.45.050 Prohibited signs.

21B.45.060 Exempt signs.

21B.45.070 Interpretation of tables and design standards.

21B.45.080 – 21B.45.080 Table of allowed sign types and design review.

21B.45.090 – 21B.45.090 Review and modifications to standards.

21B.45.100 – 21B.45.100 Measurement methods Sign area calculation.

21B.45.110 – 21B.45.110 General sign design standards.

21B.45.120 – 21B.45.120 Design standards for specific sign types.

21B.45.130 – Community bulletin board signs.

21B.45.140 – Compatibility and design review.

21B.45.150 – Temporary signs.

21B.45.160 – Compliance clause.

21B.45.170 – Electronic reader board pilot program adopted.

21B.45.180 – Definitions.

21B.45.130 Design and compatibility review.

21B.45.140 Temporary signs.

21B.45.150 Legal non-conforming signs.

21B.45.160 Variance.

21B.45.170 Enforcement.

21B.45.010 – Purpose and intent.

The purpose of this chapter is to enhance and protect the economic vitality and visual environment of the Town Center sign code chapter is to: allow for the expression of free speech, and promote general safety and welfare by:

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- (1) Regulating the type, number, location, size, and illumination of signs; and
- (2) Recognizing the purpose of signs for identification and economic well-being of businesses in the Town Center by supporting a full range of signs necessary for commercial services in the Town Center; and
- (3) Ensuring a safe driving environment; and
- (4) Recognizing and protecting the use of the public right-of-way as a forum for non-commercial speech; and
- (5) Facilitating fair and consistent content-neutral enforcement; and
- (6) Safeguarding and enhancing property values, attracting new residents, and encouraging orderly development; and
- (7) Allowing for limited temporary commercial signage in the public right of way to provide commercial information to consumers to enable them to make vital decision of purchasing a home, and to further the critical public goal of providing for equal access to housing; and
- (8) Upholding the goals and policies of the Sammamish Comprehensive Plan and the Town Center Subarea Plan,
- (9) Promote Promoting signs within the Town Center that contribute to the character of the Town Center, are integrated with natural surroundings and landscaping, and exhibit an intimate human scale;
- (2) Provide(10) Providing necessary signage to support central gathering places, increase social interaction, and encourage walkability;
- (3) Support a full range of signs necessary to support commercial services in the Town Center;
- (4) Regulate(11) Regulating signs in a manner that is timely, flexible, predictable, fair to all and that results in superior development; and
- (5) Create a "sense of place" (12) Creating a vibrant and inviting commercial node that is reflected in the character and design of Town Center signsignage. (Ord. O2010-293 §.1 (Att. A))

21B.45.020- Applicability.

Except as provided for in SMC ~~21B.45.060, 21B.45.060~~, Exempt signs, all signs shall be subject to the design provisions of this chapter; provided, that specific sign standards and design requirements may be further established through a unified zone development plan ~~or building permit review~~ and shall be ~~determined during established through the applicable review process.~~ unified zone development plan approval, pursuant to ~~1~~, (Ord. O2010-293 §.1 (Att. A))

21B.45.030- Permit required.

~~(1) Except as otherwise permitted provided in by this chapter, no sign shall be erected, altered, or relocated within the Town Center without approval a permit issued by the directorCity.~~

~~(2) No building permit shall be required for repainting in like colors, cleaning, or other normal maintenance and repair of a permitted sign, including replacement of portions of the sign face and copy changes that do not alter the size or structure of the sign or compliance with the design standards. (Ord. O2010-293 §.1 (Att. A))~~

21B.45.040- Application information.

~~The applicant shall have the burden of demonstrating that a proposed sign(s) complies with this chapter as follows:~~

~~(1) All new signs requiring a permit or approval pursuant to SMC ~~21B.45.030, 21B.45.030~~ shall provide, in a form established by the City, at a minimum an accurate plan with complete dimensions, location, size, color, shape, materials, type of illumination, size and style of lettering, copy design and the proposed~~

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manner of installation. Additional information may be required as reasonably necessary for approval by the director.

(2) ~~The size and location of every existing sign on the premises shall be noted on the application form.~~

(3) ~~If a unified sitezone development plan was previously approved by the City and included sign approvals, an applicant whose sign conforms to that plan may refer to it in the application and may omit detailed drawings unless specifically requested to provide them.~~

(4) ~~If design and compatibility and design review is required pursuant to SMC 21B.45.080, the applicant shall submit a compatibility analysis addressing the design criteria enumerated in SMC 21B.45.140, Compatibility 21B.45.130, Design and designcompatibility review. (Ord. O2010-293 § 1 (Att. A))~~

21B.45.050- Prohibited signs.

~~Except as indicated by this chapter, the following signs or displays are prohibited:~~

~~Except as indicated by this chapter, the following signs or displays are prohibited:~~

~~(1) Any sign that is otherwise allowed, but does not comply with the provisions of this chapter;~~

~~(2) Signs attached to a fence;~~

~~(3) Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination, may be confused with traffic control signs or signals;~~

~~(4) Temporary signs except as specifically allowed in SMC 21B.45.150; 21B.45.140;~~

~~(5) Except as specifically allowed, signs located in the public right-of-way, or within travel lanes or sidewalks, or attached to traffic control signs, utility or signal poles;~~

~~(6) Changing message center signs or signs containing moving graphics, text, or video, or that are flashing, moving, rotating, animated, or inflated, except as allowed pursuant to SMC 21B.45.130, Community bulletin board signs, or as part of the pilot program established pursuant to Ordinance O2009-266;~~

~~(7) A sign that extends higher than the peak of the roof, ridge line, or parapet of a building to which it is attached;~~

~~(8) Visible ballast boxes or other sign equipment;~~

~~(9) Posters, pennants, strings of lights, moving/flashing/blinking lights, balloons, searchlights, exposed electrical conduits, and other displays of a carnival nature, except on a limited basis as seasonal decorations or as provided for in SMC 21B.45.150 as grand opening provided for in SMC 21B.45.140 as temporary business displays;~~

~~(10) Box or cabinet signs;~~

~~(11) Pole-mounted freestanding signs;~~

~~(12) Roof-mounted signs; and~~

~~(13) Billboards. (Ord. O2010-293 § 1 (Att. A))~~

21B.45.060- Exempt signs.

~~The following signs or displays are exempted from the regulations under this chapter:~~

~~(1) Historic site markers or plaques not exceeding 3 square feet in area, and address numbers;~~

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(2) Signs required by law, including but not limited to:

(a) Official or legal notices issued and posted by any public agency or court; or

(b) Traffic directional or warning signs;

(3) Traffic control signs established by the Manual on Uniform Traffic Control Devices (MUTCD) or authorized by City of Sageman Department of Public Works;

(3) Plaques, tablets, or inscriptions indicating the name of a building, date of erection, or other commemorative information, which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed four square feet in surface area;

(4) Incidental signs, which shall not exceed two square feet in surface area; provided, that said size limitation shall not apply to signs providing directions, warnings, or information when established and maintained by a public agency;

(5) State or federal Government flags; and

(6) Religious Nonverbal religious symbols; and

(7) The flag attached to a place of a commercial institution, provided no more than one flag is permitted per business premises; and further provided the flag does not exceed 20 square feet in surface area. (Ord. O2010-293 § 1 (Att. A))worship.

(Ord. O2010-293 § 1 (Att. A))

21B.45.070- Interpretation of tables and design standards.

(1) SMC 21B.45.080 (1) SMC 21B.45.080 determines whether a specific sign type is allowed in a zone district. The zone district and the public right-of-way are identified in the vertical column and the specific sign type is located on the horizontal row of these tables.

(2) If no symbol appears in the box at the intersection of the column and the row, the sign type is not allowed in that district, except for certain signs allowed pursuant to SMC 21B.45.160, 21B.45.140, Temporary signs.

(3) All reviews are The review of all sign permit applications is administrative, and shall be conducted by the director of community development, subject to the review requirements identified below.

(4) If the number "1" appears in the box at the intersection of the column and the row, the sign type is allowed in that district subject to the sign design standards specified in SMC 21B.45.110, 21B.45.120, 21B.45.110, 21B.45.120, and the general requirements of the code.

(5) If the number "2" appears in the box at the intersection of the column and the row, the sign type is allowed subject to the sign design standards, general requirements, and the Design and compatibility and design review specified in SMC 21B.45.140, 21B.45.130, (Ord. O2010-293 § 1 (Att. A))

21B.45.080- Table of allowed sign types and design review.

(1) Table of Allowed Sign Types and Design Review for Town Center Zones.

Sign Types	TOWN CENTER ZONES					
	ROW	TC-A	TC-B	TC-C	TC-D	TC-E
Building-Mounted Signs:						

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TOWN CENTER ZONES						
Sign Types	ROW	TC-A	TC-B	TC-C	TC-D	TC-E
Blade	2(a1)	1	2	2	2	2
Opaque/Painted		2	2	2	2	2
Channel Letter/Shadow		2	2			
Hanging		1	2			
Marquee/Awning		2	2			
Window		1	2			
Freestanding Signs:						
Community Banner	1					
Directional (Pedestrian)	2	1	1	1	1	1
Directional (Vehicle)	2	1	1	1	1	1
Monument		2(b2)	2	2	2	2
Changing Message Center					2(c)	

(2) Sign Conditions.

(a)-1) Only allowed as part of a unified zone development plan application approved pursuant to Chapter 21B.95 SMC; and provided, that no sign shall extend into the vehicle travel lanes.

(b)-2) Only allowed in the TC-A-4 and in the TC-A-5 zones.

(e) Also subject to the community bulletin board standards of SMC 21B.45.130, (Ord. O2010-293 § 1 (Att. A))

21B.45.090- Review and modifications to standards.

(1)- All sign permits shall be approved administratively as part of building permit review, subject to the permit review requirements of Chapter 20.05 SMC; provided, that:

(a)- Signs subject to the Level 1 sign review shall be reviewed for compliance with this chapter but shall not be subject to the provisions of SMC 21B.45.140, Compatibility and design 21B.45.130, Design and compatibility review;

(b)- Signs subject to the Level 2 review Design and Compatibility Review requirements shall be reviewed for compliance with this chapter, including the provisions of SMC 21B.45.140, Compatibility and design 21B.45.130, Design and compatibility review;

(2)- Sign design may be reviewed and approved as part of a unified sitezone development plan review consistent with Chapter 21B.95 SMC, provided:

(a)- Specific sign designs approved as part of a unified sitezone development plan will require a buildingsign permit, but will not require additional design review at the time of building permit application when in accordance with the approved unified sitezone development plan; or

(b)- Additional design standards and guidelines may be adopted through the review process, subject to specific design review of signs at the time of building permit application. Additional design standards and guidelines adopted through the review process shall govern all subsequent sign design reviews including replacement signs.

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(3) The director may approve applicant-proposed modifications of up to ~~60~~²⁵ percent of the sign area, height, width, and other dimensional standards as part of the Level 2 ~~design~~^{Design and compatibility review} ~~Compatibility Review~~ process ~~(, pursuant to SMC 21B.45.140); 21B.45.130~~; provided, that any such approval shall be based upon an overall sign concept that is integrated with the building and is consistent with the purpose of SMC ~~21B.45.140, Compatibility and design review. The director shall not approve applicant~~^{goals of SMC 21B.45.130, Design and Compatibility Review. Applicant}-proposed modifications to the number of signs allowed, illumination standards, the types of signs allowed, or sign modifications that would result in a sign that is not designed consistent with this purpose of this chapter ~~shall not be considered~~; and

(4) Applicants proposing a sign that ~~would normally be~~^{is} subject to the Level 1 basic sign review may choose to request a Level 2 ~~design sign review~~^{Design and Compatibility Review} in order to take advantage of the director's ability to modify sign standards, ~~(, pursuant to SMC 21B.45.090(3), (Ord. O2010-293 § 1 (Att. A))~~

21B.45.100 Measurement methods Sign aArea Ccalculation.

(1) ~~(4) Sign area shall be calculated as follows:~~

- ~~(a) Sign area for nonmonument freestanding signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.~~
- ~~(b) Sign area for pole signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.~~
- ~~(c) Sign area for letters or symbols painted or mounted directly on walls or monument signs or on the sloping portion of a roof shall be calculated by measuring the smallest single rectangle that will enclose the combined letters, ~~graphics~~, and symbols.~~

(2) Sign Maximum Height.

- ~~(d) (a) Sign area for signs contained entirely within a cabinet and mounted on a wall, roof, or monument shall be calculated by measuring the entire area of the cabinet.~~

(2) maximum sign height.

- ~~(a) For a freestanding sign, the vertical distance measured from the ~~curb gradesurface~~ of the nearest ~~streetground~~ to the highest point of the sign or sign structure; and~~
- ~~(b) For a building-mounted sign, the vertical distance measured from the building grade to the highest point of the sign or structure designed to support a sign.~~

(3) ~~Sign clearance is measured from the surface of the ground to the lowest portion of the sign structure.~~

(4) ~~Area of building ~~facadefacade~~ is calculated by multiplying the width of the building, or tenant space associated with the commercial use, by the height of the building or tenant space.~~

(5) ~~The lineal feet of building ~~facadefacade~~ is calculated by measuring the width of the building or tenant space associated with the commercial use. Building modulation(s) are not included in the lineal feet of building ~~facadefacade~~. (Ord. O2010-293 § 1 (Att. A))~~

21B.45.110 General sign design standards.

~~Pictures and figures included in each subsection below are intended to illustrate part or all of the design requirements and limitations discussed in the subsection containing each picture. Care has been taken to ensure that the pictures are consistent with the standards. However, where the picture includes features that are not consistent with design standards contained within the written standard, the written standard prevails.~~

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(1) General Requirements.

