



Legislation Text

File #: 2006-0093, Version: 1

Clerk 02/16/2006

AN ORDINANCE relating to zoning; establishing standards for signs in mixed use-developments in R-12 through R-48 zones; amending Ordinance 10870, Section 424, as amended, and K.C.C. 21A.20.060 and Ordinance 10870, Section 427, as amended, and K.C.C. 21A.20.080 and adding a new section to K.C.C. chapter 21A.20.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. There is hereby added to K.C.C. chapter 21A.20 a new section to read as follows:

Mixed-use development signs in R-12 through R-48 zones. In a mixed-use development in the R-12 through R-48 zones in which the combined total of all nonresidential establishments exceeds fifteen thousand square feet of gross floor area, signs are limited as follows:

- A. Signs for nonresidential uses are permitted as provided in K.C.C. 21A.20.095;
- B. Signs for residential uses are permitted as follows:
 - 1. One permanent residential identification sign not exceeding thirty-two square feet is permitted per building for each street frontage of the lot. A corner lot with a street frontage of less than one hundred feet on each street shall be permitted only one sign;
 - 2. The maximum height for freestanding signs shall be fifteen feet;
 - 3. The sign may be freestanding or mounted on a fence or a wall or other structure; and
 - 4. In lieu of wall signs, projecting and awning signs and signs mounted on the sloping portion of roofs

are permitted if the signs:

- a. have a minimum clearance of eight feet above finished grade;
- b. do not project more than six feet perpendicular from the supporting building facade;
- c. meet the standards of K.C.C. 21A.20.060.J, if mounted on the roof of a building; and
- d. do not total an area more than ten percent of the building façade on which they are located.

SECTION 2. Ordinance 10870, Section 424, as amended, and K.C.C. 21A.20.060 are each hereby amended to read as follows:

General sign requirements.

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

B. Fuel price signs shall not be included in sign area or number limitations of K.C.C. 21A.20.090(~~(-110, provided such)~~), 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do not exceed twenty square feet per street frontage.

C. Except as otherwise provided in section 1 of this ordinance, (~~(P)~~)projecting and awning signs and signs mounted on the sloping portion of roofs shall not be permitted for uses in the Resource and 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)~~) but only if:

1. They maintain a minimum clearance of eight feet above finished grade;
2. They do not project more than six feet perpendicular from the supporting building facade;
3. They meet the standards of K.C.C. 21A.20.060J. if mounted on the roof of a building; and
4. They shall not exceed the number or size permitted for wall signs in a zone.

D. Changing message center signs, and time and temperature signs, which can be a wall or freestanding

sign, shall not exceed the size permitted for a wall or freestanding sign, and shall be permitted only in the NB, CB, RB, O((~~7~~)) and I zones. Changing message center signs and time and temperature signs shall not exceed the maximum sign height permitted in the zone.

E. Directional signs shall not be included in the sign area or number limitation of K.C.C. 21A.20.070(~~-110, provided they shall~~), 21A.20.095, 21A.20.100 and 21A.20.110, but only if the signs do 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.

F. Regarding ((S))sign illumination and glare:

1. All signs in the NB, CB, RB, O((~~7~~)) or I zone districts may be illuminated. Signs in all other zones may 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. 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.

3. Electrical requirements for signs shall be governed by ~~((C))~~chapter 19.28 RCW and ~~((Chapter))~~ WAC 296-46-910 ~~((of the Washington Administrative Code))~~; and

4. Signs with an on/off operation shall be permitted only in the CB, RB(~~(7)~~) and I zones.

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

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

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

J. 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.

K. Except as otherwise permitted by this chapter, off-premise directional signs shall not exceed four square feet in sign area.

L. Mixed use developments in the NB, CB, RB(~~(7)~~) or O zones are permitted one permanent residential identification sign not exceeding thirty-two square feet in addition to the maximum sign area requirements in the zone where the mixed use development is located.

SECTION 3. Ordinance 10870, Section 427, as amended, and K.C.C. 21A.20.080 are each hereby amended to read as follows:

Residential zone signs. Except as otherwise provided in section 1 of this ordinance, (~~(S)~~) signs in the R, UR and RA zones are limited as follows:

A. Nonresidential use:

1. One sign identifying nonresidential uses, not exceeding (~~(25)~~) twenty-five square feet and not exceeding (~~(6)~~) six feet in height is permitted;
2. Schools are permitted one sign per school or school facility entrance, which may be located in the setback. Two additional wall signs attached directly to the school or school facility are permitted;
3. Home occupation and home industry signs are limited to wall signs not exceeding six square feet.

B. Residential use:

1. One residential identification sign not exceeding two square feet is permitted; and
2. One permanent residential development identification sign not exceeding (~~(32)~~) thirty-two square feet is permitted per development. The maximum height for the sign shall be (~~(6)~~) six feet. The sign may be freestanding or mounted on a wall, fence(~~(7)~~) or other structure.

30 days prior, official paper

Newspaper: Seattle Times

Publish: Wednesday, March 8, 2006

Public Hearing: April 10, 2006