WOODLAND PLANNING COMMISSION AGENDA

Planning Commission Regular Meeting – 7:00 PM
June 19, 2014

Woodland NEW City Council Chambers
200 E Scott Avenue, Woodland, Washington

CALL TO ORDER – 7:00 PM

APPROVAL OF MINUTES

- March 20, 2014 meeting minutes (held over)
- May 15, 2014 meeting minutes

PUBLIC HEARING

- Gateway Rezone (LU #213-933): To rezone fourteen properties from Central Business District (C-1) to Highway Commercial (C-2).

WORKSHOP

- Sign Ordinance
  - Staff Report
  - Draft Code

- WMC 12.30 – Street Addressing: Adding new code language for addressing of parcels.
  - Draft Code

DISCUSSION

- Comprehensive Plan Amendments – proposed docket
  - Staff Report

- Population Projection – Comp Plan
  - Presentation/Discussion

UPDATE

- Project status - Report

ADJOURN

cc: Post (City Hall Annex, Library, Post Office, City Hall)
City of Woodland website
Planning Commission (5)
City Council (7)
Mayor
Department Heads

WOODLAND PLANNING COMMISSION MINUTES

Planning Commission Regular Meeting – 7:00 PM

Thursday, March 20, 2014

City Council Chambers
200 E Scott Avenue, Woodland, Washington

CALL TO ORDER
The meeting was called to order at 7:04PM.

PRESENT: Commissioner David Simpson
Commissioner Murali Amirenini
Commissioner Sharon Watt

ABSENT: Commissioner Tel Jensen
Commissioner Deborah Deans

STAFF:
Public Works Director Bart Stepp
Community Development Planner Amanda Smeller
Clerk Jessica Myers

APPROVAL OF January 16, 2014 Minutes
Minutes could not be approved without three Commissioners from January's meeting present.

WORKSHOP

- Sign Ordinance

  Amanda gave a refresher on sign-murals and frontage to catch Commissioner Murali up to speed. Commissioner Simpson likes the notes in gray, gives the board some topics to think about. Commissioner Amirenini questioned section K. Smeller explained that it has been discussed before and it sounds funny, but it is right. Smeller will look at it again to possibly change it. Commissioner Simpson wants to know are murals exempt. Smeller and Stepp expressed that for window and painted signs it is a $75.00 fee. Smeller also added that once you identify the business in the painting you need a permit for a sign. Commissioner would like to see the fee for a mural lower than that. Commissioner Watt would like to see a definition added to the code that states clearly what a mural is. Commissioner Simpson would like to not add the City of Zilla's language on Real Estate signs on 'higher signs.' Commissioners agreed that signs pertaining only to the sale or rent of property can be on the sign. Commissioner Amirenini added that it is an eye sore to have multiple advertising on one sign. Commissioners would like the input from Mary Parsons-Code Enforcement. They want her opinion on the sign code. Commissioner Simpson stated that she is the one dealing with it, so he wants to just help make it easier on her. Smeller said she will supply Parsons with a copy of the drafted sign code.

DRAFT

DISCUSSION

- Joint Planning Commission/City Council Goals 2014

- Gateway Rezone

  Smeller gave a Staff Report of the Gateway Rezone Process. She has heard back from 3 of the property owners. The 3 property owners we heard from own a majority of the land in the Gateway Rezone. Commissioner Simpson wants to make sure we don't need to have ok by owner. Rezoning from a C1 to a C2, will make the bank property conforming. Commissioner Simpson would like to see the Park and Ride rezoned to a PQPI as well as the pool. He states this is for housekeeping purposes. Stepp suggested an open house for the Gateway Rezone. Stepp also asked about if the Commissioners wanted to pick out any pieces of property or all them all to the rezone. Commissioner Simpson stated he liked it the way it was. Idea for an open house was to have a booth at Planter's Day. Commissioner Simpson would like everyone to read a section a month for the Comprehensive Plan.

- Project update

  Smeller's report was-American paper appeal is set for March 25, 2014. The city is taking a side with American Paper. They would like the requirement removed on for the Robinson road frontage update. The county wants them to make frontage improvements, which would include streetlights and sidewalks. Also, there is no application for a Winco and Smeller thinks the application for Taco Bell will be coming soon.

ADJOURNMENT 8:34 PM

A motion to adjourn the meeting was made by Commissioner Watt, seconded by Commissioner Amirenini, and unanimously approved at 8:34 PM. Next meeting will be April 24, 2014. Commissioner Deans and Jensen should be back.

_____ _____

Jessica Myers, Administrative Clerk Date

These minutes are not a verbatim record of the proceedings.