- (a) All signs shall be constructed primarily of nonreflective materials;
- (b) Building-mounted sign frames and other support structures shall be concealed or integrated into the building's architectural character in terms of form, color, and materials such that they are not easily visible;
- (c) Building-mounted signs must be in proportion to the size and design of the architectural features of the building facade (see pictures contained in SMC 21B.45.140, Compatibility and design review): facade;
- (d) All signs, except directional signs and community banners, shall be on-premises signs;
- (e) Maximum height for building-mounted signs shall not extend above the highest exterior wall upon which the sign is located; provided, that blade signs shall not exceed the roofline of the building along the facade; that the blade sign is attached to;
- (f) Total sign area for primary and secondary wall signs associated with uses occupying the ground level of a building shall not exceed 10 percent of the ground-level building facade, associated with the sign; provided, that no single sign shall exceed an area of 2410 square feet; and a maximum allowed sign area of 320 square feet;
- (g) Total sign area for primary and secondary wall signs associated with uses that do not occupy the ground level of a building (e.g., the use is on the second or third story) shall not exceed five percent of the building facade, associated with the use; provided, that no single sign shall exceed an area of 20 square feet;
- (h) Tenants are allowed one primary sign regulated by this chapter per building facade, that contains a public entry (open during all business hours), up to a maximum of two facades;
- (i) Tenants are allowed three secondary signs regulated by this chapter per building facade, that contains a public entry (open during all business hours);
- (j) Wall sign width shall not exceed a width of two-thirds of the lineal width of the building facade, associated with the sign;
- (k) Signs shall not cover windows, building trim, or architectural ornamentation;

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Figure 21B.45.110a. Acceptable and unacceptable sign examples.

(2) Illumination. Signs may be illuminated as follows:

(a) Illumination shall be limited to indirect lighting unless otherwise specifically allowed by the specific sign type design standards; provided, that no sign may be both internally and indirectly illuminated;

(b) Indirect sign illumination shall be no further away from the sign than the height of the sign;

(c) Externally illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way;

(d) External sign light fixtures shall complement the design of the sign and building ~~facades~~ or structures associated with the sign;

(e) External sign lighting shall be "full cutoff" and shall not result in direct illumination of the sky and adjacent properties and structures, and shall be designed to minimize reflected glare to adjacent properties and structures;

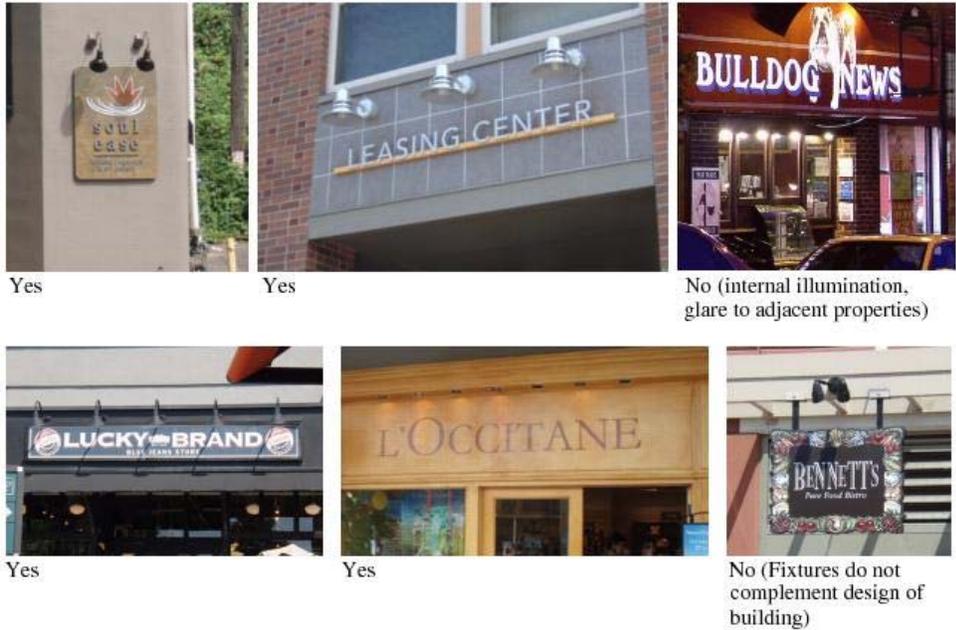
(f) Sign illumination shall automatically turn off within one hour of the close of the business, use, or activity; and

(g) Additional illumination standards may be contained in SMC ~~21B.45.120~~, ~~21B.45.120~~, Design standards for specific sign types, or adopted through the approval of a unified zone application pursuant to Chapter 21B.95 SMC.

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Yes

Yes

No (internal illumination, glare to adjacent properties)

Yes

Yes

No (Fixtures do not complement design of building)

Figure 21B.45.110b. Acceptable and unacceptable sign examples.

(3) Location. All signs shall be located as follows:

(a) Building-Mounted Signs.

- (i) Shall be attached to the building ~~facade~~ ~~façade~~ of the business or commercial enterprise they are advertising;
- (ii) Shall be located on the same floor as the business or commercial enterprise they are advertising; provided, that businesses that occupy more than one floor shall place the sign on the lowest floor occupied by the business;
- (iii) Shall not exceed a height of 15 feet above grade if associated with a business located on the bottom floor of a building;
- (iv) Shall not conflict with the ability to view any other sign associated with the building to which the sign is attached;
- (v) Shall not conflict with vehicle travel lanes if blade or hanging signs extend into the street right-of-way as otherwise allowed by the City; and

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(vi) ~~May extend over the sidewalk if they are hanging or blade signs otherwise approved by the City.~~

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(b) ~~Freestanding Signs.~~

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(i) ~~May be located on private property with the consent of the private property owner, unless otherwise allowed in this chapter;~~

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(ii) ~~May be located in the public right-of-way subject pursuant to the table of allowed sign types and design review (SMC 21B.45.080) SMC 21B.45.080(1), and with the written approval by the City of Sammamish;~~

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(iii) ~~Located on private property shall be no further than five feet from the street; and~~

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(iv) ~~Shall not obstruct sight distances as prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21B.25.200, Sight distance requirements.~~

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(4) ~~Sign Standards along 228th Avenue SE.~~

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(a) ~~The only signs visible from 228th Avenue SE shall be either monument signs no taller than six feet above grade or wall signs less than 30 square feet or 18 inches multiplied by the length of the front facade facade, measured parallel to 228th Avenue SE (whichever is smaller);~~

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(b) ~~Except for wall signs on pedestrian-oriented facades facades, built up to the sidewalk, all signs visible from 228th Avenue SE are limited to signs that advertise a commercial node or group of businesses rather than a single business; and~~

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(c) ~~For other design standards, see Chapter 21B.30 SMC. (Ord. O2010-293 § 1 (Att. A))~~

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21B.45.120- Design standards for specific sign types.

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~~(1) Blade and Hanging Signs. Blade signs may be allowed as noted in pursuant to SMC 21B.45.080; 21B.45.080(1); provided, that blade signs:~~

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(a) ~~Shall provide a minimum clearance of eight feet;~~

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(b) ~~With horizontally oriented text or graphics shall not project or be located more than five feet from the building facade facade;~~

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(c) ~~With vertically oriented text or graphics shall not project more than three feet from the building facade facade;~~

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(d) ~~Shall be limited to two square feet of sign area per each 10 lineal feet of applicable building frontage;~~

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(e) ~~Buildings that contain multiple tenants shall use a similar shape and mounting technique to hanging or blade signs;~~

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(f) ~~Sign text and graphics may use neon lettering, subject to provisions of SMC 21B.45.110(21B.45.110(2)); and further provided, that neon signs shall not be visible from 228th Avenue; and~~

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(g) May be opaque signs containing internal illumination consistent with SMC ~~21B.45.110~~
~~21B.45.110~~.

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Yes



Yes



No (exceeds height)



Yes



Yes (Opaque sign)



No (exceeds height, cabinet sign)

Figure 21B.45.120a. Acceptable and unacceptable blade and hanging signs.

(2) Channel Letter, Opaque, Painted, and Shadow Signs: Channel letter, opaque, painted, and shadow signs may be allowed as noted in SMC 21B.45.080; pursuant to SMC 21B.45.080(1); provided, that:

- (a) Channel letter, opaque, painted, or shadow signs that are also wall signs shall be attached directly to the building facade, such that there is a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices. The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials;
- (b) Channel letter and shadow signs shall only be wall signs. Opaque and painted signs may be wall signs, hanging, or blade signs;
- (c) Lettering on opaque signs may be internally illuminated where the light only shines through the letters;
- (d) Buildings that contain multiple tenants shall use a consistent sign design in terms of lettering, size, color, and style;
- (e) Shadow signs may be illuminated by reflected lighting against the building facade, located behind the sign letters or graphics;
- (f) Channel letter signs shall be open, such that internal neon lighting is visible;
- (g) Painted signs may be illuminated by indirect fully cutoff lighting;
- (h) Wall sign lettering and graphics shall not exceed a maximum height of two feet;

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Yes



Yes



No (Inconsistent sign design, lettering, graphics)

Figure 21B.45.120b. Acceptable and unacceptable sign examples.



Yes



Yes

Figure 21B.45.120c. Acceptable and unacceptable sign examples.

(3) ~~Marquee/Awning Signs. Marquee/awning signs may be allowed as noted in pursuant to SMC 21B.45.080; 21B.45.080(1), provided, that:~~

- ~~(a) The sign shall provide a minimum clearance of eight feet;~~
- ~~(b) The face of the sign (lettering and graphics) on a marquee or awning shall be on a parallel plane to the building facade;~~
- ~~(c) The awning or marquee supporting the sign shall extend at least three feet from the face of the building, shall be located over a pedestrian walkway or sidewalk, and shall be designed to provide protection from the weather, in addition to supporting the sign;~~
- ~~(d) Sign may be comprised of channel lettering, opaque, or shadow signs;~~
- ~~(e) Sign lettering and graphics shall not exceed two feet in height;~~
- ~~(f) Sign width shall be limited to no more than two-thirds of the width of the awning width; and~~
- ~~(g) Marquee signs may be placed on the front, above, or below the marquee associated with the sign;~~
- ~~(h) Marquee and awning signs may be externally illuminated;~~

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Yes



Yes



No (internally illuminated, cabinet box sign)



Yes



Yes



No (awning over landscaping)



Yes



Yes



No (sign face not parallel to building)

Figure, pursuant to SMC 21B.45.120d. Acceptable and unacceptable marquee/awning signs. 110(2).

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(4) Window Signs. Window signs may be allowed as noted in SMC 21B.45.080; pursuant to SMC 21B.45.080(1); provided, that:

- (a) Permanent and temporary window signs are limited to a maximum of 25 percent of the window area in addition to the size limitations of SMC 21B.45.110(21B.45.110(1));
- (b) Signs shall be constructed of neon, stained glass, gold leaf, cut vinyl, or etched glass;
- (c) Signs shall not be illuminated, except that a single internally lit neon or stained glass window sign is allowed;

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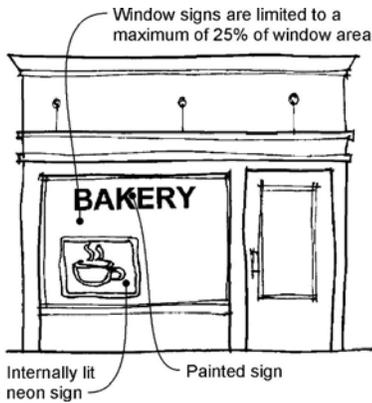


Yes



No (More than 25% of window, painted signs)

Figure 21B.45.120e. Acceptable and unacceptable window signs.



(i) Signs shall be located within 20 feet of one of the following intersections:

(A) SE 4th Street and 228th Avenue SE;

(B) SE 8th and 228th Avenue SE; and

(C) As otherwise identified through a unified zone development plan application.

(ii) Signs shall not exceed a height of eight feet;

(iii) Sign lettering and graphics shall not exceed a height of 10 inches; and

(iv) All signs located on a street corner or driveway shall conform with Chapter 14.01 SMC, Public Works Standards Adopted, and SMC 21B.25.200, Sight distance requirements.

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Figure 21B.45.120g. Acceptable and unacceptable directional signs.

(Ord. O2010-293 § 1 (Att. A))

21B.45.130 Community bulletin board signs.

One community bulletin board sign is permitted within the Sammamish Commons Comprehensive Plan designated center with the following limitations:

(1) A community bulletin board sign, which may be a changing message center sign, may not exceed 32 square feet and is only permitted at City Hall. (Ord. O2010-293 § 1 (Att. A))

Draft Amendments to Chapter 21A.15 SMC and Chapter 21A.45 SMC Planning Commission – April 6, 2017

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21B.45.140 Design and Compatibility and design review Review.

(1) The goal of this section the Level 2 Design and Compatibility Review is:

(4-a) To encourage interesting, creative, and unique sign design that is consistent with the character of the Town Center;

(2-b) To encourage signs that are timeless, create an intimate pedestrian environment, and incorporate natural materials (e.g., granite or basalt stone, wood, landscaping) or colors (muted earthen tones) associated with the Northwest; and

(3-c) To ensure that signs are part of, and consistent with, the overall design approach of a project.

The pictures and figures contained at the end of this section are intended to illustrate signs that meet these design goals. (2) The following criteria are the parameters that will be used for reviewing signs for compatibility and design to achieve the goals listed above and the purpose of this chapter; these criteria are in addition to the sign design standards contained within SMC 21B.45.110 and 21B.45.120; 21B.45.110 and 21B.45.120;

(4-a) Architectural Compatibility. The signs shall be compatible in size, proportion, shape, character, and quality of design with the exterior architecture of the premises and other structures in the immediate area.

(6-b) Simplicity. To the extent feasible, the sign should be graphic and with limited use of words, with the design emphasis on simplicity of style. A simple design or abstract graphic design is preferred. Similarly, a simple sign frame and supporting structure is preferred.

(6-c) Target Audience. Only one sign per building facade should be designed for vehicle and pedestrian use. Signs that are targeted primarily to serve pedestrians are generally preferred over signs targeted for both pedestrian and vehicle audiences.

(7-d) Identification. A commercial sign should be designed for the primary purpose of identifying a business or office.

(8-e) Fewer Signs. In the use of the total sign allowance at a particular premises, the use of a minimum number of signs is preferred to the use of many signs, so that a cluttered effect is avoided.

(9-f) Shape, Size, and Orientation. The shape of a sign should not conflict with the architectural lines of its setting. Signs should be directed toward the passing motorist or pedestrian. No sign should be designed to be readable or to attract motorists from a great distance.

(10-g) Illumination and Colors. A sign must not overpower its surroundings through hue, saturation, or brilliance or close combination of incompatible colors. Sources of illuminations shall be screened from public view and shall be designed to avoid glare onto a street or adjacent property.

(11-h) Landscaping. Signs shall be placed with consideration for existing and future growth of trees and other landscaping. A monument sign reviewed under this section must be placed in a landscaped area or planter, with landscaping maintained.

(12-i) Compatibility with Adjacent Uses. The design, illumination, and location of a sign shall not impair the visibility or the design quality of existing, conforming signs, adjacent buildings, or adjacent uses.

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Figure 21B.45.140a. Acceptable sign examples.

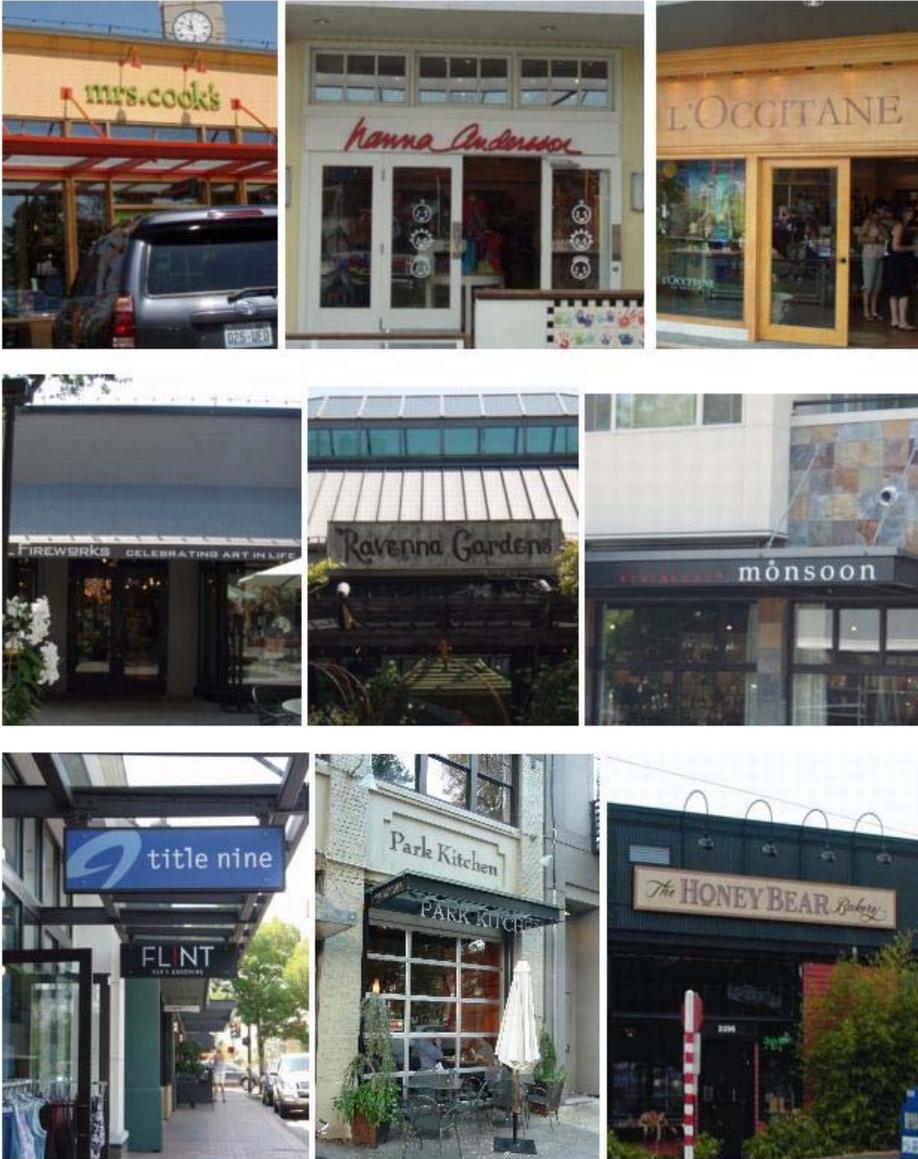


Figure 21B.45.140b. Acceptable sign examples.



Figure 21B.45.140c. Acceptable sign examples.

(Ord. O2010-293 § 1 (Att. A))

21B.45.150-140 Temporary signs.

The following temporary signs or displays are permitted and, except as required by the International Building Code; Chapter 16.20 SMC, Construction Administrative Code; or as otherwise required in this chapter, do not require a sign permits, subject to the requirements set out in this chapter. All temporary signs shall not obstruct sight distances and shall follow the regulations prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, and by SMC 21A.25.220, Sight distance requirements. No temporary signs shall be located within center medians of principal, minor, and collector arterials or within roundabouts, traffic circles, or islands. Temporary signs shall not be illuminated. The following temporary signs or displays are permitted and, except as required by the International Building Code; Chapter 16.20 SMC, Construction Administrative Code; or as otherwise required in this chapter, do not require building permits:

(1) Grand Opening Displays:

(a) Non-Commercial Temporary Signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 days. No sign permit is required to post a non-commercial temporary non-commercial sign in the public right-of-way or on private property subject to the following requirements. If it meets the requirements in this section and in the following table, temporary signs may be placed between the sidewalk and the right-of-way line. On roads that only have a shoulder and do not have a sidewalk, temporary signs must be placed a minimum of 3 feet from the edge of the asphalt. Temporary signs shall not be placed in the right-of-way within a 150-foot radius of the center of an intersection.

Temporary signs not conforming to the regulations of this section may be approved through a right-of-way permit. The City Engineer, in consultation with the director of public works or their designee,

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~~and following review of applicable state and city codes, may approve temporary sign placement in the improved portion of the public right-of-way or within a 150-foot radius of the center of an intersection provided that the location and sign characteristics will not present a traffic safety issue, to one month to announce the opening of a new enterprise or the opening of an enterprise under new management; and~~

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~~(b) All grand opening displays shall be removed upon the expiration of 30 consecutive days;~~

~~(2) Construction Signs:~~

~~(a) Construction signs identifying architects, engineers, planners, contractors, or other individuals or firms involved with the construction of a building and announcing the character of the building or the purpose for which the building is intended may be displayed;~~

~~(b) One nonilluminated, double-faced sign is permitted for each public street upon which the project fronts;~~

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~~(c) No sign shall exceed 32 square feet in surface area or 10 feet right-of-way or on private property if it meets the requirements in height, or be located closer than 30 feet from the property line of the adjoining property; and~~

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~~(d) Construction signs must be removed by the date of first occupancy of the premises or one year after placement of the sign, whichever occurs first;~~

~~(3) Political Signs. Political signs are allowed, subject to the following requirements:~~

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~~(a) Location:~~

~~(i) Political signs may be displayed on private property with the consent of the property owner;~~

~~(ii) Political signs may be displayed within public easements or streets; provided, that signs shall not be located within the center median of principal, minor, and collector arterials (as defined) or within roundabouts, traffic circles, or islands;~~

~~(iii) Political signs located pursuant to subsection (3)(a)(i) or (ii) of this section shall not obstruct sight distances as prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21B.25.200, Sight distance requirements.~~

(b) Specifications:

(i) Political signs located on private property may have a maximum sign area of up to 32 square feet;

(ii) Freestanding political signs on private property may be up to eight feet tall;

(iii) Political signs located on or within public easements or streets may have a maximum sign area of up to four square feet and may be up to three feet tall above grade;

(iv) Political signs located within 15 feet of a street corner or driveway, as further identified in Chapter 14.04 SMC, Public Works Standards Adopted, or by SMC 21B.25.200, Sight distance requirements, shall be further limited in sign area and height as necessary to satisfy sight distance limitations;

(c) Removal:

(i) Political signs shall be removed within seven days following the election;

(ii) Property owners shall be responsible for the removal of political signs located on private property;

(iii) The campaign officer or responsible official shall be responsible for the removal of political signs located on or within public easements or streets;

(4) Real Estate Signs. All temporary real estate signs may be single or double faced signs:

(a) Signs advertising an individual residential unit for sale or rent are allowed without City permits, subject to the following:

(i) Location:

(A) One on-site sign per street frontage;

(B) One off-site sign is allowed on private property or in City street right-of-way between the effective date of Ordinance O2009-XXX (adopting ordinance) and December 31, 2010, subject to the following:

(1) The individual residential unit or property for sale or rent is not located adjacent to a public street;

(2) The off-site sign is located on private property or City street right-of-way, adjacent to the intersection of the primary vehicle entrance to the property and the closest public street;

(3) When more than three off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame to accommodate multiple signs; and

(4) Off-site real estate signage displayed on private property shall be with the consent of the property owner.

(5) Signs located in the City street right-of-way shall be located outside of the improved portion of the right-of-way (behind the sidewalk, roadway shoulder, drainage ditch, etc., whichever is furthest from the traveled roadway), and may be removed by the City if determined to be a hazard or if the placement is otherwise in conflict with the public use of the right-of-way.

(C) All signs located on a street corner or driveway shall conform with Chapter 14.01 SMC, Public Works Standards Adopted, and SMC 21B.25.200, Sight distance requirements.

(ii) Specifications.

(A) On-site signs shall not exceed eight square feet in area;

(B) On-site signs shall not exceed six feet in height;

(C) Individual off-site signs shall not exceed an area of four square feet;

(D) Frames installed to hold multiple real estate signs shall not exceed a height of six feet;

(E) Off-site signs located on a frame shall be designed to allow for a minimum of six signs to be hung, in a stacked fashion;

~~(F) Real estate offices or individual realtors that are advertising the sale or lease of more than one property at a corner shall be limited to one sign; and~~

~~(G) Off-site signs located on a frame shall individually not exceed a height of one and one-half feet, a width of two feet, and an area of three square feet.~~

~~(iii) Removal. Signs shall be removed within five days after closing of the sale, lease or rental of the property.~~

~~(b) Portable off-premises residential directional signs announcing directions to an open house at a specified residence that is offered for sale or rent shall not exceed six square feet in area for each sign, and shall not exceed 42 inches in height. Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent and may be located on the right-of-way outside of vehicular and bicycle lanes.~~

~~(c) On-site commercial (nonresidential) or industrial property for sale or rent signs shall be limited to one sign per street frontage, and shall not exceed 32 square feet in area. The sign shall not exceed 12 feet in height. The sign shall be removed within five days after closing of the sale, lease or rental of the property. A building permit is required and shall be issued for a one-year period. The permit is renewable for one-year increments up to a maximum of three years.~~

~~(d) On-site residential table. The director of community development for sale or rent signs shall be limited to one sign per development. The sign shall not exceed 32 square feet in area, and shall not exceed 12 feet in height. A building permit is required and shall be issued for a one-year period. The permit is renewable annually for up to a maximum of three years.~~

~~(e) Off-site directional signs for residential developments shall be limited to six signs. Each sign shall not exceed 16 square feet in area, and shall include only the name of and directions to the residential development. The sign(s) shall be placed a maximum of two road miles from the nearest residential development entrance. No two signs for one residential development shall be located closer than 500 feet from one another on the same street. A single building permit is required for all signs and shall be issued for a one-year period. The permit number and the permit expiration date must be clearly displayed on the face of each sign. The permit is renewable for one-year increments up to a maximum of three years; provided, that extensions will only be granted if the sign permit applicant has complied with the applicable regulations.~~

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~~(f) Residential on-premises informational signs shall be limited to one sign per feature, including but not limited to signs for information centers, model homes, parking areas or announcing features such as parks, playgrounds, or trails. Each sign shall not exceed 16 square feet in area, and shall not exceed six feet in height;~~

~~(5) Community Event Signs. Community event signs are allowed, subject to the following requirements:~~

~~(a) Location:~~

~~(i) Community event signs may be displayed on private property with the consent of the property owner.~~

~~(ii) Community event signs may be displayed within public easements or streets; provided, that:~~

~~(A) Signs shall be A frame signs as specified in subsection (5)(b) of this section; and~~

~~(B) Signs shall not be located within the center median of principal, minor, and collector arterials (as defined) or within roundabouts, traffic circles or islands.~~

~~(iii) Community event signs located pursuant to subsection (5)(a)(i) or (ii) of this section shall not obstruct sight distances as prescribed by Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21B-25.200, Sight distance requirements.~~

~~1. (iv) The director or their designee, in consultation with the Citycity engineer, and following review of applicable state and Citycity codes, may approve temporary sign placement in the public right-of-way on hardscape areas (i.e., concrete pads or other sidewalk areas not used for pedestrian travel); provided, that sign location does not conflict with subsection (54)(a)(i) or (ii) of this section.~~

~~(b) Specifications:~~

~~(i) Community event~~

	<u>Temporary Sign Type I Public Right-of-Way (Non-A-Frame)</u>	<u>Temporary Sign Type II Public Right-of-Way (A-Frame)</u>	<u>Temporary Sign Type III Private Property (All Sign Types)(1)</u>
<u>Size Limit</u>	<u>4 sq ft</u>	<u>6 sq ft</u>	<u>16 sq ft if located less than 50 feet from a street property line; 32 sq ft if located 50 feet or more from a street property line</u>
<u>Height Limit</u>	<u>3 ft above grade</u>	<u>3.5 ft</u>	<u>8 ft</u>

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Duration	180 consecutive days	2 consecutive days	180 consecutive days
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Sign conditions:

(1) Placement of off-premises temporary signs on private property may have a maximumis subject to the landowner's authorization.

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(2) Commercial Temporary Signs.

(a) Temporary Commercial Displays.

On-premises signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year for businesses located in Sammamish Town Center in the CB, NB, or O Zones.

(b) Signs located on property with active construction.

1. One non-illuminated, double-faced sign area of is permitted for each public street upon which the project fronts;

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2. No sign shall exceed 32 square feet; in surface area or 10 feet in height, or be located closer than 30 feet from the property line of the adjoining property; and

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(ii) Community event signs on public easements or streets shall be "A-frame" signs that shall not exceed six square feet in area for each sign, and shall not exceed 42 inches in height;

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(iii) Community event signs located within 15 feet of a street corner or driveway, as further identified in Chapter 14.01 SMC, Public Works Standards Adopted, or by SMC 21B.25.200, Sight distance requirements, shall be further limited in sign area and height as necessary to satisfy sight distance limitations; and

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(iv) Community event signs shall be stationary and shall not be illuminated.

(c) Removal:

(i) Community event signs shall 3. Signs must be removed within seven days following by the enddate of first occupancy of the community fair, festival, or event; provided that premises or one year after placement of the signs shall not be displayed for sign, whichever occurs first;

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(3) Signs Associated with Properties for Sale or Rent.