DRAFT

WOODLAND PLANNING COMMISSION MINUTES

Planning Commission Regular Meeting – 7:00 PM
May 15, 2014

Woodland NEW City Council Chambers
200 E Scott Avenue, Woodland, Washington

CALL TO ORDER –7:03:56 PM

PRESENT:	Commissioner Deborah Deans Commissioner Tel Jensen Commissioner David Simpson Commissioner Sharon Watt.
ABSENT:	Commissioner Mike Amirenini.
STAFF:	Clerk III Shannon Rychel Community Development Planner Amanda Smeller Public Works Director Bart Stepp

APPROVAL OF MINUTES

- March 20, 2014 meeting minutes could not be approved due lack of quorum.
- April 24, 2014 meeting minutes
  Commissioner Watt moved, seconded by Commissioner Deans, to approve minutes from April 24, 2014.

PUBLIC HEARING

- Public Participation Plan – 2016 Comprehensive Plan Update given by Eric Eisemann. Mr. Eisemann gave an overview on the Comprehensive Plan and the plan of action that needs to be taken.
  Commissioner Watt moved, seconded by Commissioner Deans, to send the Public Participation portion of the Comprehensive Plan to City Council.

- Haddock Lot Consolidation (LU #214-910): Proposed lot consolidation between two same ownership lots in the River Mist Subdivision. Staff Report was given by Amanda Smeller. Rick Haddock, property owner, spoke on construction and use of the lots. Commissioner Deans moved, seconded by Commissioner Watt, to approve lot consolidation and send to City Council.

WORKSHOP

- WMC Title 12 Streets & Sidewalks, WMC Title 13 Water & Sewage, and WMC Title 14 Municipal Public Works Code. Staff report was given by Bart Stepp.

DRAFT

Commissioner Watt moved, seconded by Commissioner Jensen, to move to public hearing.

- Repeal without replacement WMC 16.20 – Condominium code

  Commissioner Deans moved, seconded by Commissioner Simpson, to move to a Public Hearing.

UPDATE

- Project status – Report

The July Planning Commission meeting is moved to July 24th.

ADJOURN

Commissioner Jensen moved, seconded by Commissioner Deans, to adjourn at 7:40PM.

_____ _____

Shannon Rychel, Building and Planning Clerk Date

These minutes are not a verbatim record of the proceedings.

cc: Post (City Hall Annex, Library, Post Office, City Hall)
City of Woodland website
Planning Commission (5)
City Council (7)
Mayor
Department Heads

DRAFT

City of WOODLAND WASHINGTON Lewis River Valley

Building & Planning Department

P.O. Box 9, 230 Davidson Avenue
Woodland, WA 98674
www.ci.woodland.wa.us
(360) 225-1048 / FAX # (360) 225-7336

NOTICE OF APPLICATION

NOTICE OF PUBLIC HEARING

LIKELY DETERMINATION OF NON-SIGNIFICANCE (DNS)

Project:	To change the zoning designation of fourteen parcels from Central Business District (C-1) to Highway Commercial (C-2). These parcels are: 50006, 50007, 50008, 508000100, 50447, 50448, 50442, 5044201, 50445, 5047301, 50478, 50480, 5044001, and 50475.
Date of Issuance:	May 29, 2014
Applicant:	City of Woodland
Location:	This is a non-project action that could impact property owners and tenants in the Gateway District.
Comment Due Date:	June 18, 2014
Public Hearing Date:	June 19, 2014 at 7:00 PM at the Woodland City Council Chambers, 200 East Scott Ave, Woodland, Washington

I. DESCRIPTION OF PROPOSAL

The City of Woodland is considering amending the Zoning Map to change the zoning designation of parcels 50006, 50007, 50008, 508000100, 50447, 50448, 50442, 5044201, 50445, 5047301, 50478, 50480, 5044001, and 50475 from Central Business District (C-1) to Highway Commercial (C-2).

You are invited to comment on this proposed project.

II. ENVIRONMENTAL REVIEW:

The City of Woodland has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement is prepared. A copy of the subsequent threshold determination for the proposal may be obtained upon request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. Comments must be submitted by 5 p.m. on June 18, 2014 to:

Amanda Smeller
Community Development Planner
230 Davidson Ave., PO Box 9
Woodland, WA 98674

Email: smellera@ci.woodland.wa.us
Phone: 360-225-1048
Fax: 360-225-7336

IV. EXISTING ENVIRONMENTAL DOCUMENTS

1. SEPA checklist (May 29, 2014)

Application materials including the document listed above can be reviewed at the Woodland City Hall Annex, 230 Davidson Ave., Woodland, WA 98674 or can otherwise be obtained by contacting the SEPA responsible official.

V. REVIEW AUTHORITY

Per WMC 19.08.030, SEPA Threshold Determinations shall be made by the City Public Works Department Staff. After the close of the comment period on the NOA, the City will review any comments on the environmental impacts of the project and decide whether to proceed with issuing a DNS. The City is required to circulate the DNS, if issued, to the Department of Ecology, agencies with jurisdiction, anyone who commented on this NOA, and anyone requesting a copy.