<u>Signs Located On Property with Individual Unit for Sale or Rent</u>	
<u>Sign Quantity</u>	<u>One (1) per public street frontage</u>
<u>Permitted Location</u>	<u>Public street frontage</u>

<u>Permitted Duration</u>	<u>Signs shall be removed within five days after closing of the sale, lease or rental of the property.</u>
<u>Maximum Size Area</u>	<u>8 sq ft</u>
<u>Maximum Height</u>	<u>6 ft</u>
<u>Signs Located Off-Site of Property with Individual Unit for Sale or Rent¹</u>	
<u>Sign Quantity</u>	<u>One (1)²</u>
<u>Permitted Location</u>	<u>Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street.</u>
<u>Permitted Duration</u>	<u>Signs shall be removed within five days after closing of the sale, lease or rental of the property.</u>
<u>Maximum Size Area</u>	<u>4 sq ft</u>
<u>Signs on Property with Commercial or Industrial Property For Sale or Rent</u>	
<u>Sign Quantity</u>	<u>One (1)</u>
<u>Permitted Location</u>	<u>Public street frontage</u>
<u>Maximum Size Area</u>	<u>32 sq ft</u>
<u>Maximum Height</u>	<u>12 ft</u>
<u>Signs on Newly Constructed Residential Developments for Sale</u>	
<u>Sign Quantity</u>	<u>One (1)</u>
<u>Permitted Location</u>	<u>Public street frontage</u>
<u>Maximum Size Area</u>	<u>32 sq ft</u>
<u>Maximum Height</u>	<u>12 ft</u>
<u>Directional Signs Located Off-site Of Newly Constructed Residential Developments for sale</u>	
<u>Sign Quantity</u>	<u>Two (2)</u>
<u>Permitted Location</u>	<u>Private property (with permission); public right-of-way</u>
<u>Maximum Sign Area</u>	<u>16 sq ft</u>

Sign Conditions:

(1) Only allowed for properties with a unit for sale or rent that is not located adjacent to a public street.

(2) When more than a total of 21 calendar days; and three off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame, designed to allow for a minimum of six signs to be hung in a stacked

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fashion, to accommodate multiple signs; Frames installed to hold multiple real estate signs shall not exceed a height of six feet. Off-site signs located on a frame shall individually not exceed a height of one and a half feet, a width of two feet, and an area of three square feet.

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(ii) Sign removal shall be the responsibility of the event sponsor;

~~(6)~~ ~~(4)~~ Community Banner Signs. Community banners are allowed subject to the following provisions:

Commented [DG3]: Justification: relocated from 21A.45 due to location of banner poles being in TC. Subsequently, this provision has been deleted from 21A.45.

~~(a)~~ ~~(a)~~ Community banners shall only be located on public banner poles erected by the City for that use;

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~~(b)~~ ~~(b)~~ Letter on the signs such signs shall not be less than 12 inches in height except for lettering associated with sponsor logos;

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~~(c)~~ ~~(c)~~ Banners shall not be illuminated or have any attention-getting lights; and

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~~(d)~~ Sponsor logos shall be limited to the name and corporate symbol of the sponsor;

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~~(d)~~ ~~(7)~~ Only City-sponsored events may be advertised using the Community Banner program

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~~(5)~~ Pedestal Signs. Temporary pedestal signs are allowed in the TC-A and TC-B zones, subject to the following provisions:

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~~(a)~~ The sign shall be placed such that there is a minimum of a six-foot-wide pedestrian access around the sign;

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~~(b)~~ The sign shall not exceed a height of six feet;

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~~(c)~~ The sign face shall not exceed an area of three square feet;

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~~(d)~~ Sign lettering and graphics shall not exceed a height of four inches;

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~~(e)~~ The frames and other support structures shall be consistent with the building's architectural character in terms of form, color, and materials such that there is a consistent design theme.

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Figure 21B.45.150a. Acceptable and unacceptable pedestal signs.

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(Ord. O2010-293 §.1 (Att. A))

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21B.45.160 Compliance clause.

Legally established **150 Legal non-conforming signs** that do not conform to the design standards of SMC 21B.45.110, General sign design standards, or 21B.45.120, Design standards for specific sign types, shall be brought into compliance when there is a change in use associated with the sign or when the sign is entirely removed or replaced. (Ord. O2010-293 § 1 (Att. A))

(1) Any sign located within the city limits on the date of adoption of the ordinance codified in this title, or located in an area annexed to the city thereafter, which does not conform with the provisions of this code, shall be considered a legal nonconforming sign and is permitted, provided it also meets the following requirements:

21B.45.170 Electronic reader board pilot program adopted.

The provisions of Chapter 21A.45 SMC, Article II, shall apply to the Town Center sub-area, including SMC 21A.45.130 through 21A.45.180. (Ord. O2010-293 § 1 (Att. A))

21B.45.180 Definitions.

Pictures contained in

- (a) The sign was covered by a permit on the date of adoption of the ordinance codified in this title if one was required under applicable law; or
- (b) If no permit was required under applicable law for the sign in question, the sign definition section was in all respects compliant with applicable law on the date of adoption of the ordinance codified in this title.

(2) Loss of legal nonconforming status. Nonconforming signs shall not be altered in size, shape, height, location, or structural components without being brought to compliance with the requirements of this code. Repair and maintenance are intended to be allowable, but may require a permit if structural components require repair or replacement. (Ord. O2010-293 § 1 (Att. A))

21B.45.160 Variance.

- (1) A sign variance is categorized as a Type 1 land use application and shall be subject to the requirements of SMC 21A.110.030. Variances from the terms of this chapter may be granted by director of community development upon complete application. Variances may be granted when, because of unique circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict interpretation of the regulations of this chapter deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classifications.
- (2) The variance shall not constitute a grant of special privilege inconsistent with a limitation upon uses of other properties in the vicinity and zone in which such property is situated.

21B.45.170 Enforcement.

(1) Compliance with other applicable codes. All signs erected or altered under this chapter must comply with all applicable federal, state and local regulations relating to signs, including without limitation the provisions of the International Building Code as adopted in SMC 16.05.010 by the city. If any provision of

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this code is found to be in conflict with any provision of any zoning, building, fire, safety or health ordinance or code of the city, the provision which establishes the higher standard shall prevail.

(2) Sign maintenance. All permanent and temporary signs must be kept in good repair and in a safe manner at all times. The sign owner must repair damaged or deteriorated signs within 30 days of notification by the city. The area surrounding freestanding signs must be kept free of litter and debris at all times.

(3) Inspection. Code enforcement officers are authorized to inspect any sign covered by this chapter for the purpose of inspection of the sign, its structural and electrical connections, and to ensure compliance with the provisions of this code. Such inspections shall be carried out during business hours, unless an emergency exists.

(4) Abatement. In addition to the abatement authority provided by proceedings under SMC 21A.115.030, the city or its agents may summarily remove any sign placed on a right-of-way or public property in violation of the terms of this chapter under the following circumstances:

(a) When a sign is determined by the city engineer or director of community development to present an immediate threat to the safety, health, and welfare of the public;

(b) When a sign is illegally placed within the public right-of-way, within a landscape median, landscape island, traffic circle, attached to a utility pole or city traffic sign, upon public sidewalks or roadway, or on any public building or structure when such facilities are located on public property or within public right-of-way;

(c) When a sign is determined by the city to be abandoned; provided, that the city must first provide examples of the sign described fourteen days' notice to the underlying property owner or business owner that the sign is deemed abandoned;

(1)-(d) Disposal of signs. When a sign has been removed by the city as authorized by this section, the city shall take the following actions:

(i) The city shall hold a sign for at least seven days. After seven days the city may dispose of the sign without prior notice to the sign owner. The city shall not be responsible for damage or loss during removal or storage of any signs in violation of this code. Sign owners wishing to reacquire possession of removed signs prior to their disposal shall pay an impoundment fee pursuant to SMC 23.100.010.

(ii) For signs with a fair market value exceeding five hundred dollars, the city shall provide notice by mail to the following:

(A) Sign owner. If the mailing address can be determined by the city after reasonable efforts in investigation. "Reasonable efforts" shall include investigation efforts that take no longer than one-half hour of staff time.

(B) Underlying property owner. If the address of the sign owner cannot be reasonably ascertained, the city shall mail the notice to the underlying real property owner, as identified in the records of the King County Assessor's Office.

21B.15.341 Sign.

"Sign" means any medium, device, structure, fixture, or placard, including any necessary supporting structure and component parts, that is visible from a public right-of-way or surrounding properties, and uses graphics, symbols, or written copy to convey a message, attract attention to, or advertise a product, place, activity, business, event, good, service, or land use.

(2)-21B.15.342 Sign, awning/marquee.

"Sign, awning/marquee" means a sign painted on or attached directly to and supported by an awning or marquee. An awning may be constructed of rigid or nonrigid materials and may be retractable or

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nonretractable. A marquee is a roof-like shelter, as of glass, projecting above an outer door and over a sidewalk or a terrace, which may be attached to a building or be freestanding.

(3) 21B.15.343 Sign, blade.

"Sign, blade" means a small, pedestrian-oriented building-mounted sign that is attached to and supported by the exterior wall of a building with the exposed face of the sign on a plane perpendicular to the wall of the building, projecting more than one foot from the wall of a building and vertical to the ground.



Figure 21B.45.180a15.343. Blade sign examples.

(4) 21B.15.344 Sign, box/cabinet.

"Sign, box/cabinet" means a building-mounted sign that is attached to and supported by the exterior wall of a building with the exposed face of the sign on a plane parallel to the wall of the building and where the sign or individual letters are contained within a box or cabinet and are internally illuminated.



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Figure 21B.45.180b15.344. Cabinet sign examples.

(6)

21B.15.345 Sign, building-mounted.

“Sign, building-mounted” means a sign that is attached directly to a building or indirectly attached to a building by a support structure. Building-mounted signs may include, but are not limited to, wall, hanging, blade, awning, marquee, opaque, channel, painted, shadow, and window signs.

(6)

21B.15.346 Sign, changing message.

“Sign, changing message” means a sign that contains electronically controlled digital or illuminated text, or a sign that contains text that can be manually changed.



Figure 21B.45.180e15.347. Changing message sign examples.

(7)

21B.15.347 Sign, channel letter.

“Sign, channel letter” means a wall sign that is comprised of lettering that is attached to and supported by the exterior wall of a building or a structure with the exposed face of the lettering or graphics on a plane

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parallel to the wall of the building, and where the letters contain an open channel into which neon lighting is inserted.



Figure 21B.45.180d15.348. Channel letter sign examples.

(8)

21B.15.348 Sign, community banner.

"Sign, community banner" means a temporary sign, located on City banner poles, which advertises an City-sponsored or hosted event that would provide civic, cultural, educational, philanthropic, or service opportunities hosted or promoted by the City or a community group that is not-for-profit or nonprofit and nonpolitical with an IRS designation of Section 501(c) or (d).

(9) "Sign, community event" means a temporary sign announcing or promoting a nonprofit or not-for-profit sponsored community fair, festival, event (community events include but are not limited to regularly-scheduled events or meetings by churches, homeowners' associations and other community groups).

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(10)

21B.15.349 Sign, directional.

"Sign, directional" means a sign that is primarily designed to guide or direct pedestrian or vehicular traffic to an area, business, place, or convenience, and may include incidental graphics such as trade names and trademarks.



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Figure 21B.45.180e15.349.1. Directional sign examples.

(11)

21B.15.349.1 Sign, hanging.

“Sign, hanging” means a small, pedestrian-oriented sign that is hung beneath an awning, canopy, or marquee sign or other structure.



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Figure 21B.45.180/15.349.2, Hanging sign examples.

(12)

21B.15.349.2 Sign, incidental.

"Sign, incidental" means a sign, emblem or decal designed to inform the public of goods, facilities, or services available on the premises, and may include but not be limited to signs designating:

- (a) Restrooms;
- (b) Hours of operation;
- (c) Acceptable credit cards;
- (d) Property ownership or management;
- (e) Phone booths; and
- (f) Recycling containers.

(13)

21B.15.349.3 Sign, freestanding.

"Sign, freestanding" means a sign standing directly upon the ground or having one or more supports standing directly upon the ground, and being detached from any building or fence.

(14)

21B.15.349.4 Sign, fuel price.

"Sign, fuel price" means a sign utilized to advertise the price of gasoline and/or diesel fuel.

(15)

21B.15.349.5 Sign, logo.

"Sign, logo" means a sign, graphic representation, or symbol of a company name, trademark, or abbreviation, uniquely designed for ready recognition. A logo sign may be a wall sign or a freestanding sign.

(16)

21B.15.349.6 Sign, monument.

"Sign, monument" means 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.

(17)

21B.15.349.7 Sign, opaque.

"Sign, opaque" means a building-mounted sign that is attached to and supported by the exterior wall of a building or a structure where the surface of the sign is generally comprised of two or more opaque

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materials on the same plane. Where internally illuminated, the opaque material that comprises the lettering of the sign may be translucent such that it allows limited light to shine through the sign letters.



Figure 21B.45.180g15.349.8. Opaque sign examples.

21B.15.349.8 Sign, painted.

"Sign, painted" means a sign, mural or graphic design painted directly onto a building facade or onto a flat wood or metal surface that is then attached to the building facade.



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Figure 21B.45.480h/15.349.9. Painted sign examples.

(19)

21B.15.349.9 Sign, permanent residential development identification.

"Sign, permanent residential development identification" means a permanent monument or wall sign identifying the residential development upon which the sign is located.

(20)

21B.15.349.10 Sign, pedestal.

"Sign, pedestal" means a temporary, pedestrian-oriented sign placed atop a pedestal that is affixed to a heavy horizontal base.



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Figure 21B.45.180i15.349.11. Pedestal sign examples.

(21) "Sign, political" means a sign advertising a candidate or candidates for public elective office, or a political party, or signs urging a particular vote on a public issue decided by ballot.

(22)

21B.15.349.11 Sign, primary.

"Sign, primary" means a painted, opaque, awning, marquee, or channel letter sign that is designed to be the primary source of business identification to both pedestrian and vehicular traffic.

(23)

21B.15.349.12 Sign, secondary.

"Sign, secondary" means a window, logo, blade, or hanging sign that generally contains secondary, pedestrian-oriented business identification, business product information, or hours of operation.

21B.15.349.13 Sign, shadow.

(24) "Sign, shadow" means a wall sign comprised of individual letters or graphics that is attached to and supported by the exterior wall of a building with the exposed face of the sign lettering or graphics on a plane parallel to the wall of the building, where the surface of the sign is generally comprised of a completely opaque material. The sign lettering or graphics are separated from the building facade such that during daylight hours the lettering generates a shadow on the building facade.



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Figure 21B.45.180; 15.349.14. Shadow sign examples.

~~(25)~~

21B.15.349.14 Sign, temporary.

"Sign, temporary" means a sign that is designed to be displayed for a limited amount of time and is not permanently placed or affixed such as to prevent its removal;

~~(26)~~

21B.15.349.15 Sign, window.

"Sign, window" means a sign that is constructed of neon, stained glass, gold leaf, cut vinyl, etched glass, or similar material in a window.

~~(27)~~

21B.15.349.16 Sign, wall.

"Sign, wall" means any sign painted on, or attached directly to and supported by, the wall of a building or structure. All wall signs are building-mounted signs. Wall signs may include, but are not limited to, window, opaque, shadow, painted, channel letter, and logo signs. (Ord. O2010-293 §-1 (Att. A))

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Page 67: [282] Formatted **David Goodman** **3/23/2017 4:27:00 PM**

Normal, Space After: 0 pt, Line spacing: single, Keep with next, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers, Font Alignment: Auto, Tab stops: 0.75", Left

1/23/17 Neighborhood Character / Arts Center.

WELCOME & City Signs

Eagle

3 BIG Trees

Stylized font



Blue

REALLY NICE!!



Iconic Eagle *soars!*



Yellow draws eye/attention <vs eagle>

But LOST “beauty”
Looks ugly, temporary?

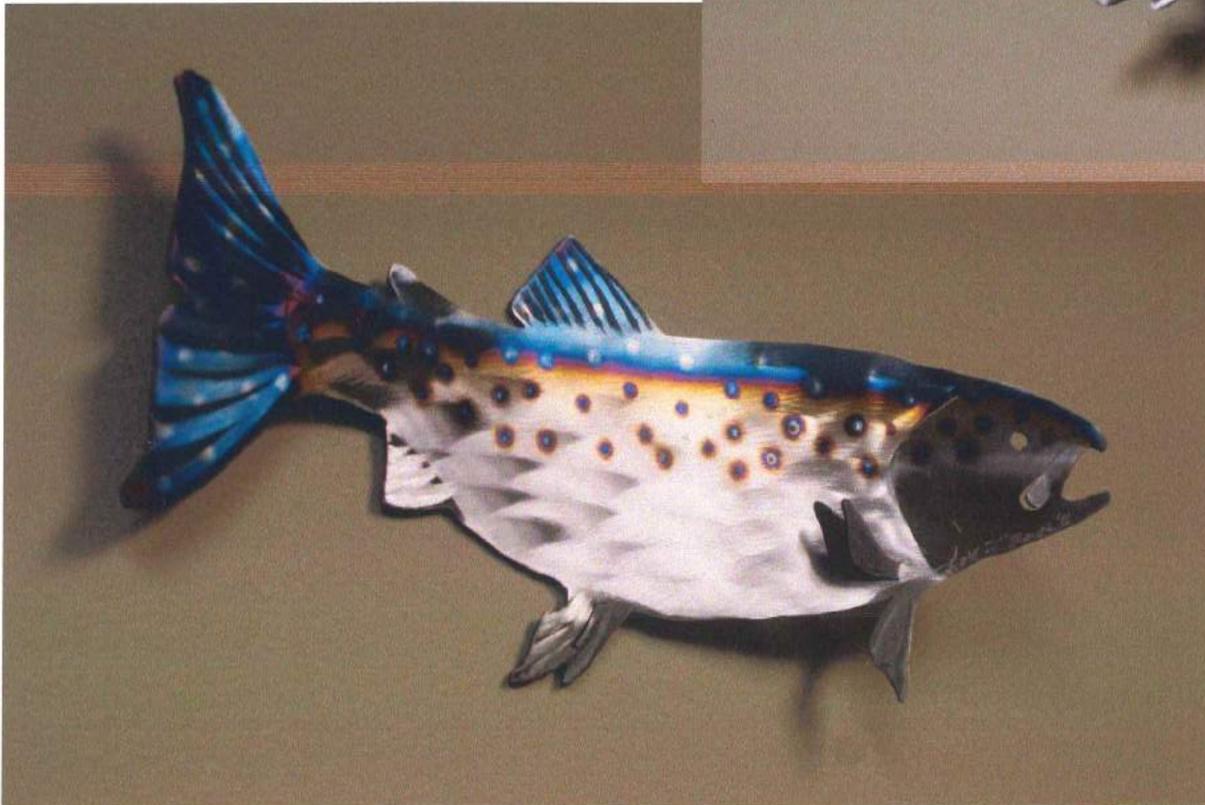


Basic ... but too plain? Can't read yellow.



ART

Aesthetics
Sculptures



others by...
I-90 near B.C.
Not flat / 3-D!

Utility Boxes are “signs” & ART!



Artist



NE 4th ST – Our “Town Center”



What should these “faces” wear?



eART h

So, Earth without ART is just... “eh”

10/24/2016
Art
Cam











NO PARKING ANY TIME

QUALITY 24 HRS SERVICE

Wendy's



Clean Slate Group



Ryan Rieker

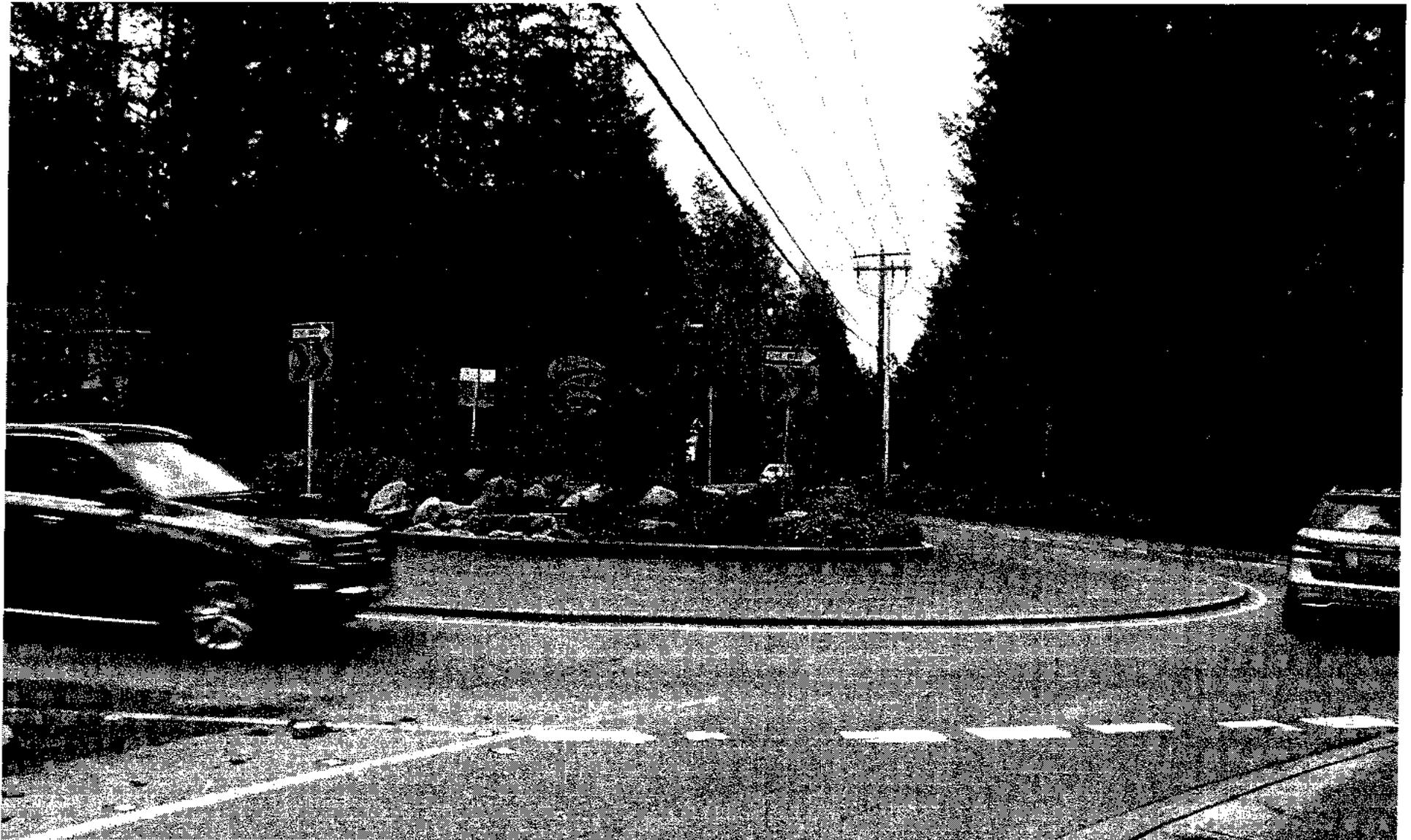


Small (< 2 sq ft) Exempt?

- Garage Sale
- Lemonade stand
- Birthday Party balloons
- Lost / Found
- Missing pets



ART – Sculpture is NOT a sign! 😊





Communicate where it is
ok to Locate?!

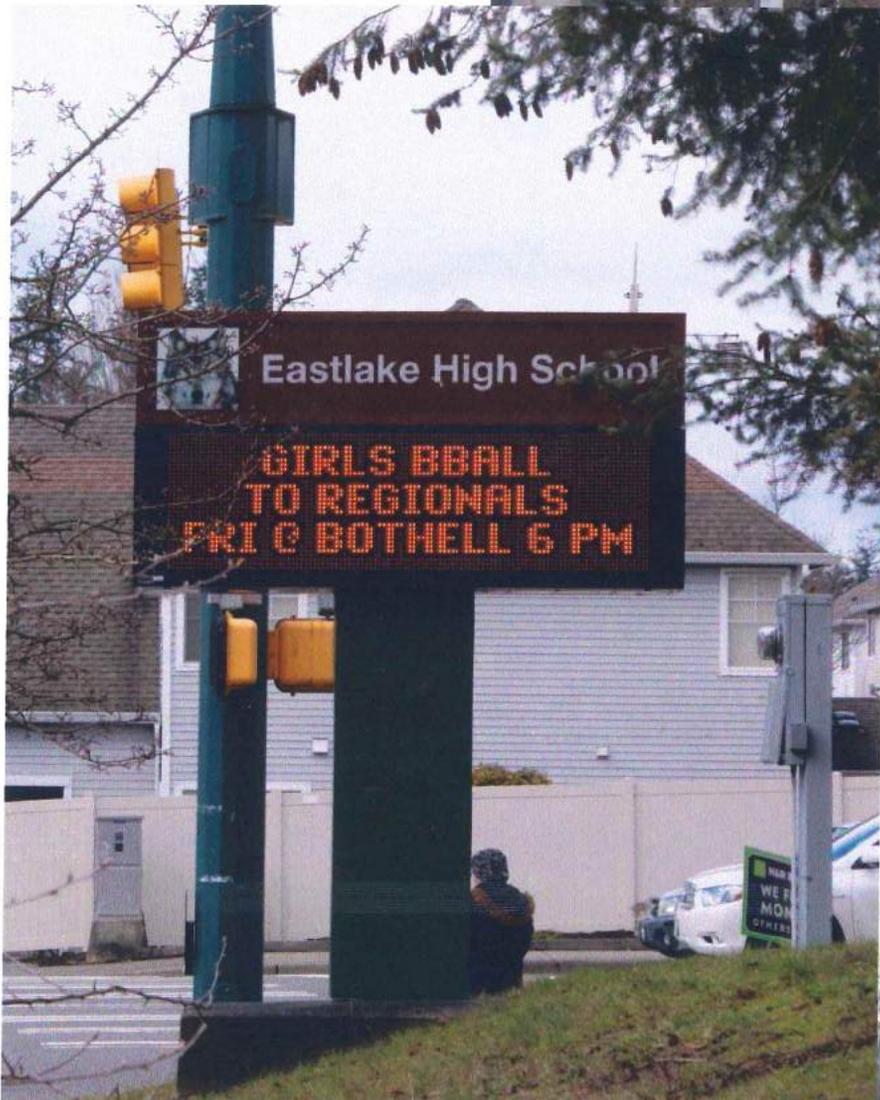


HOAs & Neighborhoods— Size, Location?



E-boards Comply?

(3 mins, flash, color)





- Wire posts, ok?
- Many uses / users
- Inexpensive



Notify certain businesses/types?



Past Comply & new impacts?





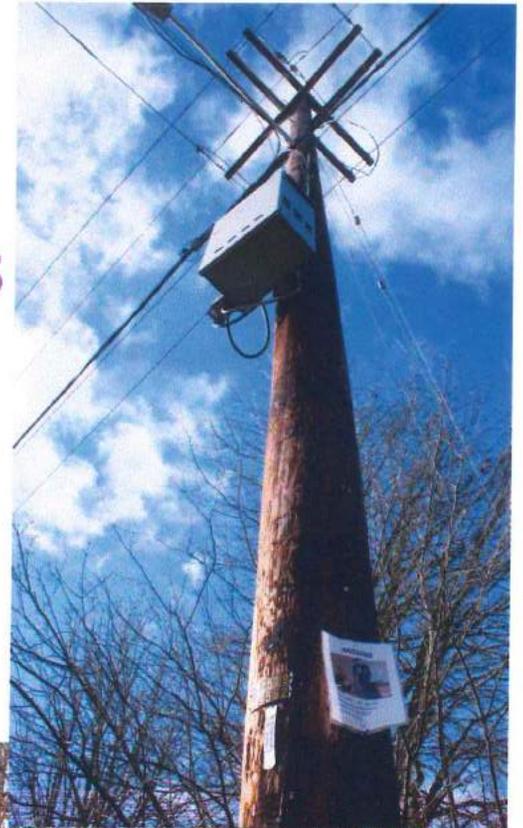
Large

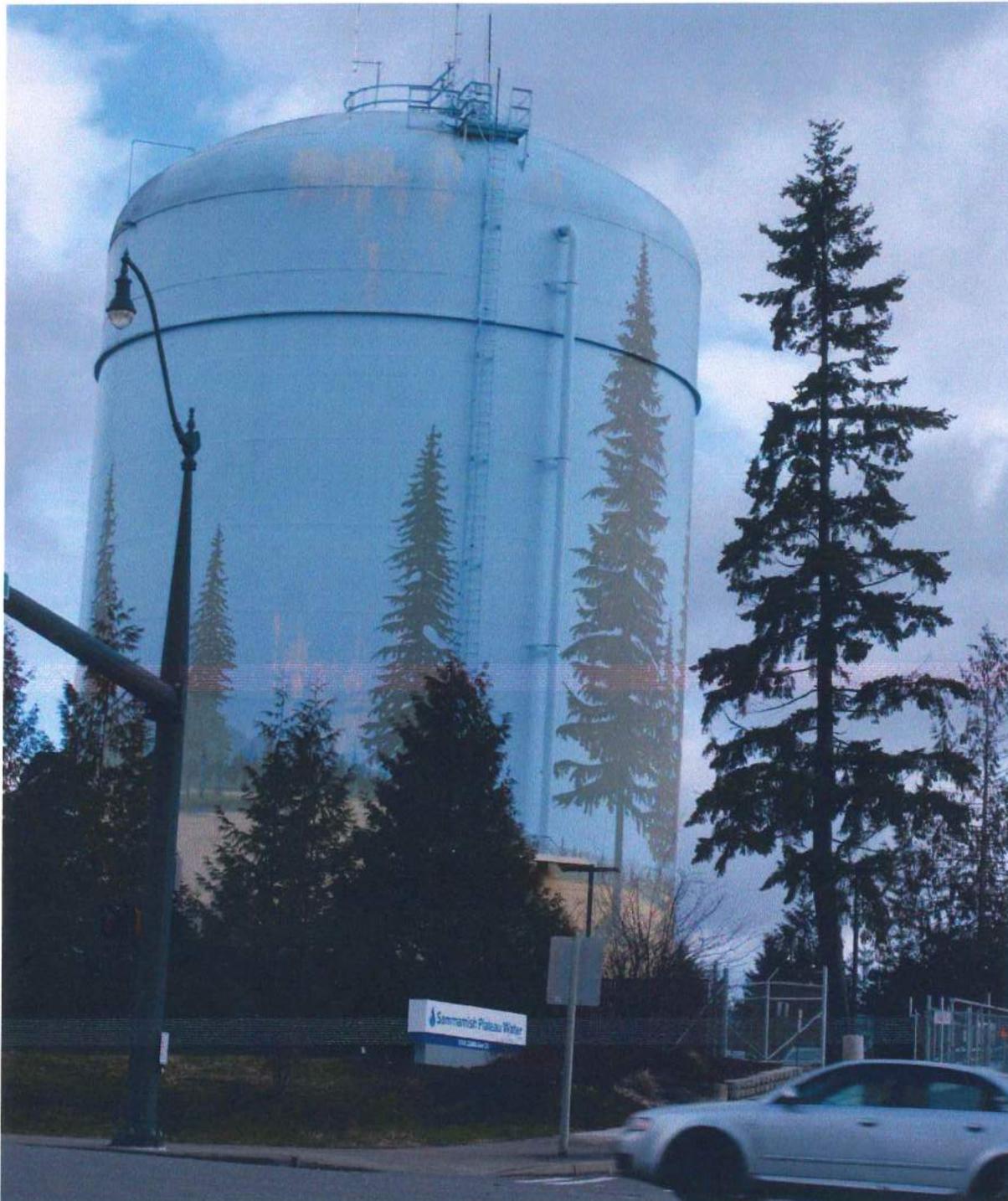
- Avoid
- Limit
- Disallow?
- Illuminate 24/7 (no?!)





**Safety +
Aesthetics**
for Public
Utilities
in ROW





Sammamish Plateau Water Tower

- Please allow past, present, and new art paintings!!

Existing example from Redmond/Overlake area



To be... or not to be? (& COLOR)



Allow Murals--up to full building





Allow
Color
promote
aesthetics

→ Character





Public Utilities 228th & any ROW





Town Center
Utility boxes in
plain-public view
UGLY → Require ART!



- Written messages
- Visual displays



Community



Signs for ...

- Maps
- Directions
- Useful
- Artistic



Highlight our Salmon Creeks...



1. 212th AVE & Louis-T Rd SE
2. E Lk Samm Prkwy & Louis-T Rd NE
3. Parkway & SE 8th ST

Zackuse Creek?

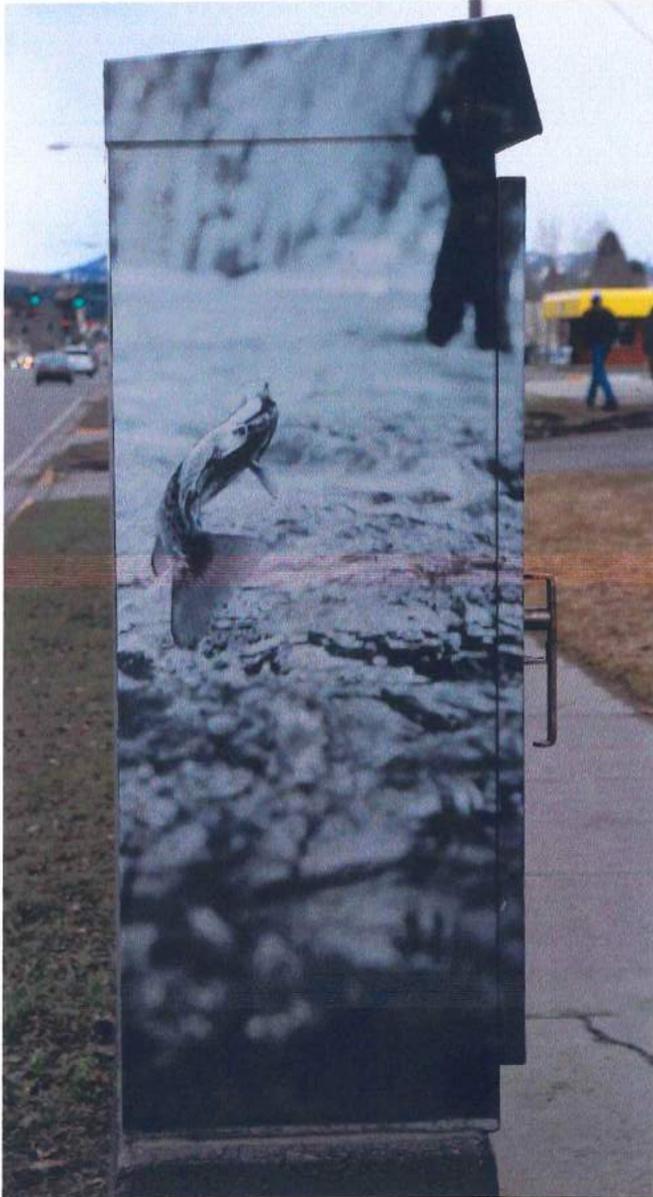
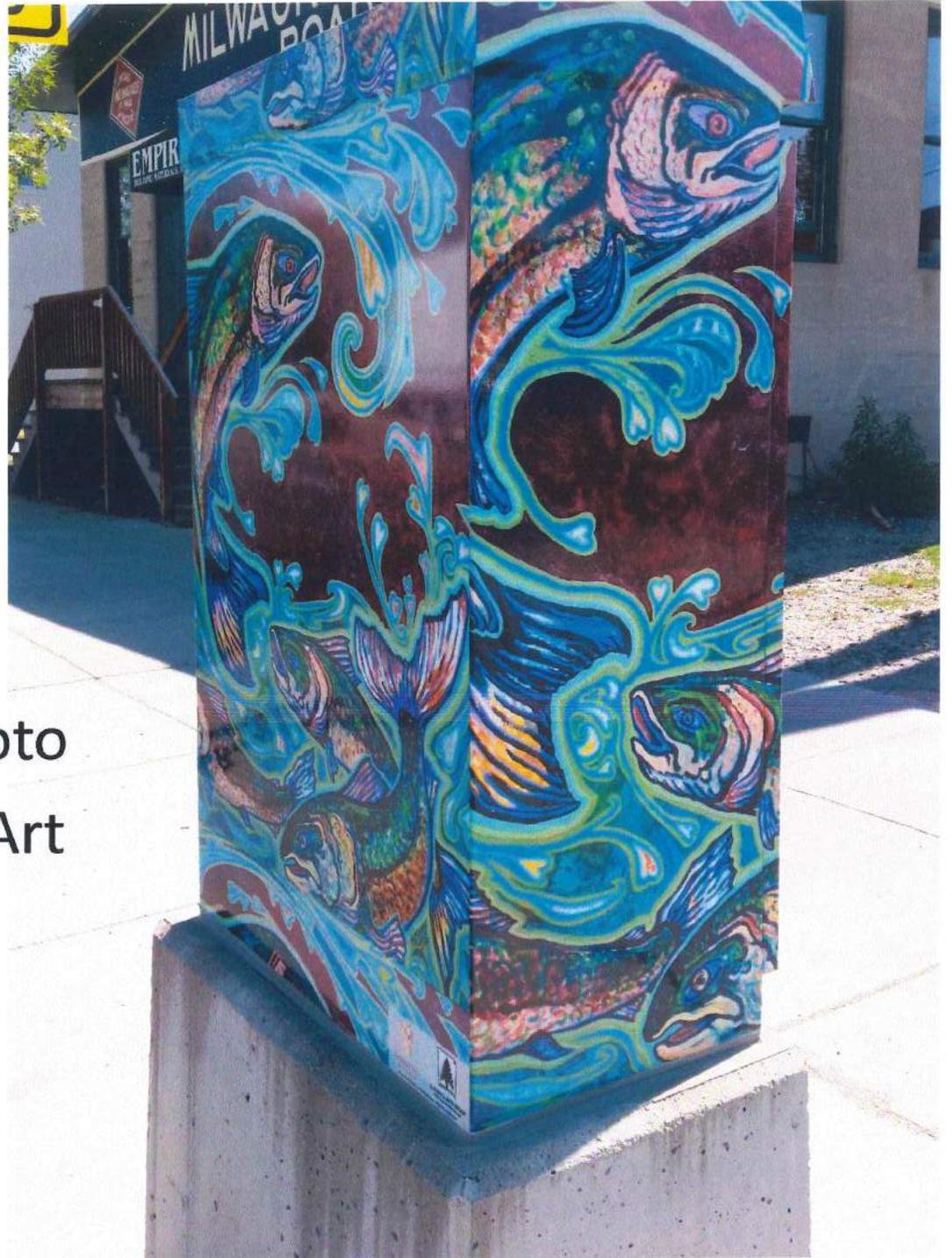


Photo
or Art



Allow Murals--up to full building



Allow
BIG!

Large Format Art



History - Artists



Allow + Encourage Utility coverings



Concrete...to us it's Art



35 years experience



10% OFF
Any Concrete Project

Expires 4/15/17



ARTISTIC
CONCRETE DESIGN, INC.

Phone/Fax: **425-488-8184**
artisticconcretedesign.com

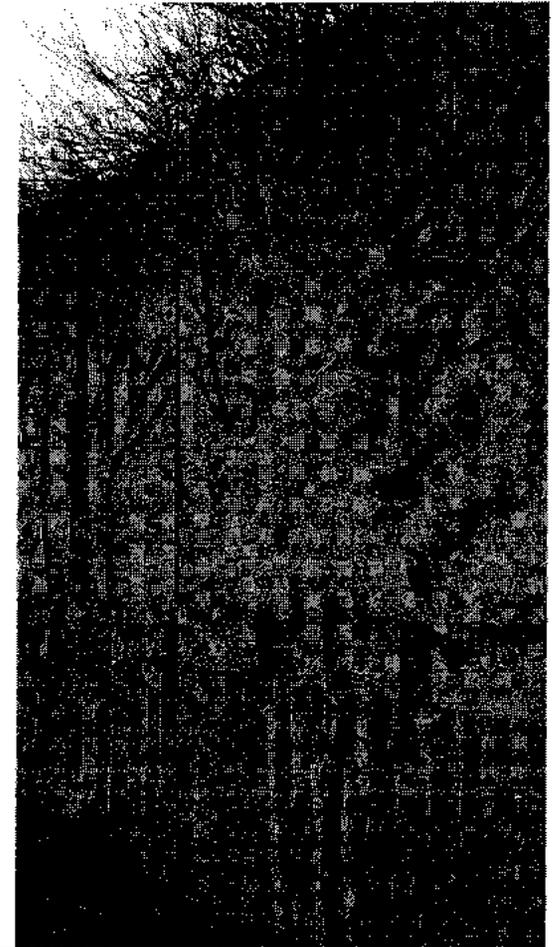
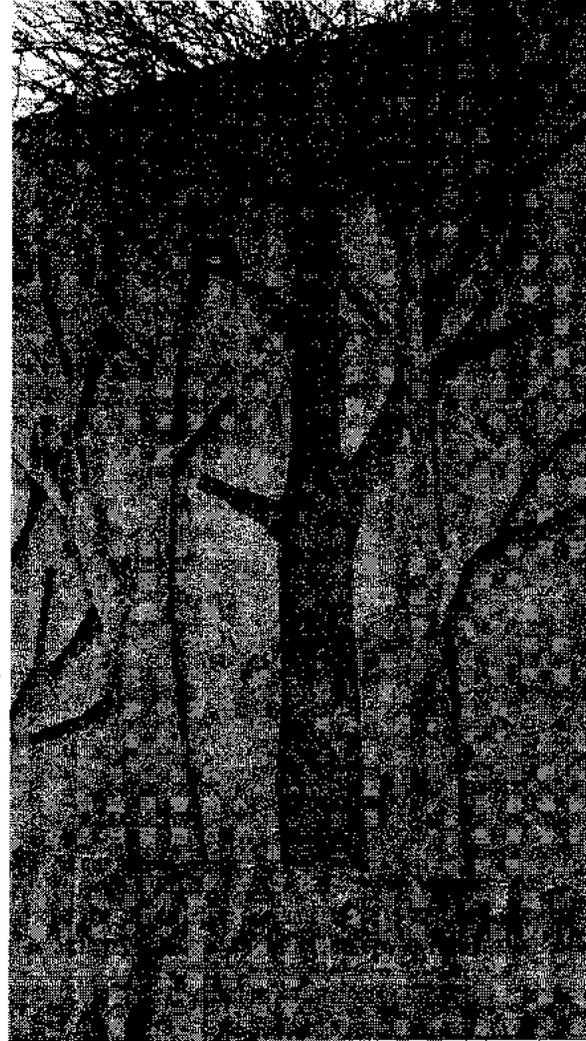
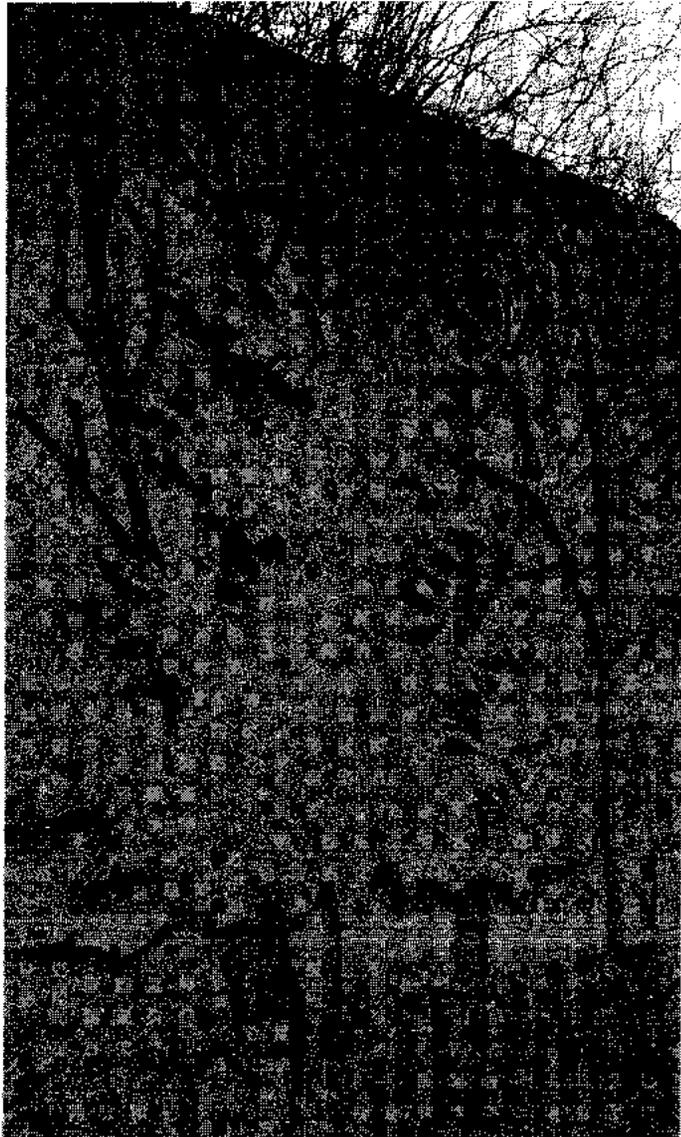
- Driveways • Sidewalks • Patios • Steps • Retaining Walls
- Foundations • Athletic Courts • Concrete Countertops • Pool Decks
- Firepits • Water Features • Concrete Overlays • Acrylic Stain Sealers
- Stamped & Colored Concrete • Acid Etching • Chemical/Acid Stains



Concrete Texture on Walls / Plinth



Examples: **Evergreen, deciduous, mixed**



Redmond Hwy-202, 185th-188th Ave NE



TEST cases for SMC – SIGNS

Public Comment & Uses

SIGNS Work Session

Thu 2-23-2017

Planning Commission

Lead Item for Review/Action

4/21/17 10:00 AM

*34/3/17
Handy
4/21/17*



Test Cases for Sign Code... & Art

City of Sammamish
David Goodman &
Doug McIntyre
Planning Dept.
3-9-2017 9:00am

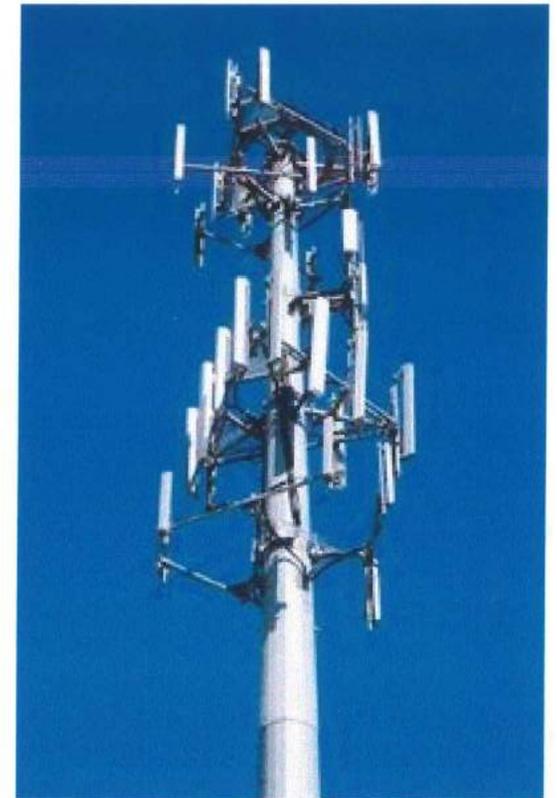


Utility Poles and Towers

- Gotta have 'em
- Public Services & Benefits



Must
allow
Logos
(at a minimum)





3-D Utility
Structures
... versus
Flat/textured
Vault
covers

3-D

(Allow cover all
sides and top)



Other 3-D shapes for

Any/ALL Utility Structures small-to-TALL

SAFETY 1st, but allow sides/top?!



Sammamish Fire Hydrants—*Colors Now*

NESSWD
&
SPW



Green-White &
OSHA Yellow

→ allow others?





← Damaged? Fix!

State of disrepair,
Unsafe? Shabby... replace,
repaint or cover! (*Enforce?!)*



Other 3-D shapes in Public view



Recycle—look closely!



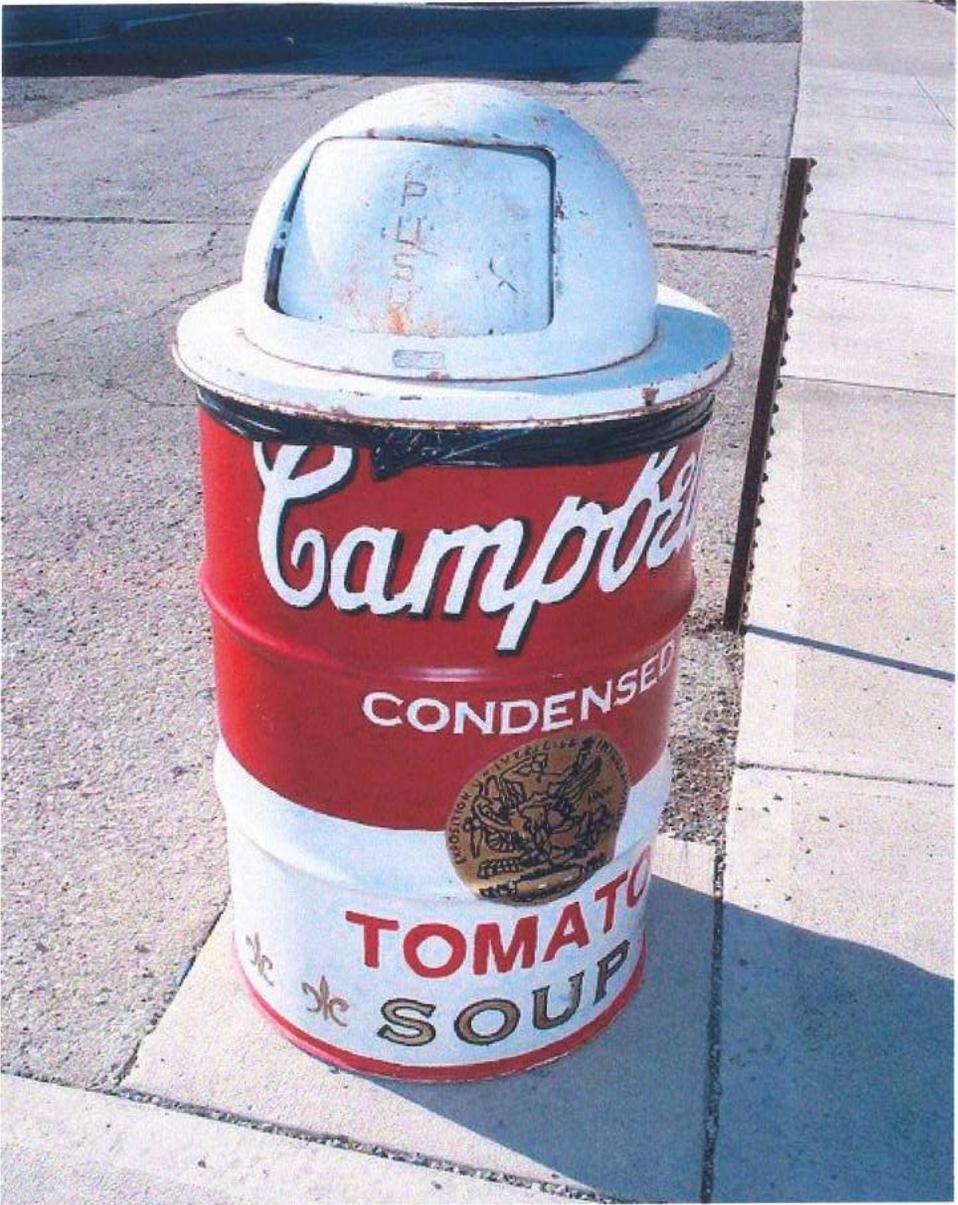
Complete Rubbish!

(Rolling trash bin)

Just “garbage ideas”
to recycle (& allow?!)



Outta this world ideas
and food for thought



Honor R2D2 & Andy Warhol



ID, Beauty & Education
in Marketing/Ads

High School and Events = Spirit!

Also, "Just Married" & Sport-Team-ID like "#5 Terry"



Who uses?

Purpose?

Temporary/Permanent

uses?

SIGNS are
expensive!

\$200-300
(2001)



Display Spirit!

Team, school, celebrate, etc.



Transit buses... beauty & Ads=\$

Note uses of new technologies

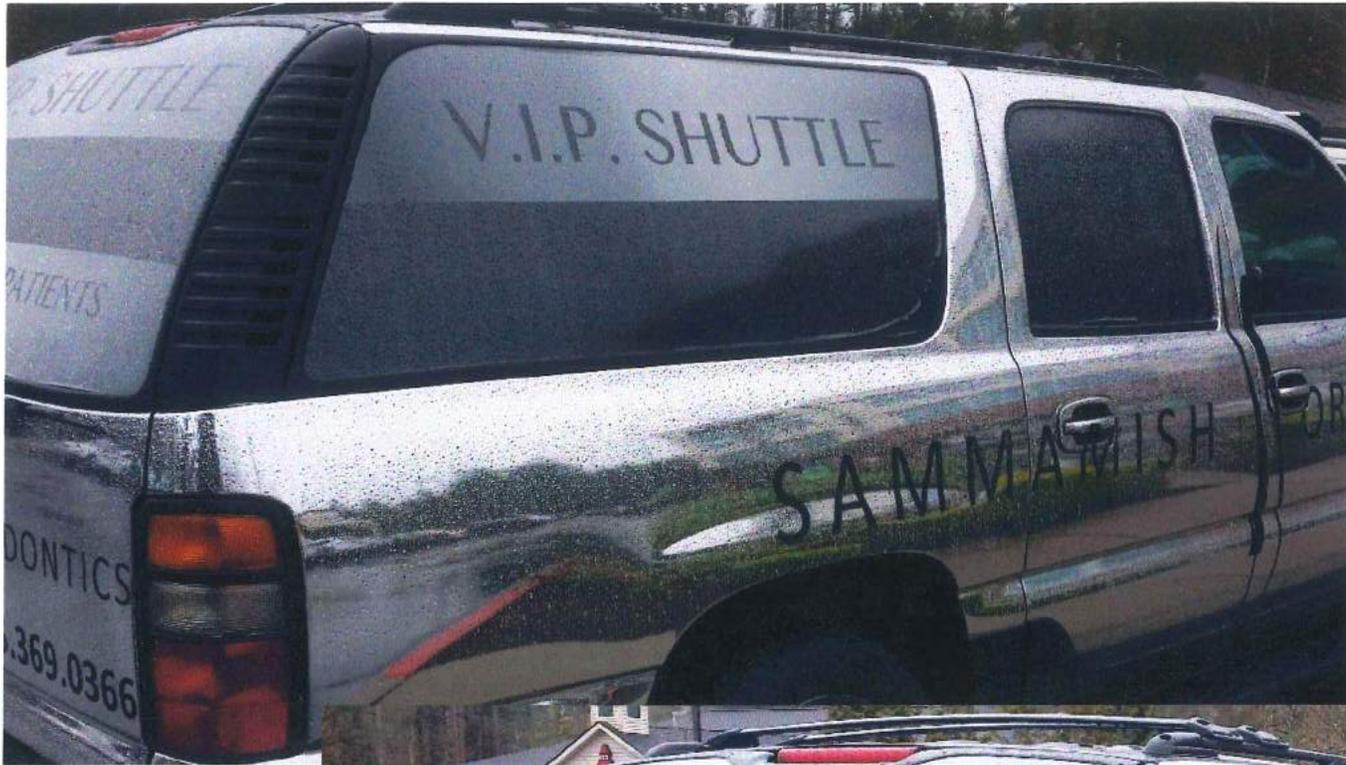




Vehicles

Signage, logos +
Business Mrktg.





Business' Advertise



City should contact to inform!

Before trashing, & please recycle metal, etc.



On Poles?

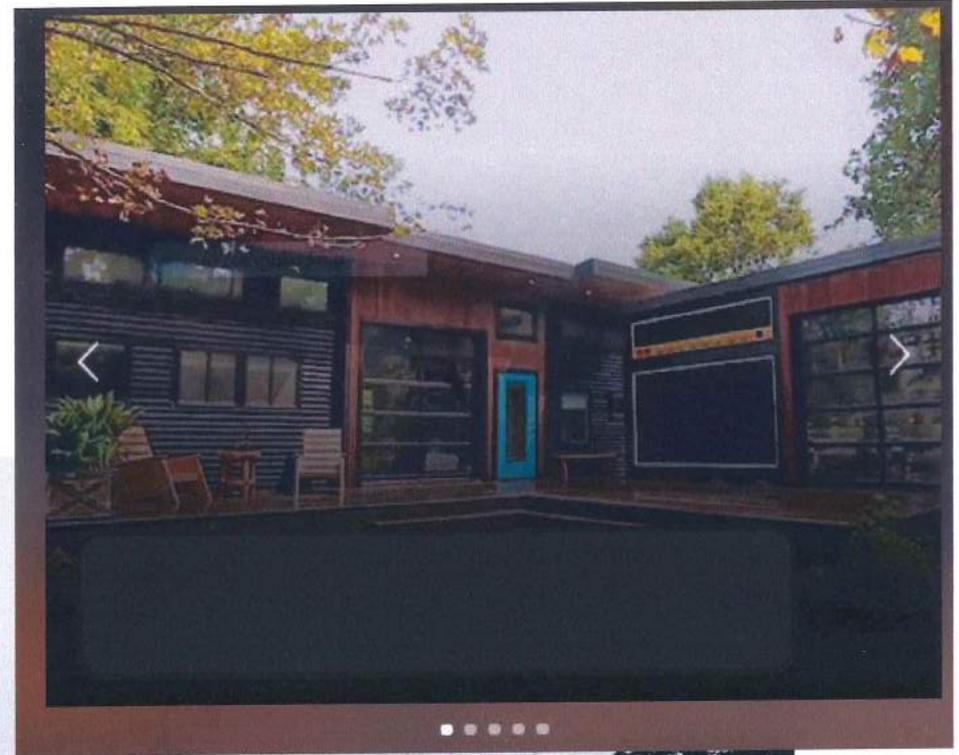
Communicate: allow
what & where?!



Building—color?

This Tiny House siding looks like signs →

Development Code...



shall not conflict w/ Safety!

cannot

Colors



Color & Overhead Utilities?



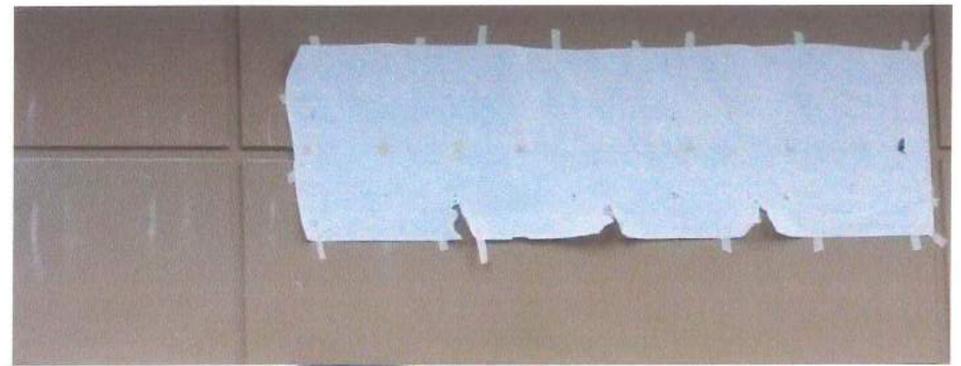


Development Code
+ Urban Forest +
Art & Signs ... all intersect in use!

Allow LARGE Size and Plants used “as” & in signs



What 's wear?
The faces of Sammamish!



Get SIGN code done, before it's too late!



What should these “faces” wear?



Sammamish Municipal CODE

CONCRETE

Signs – Character - ART

CONCRETE & “Relief” Sculptures
Modified .ppt for 3-9-2017 9:00am “Counter”
Doug M. & David G. & Kevin J.
Arts Commission 2/27/2017

City of Sammamish
SIGN CODE
with Planning Commission
now

RELIEF SCULPTURES → Raised, carved, multi-layer



Allow + Encourage Utility cover...

Plus: Texture or art design on Plinth (heavy base)



Concrete Texture on Walls / Plinth



Stamped or coated concrete on signs, columns, and/or plinths

Concrete...to us it's Art



35 years experience

10% OFF
Any Concrete Project

Expires 4/15/17


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- Firepits • Water Features • Concrete Overlays • Acrylic Stain Sealers
- Stamped & Colored Concrete • Acid Etching • Chemical/Acid Stains



Textured Concrete esp. for retaining walls



Examples: **Evergreen, deciduous, mixed**



Intermixed Panels & base=earth reliefs



Redmond Hwy-202, 185th-188th Ave NE



Idea: Useful for King County Trail?

- East Lake Sammamish Trail (ELST)
- Last Segment (2B) application if appropriate?
- There are a lot of retaining walls between the Parkway and the Trail and homes.
- Relief adds Beauty: Texture or Stamped Concrete

Electronic Signs – no longer a pilot

- 1) See how being used**
- 2) Ask users for input?!**

Input USERS

for 3-9-2017 9:00am “Counter”

Doug M. & David G. & Kevin J.

City of Sammamish

SIGN CODE

with Planning Commission

Now, next mtg 3-16-2017

Eastlake had \$ for a bigger sign
but SMC restricts size of sign, & Trees obscure too



\$50,000 + Booster Clubs paid too
(announcements benefit public/community)



Sports, Events, Clubs, Time/Temp.



BANK

E-Sign message:

4 parts...

3 seconds each

=12 sec total

Very reasonable use, located up high



West side of building faces 228th AVE NE



Washington Federal.

to small business



Washington Federal.

We Think Big!

Sauvannich
PEDIATRIC DENTISTRY
(425) 466-5210



Washington Federal.

Pen an account today!



Hard to even see/read: North side of building faces
Sammamish Highlands (South end of Safeway) parking lot







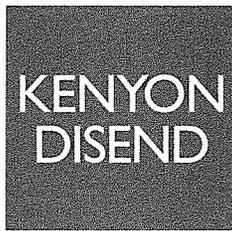


>= 3 minutes too long for e-signs



Unfortunately may encourage solid, for example, RED NEON





MEMORANDUM

TO: David Goodman; City of Sammamish Planning Commission
FROM: Charlotte A. Archer, Kenyon Disend PLLC *CAA*
DATE: February 14, 2017
RE: Regulation of Banners

I. ISSUE PRESENTED AND SHORT ANSWER

The City has requested an analysis of the legal issues surrounding the City's Community Banner program, in the context of traditional free speech jurisprudence and the recent decision issued by the U.S. Supreme Court in Reed v. Town of Gilbert, AZ, which changed the landscape for municipal regulations of speech regarding regulations governing signage on public and private property. The answer to the City's query depends upon which legal doctrine the Court applies to the City's program. The Courts are divided as to whether banner programs (and comparable programs of various formats) constitute traditional or limited public fora, or government speech.

II. BACKGROUND ON BANNER PROGRAM

The City hosts a "Community Banner" program which allows certain entities to post banners that span 228th Avenue Southeast at certain places for a short period. SMC 21A.45.120(6) states, in pertinent part:

(6) Community Banners Sign. Community banners are allowed subject to the following provisions:

(a) Community banners shall only be located on public banner poles erected by the City for that use;

(b) Letters on the sign shall not be less than 12 inches in height except for lettering associated with sponsor logos;

(c) Banners shall not be illuminated or have any attention-getting lights; and

(d) Sponsor logos shall be limited to the name and corporate symbol of the sponsor.

III. AUTHORITY AND ANALYSIS

A. Traditional Public Fora, Limited Public Fora and Nonpublic Forum.

Jurisprudence from the U.S. Supreme Court recognizes the right of a citizen to engage in expressive activity on public property, but the Court has divided public property into three categories: traditional public forums, limited public forums, and nonpublic forums. *See Cornelius v. NAACP Leg. Def. Fund*, 473 U.S. 788 (1985).

Traditional public fora are those places which, “by long tradition or by government fiat, have been devoted to assembly and debate.” *Perry Educ. Ass’n v. Perry Educators’ Ass’n*, 460 U.S. 37, 45 (1983). Public streets and parks fall into this category. *See Hague v. CIO*, 307 U. S. 496 (1939).

A limited public forum, or a designated public forum, is “created by government designation of a place or channel of communication for use by the public at large for assembly and speech, for use by certain speakers, or for the discussion of certain subjects.” *Perry Education Assn.*, 460 U. S. at 46, n. 7.

A nonpublic forum is traditionally identified by clear evidence of a contrary intent by government to create a public forum; *i.e.*, when the nature of the property is inconsistent with expressive activity. *See Jones v. North Carolina Prisoners’ Labor Union*, 433 U. S. 119 (1977). For example, the courts have held that the following are nonpublic forums: the airspace above a City; a School District’s internal mail system; a military installation; and jailhouse grounds. *See Ctr. for Bio-Ethical Reform, Inc. v. City & Cty. of Honolulu*, 345 F. Supp. 2d 1123, 1131 (D. Haw. 2004), *aff’d*, 448 F.3d 1101 (9th Cir. 2006); *Perry Education Assn.*, 460 U. S. at 46; *Greer v. Spock*, 424 U. S. 828 (1976); *Adderley v. Florida*, 385 U. S. 39 (1966).

Whether a municipal banner program falls into one of these three categories is a fact-intensive query. Public streets are traditional public fora, while at least one court has held that the airspace above a city is a nonpublic forum. In contrast, a nonpublic forum that is opened to public speech with limitations on speakers – such as a public university that provides a forum exclusively for students of that university – constitutes a limited public forum.

B. Governing Principles for the Regulation of Speech in Traditional Public Fora.

A municipality may not place a time, place and manner restriction on public speech in a traditional public forum absent a compelling reason. *See Morse v. Frederick*, 551 U.S. 393, 403 (2007). In the “traditional public forum,” primarily the streets and parks, the “strict scrutiny” test

applies: no content-based restrictions on speech are allowed unless necessary to serve a compelling state interest and narrowly tailored to that end. See Perry Education Assn., 460 U. S. at 46.

The regulations of speech in the traditional public forum must be content-neutral, and apply uniformly regardless of the speaker. For example, the U.S. Supreme Court held that the First Amendment required Ohio to permit the KKK to display a cross in the statehouse square. See Capital Square Review & Advisory Bd. v. Pinette, 515 U.S. 753, 777 (1995). Similarly, cities may not prohibit speech activities in a traditional forum that are not endorsed by the public agency, including political protests. Id. at 770. Notably, however, traditional public forum rights are not without limits for groups with a track record of law breaking. See Thomas v. Chi. Park Dist., 534 U.S. 316 (2002) (holding that Park District could deny permit to Hempfest based on past violations of park regulations).

C. Governing Principles for the Regulation of Speech in Limited Public Fora.

The government may set reasonable content limitations on the types of speakers and subject matter allowed, so long as the limits are viewpoint neutral, when regulating speech in a limited or designated public forum. Christian Legal Soc. Chapter of the Univ. of California, Hastings Coll. of the Law v. Martinez, 561 U.S. 661, (2010); Pleasant Grove City v. Summum, 555 U.S. 460, 470 (2009).

While this test appears to give the government flexibility to tailor public programs involving private speech, the Courts have dramatically curtailed that flexibility when reviewing policies pertaining to limited fora. This issue has arisen primarily in the contexts of advertising on the sides of municipality owned buses and in meeting room use policies. The Courts have rejected Cities' attempts to use "content" restrictions to screen out public controversy, hate groups, advocates of discrimination, and religious practices, and attempts at carving out sectarian religious speech.¹ In contrast, the Courts have uniformly permitted cities to exclude commercial speech.

For example, the Court invalidated a public school's decision to exclude a Christian children's club from meeting after hours at the school, based on its religious nature of the proposed meeting. See Good News Club v. Milford Central School, 533 U.S. 98 (2001). The Court held that the school had opened its limited public forum to activities serving a variety of purposes, including events "pertaining to the welfare of the community," and had interpreted its policy to permit discussions of subjects such as "the development of character and morals from a religious perspective," but excluded the club on the ground that its activities, which included learning Bible verses, the relation of Bible stories to the members' lives, and prayer, were "the equivalent of religious instruction itself." In short, speech discussing otherwise permissible subjects cannot be

¹ See Boy Scouts of Am. v. Dale, 530 U.S. 640 (2000) (invalidating school board's termination of the Boy Scouts' use of school meeting rooms, based on the board's dislike of the Scouts' intolerance of homosexuality); Cuffley v. Mickes, 208 F.3d 702 (8th Cir. 2000), *cert. denied sub nom.* 534 U.S. 903 (2001) (rejecting Missouri's attempt to exclude the Ku Klux Klan from participation in the Adopt-a-Highway Program); Hopper v. City of Pasco, 241 F.3d 1067, 1080 (9th Cir. 2001) (court found city hall art gallery a designated forum, then struck down restriction on "no controversial art" based on unconstitutionality of "censorship by public opinion."); Rosenberger v. Rector & Visitors of University of Virginia, 515 U.S. 819, 828 (1995) (invalidating university's denial of funding to paper that published news from an evangelical perspective, where university had policy to fund student newspapers).

excluded from a limited public forum on the ground that the subject is discussed from a religious viewpoint.

To determine if a restriction is reasonable, the Court will examine whether the restrictions imposed leave open alternative channels of communication. If not, then the restriction is not reasonable. Similarly, while a City is entitled to establish a specific purpose for the banner program and limit its use to that purpose, that City bears a significant burden in justifying that purpose. *See Edwards v. District of Columbia*, 755 F.3d 996 (D.C. Cir. 2014). The government must demonstrate, through evidence and not speculation and conjecture, that “the harms it recites are real,” and that the restrictions it places on the purpose of the program “will in fact alleviate them to a material degree.” *Id.*

D. Issues Pertaining to Government Speech.

A government entity has a right to speak for itself; in so doing, it is entitled to say what it wishes, and to select the views that it wants to express. This is commonly understood as the “government speech doctrine” and thereunder a government entity may exercise the same freedom to express its views, even when it receives assistance from private sources (including funding) for the purposes of delivering a government-controlled message. If a government is deemed to be promoting its own message, the message is not restricted by either the reasonableness standard or the viewpoint neutrality requirement discussed above. Government speech often involves the selection, and coopting, of private speech, such as selecting among applicants for a community art display, or promoting certain viewpoints by placing hyperlinks on the City’s website to certain organizations.

The following are examples of government speech:

- City choosing which privately funded monuments (including a statute of the Ten Commandments) to place in the city park. *See Summum*, 555 U.S. at 470.
- Government expressing substantive policy on abortion by funding only those clinics which agreed not to counsel patients on abortion. *See Rust v. Sullivan*, 500 U.S. 573 (1991).
- Government allocating federal arts funding on the basis of “artistic merit” can incorporate values, such as decency, as part of its evaluations. *See Under National Endowment of the Arts v. Finlay*, 524 U.S. 569 (1998).
- The Town creating a website to convey information about the Town to its citizens and chose certain hyperlinks to place on that website to certain events and organizations. *See Sutcliffe v. Epping Sch. Dist.*, 584 F.3d 314, 331 (1st Cir. 2009)

To show government speech, a municipality must show that it has actively screened each potential private speaker and allowed only those which the administrators conclude further program goals. *See Gentala v. City of Tucson*, 244 F.3d 1065, 1068-70 (9th Cir. 2001).