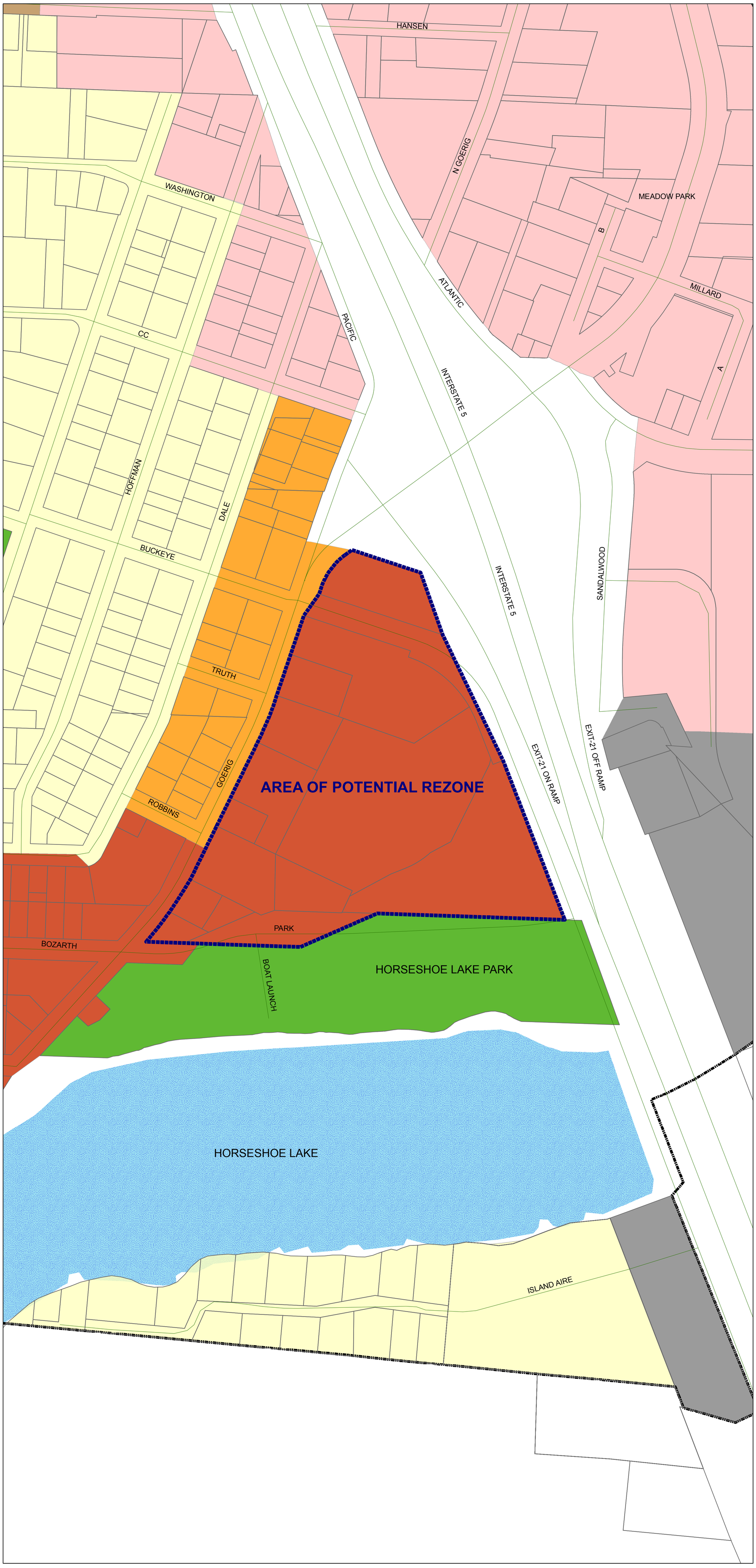
VI. PUBLIC HEARING NOTICE

The Woodland Planning Commission will hold a public hearing on this matter at their June 19, 2014 meeting. The Planning Commission will accept testimony and make recommendations to the City Council. Date, time, and location are as follows:

Date: **Thursday, June 19, 2014**
Time: **7:00 p.m.**
Location: **Woodland City Council Chambers, 200 East Scott Ave, Woodland, WA**

Date: May 29, 2014 Signature: Amanda Smeller

Published in the Reflector: June 4, 2014



Gateway Area

Potential Rezone
(C-1 Property Only)

Legend

- City Limits
- Urban Growth Boundary
- Street Centerlines
- Parcel Data
- Water Body

Zoning

- Central Business (C-1)
- Highway Commercial (C-2)
- Neighborhood Commercial (C-3)
- Light Industrial (I-1)
- Heavy Industrial (I-2)
- Low Density Residential (LDR-6)
- Low Density Residential (LDR-7.2)
- Low Density Residential (LDR-8.5)
- Medium Density Residential (MDR)
- High Density Residential (HDR)
- P/Q-P/I (Pub/Quasi-Pub/Insitution)
- Floodway Use (FW)
- Unzoned (UZ)

N
W E
S

0 100 200 400 Feet

DISCLAIMER:
The City of Woodland, WA, assumes no legal liability or responsibility for accuracy and completeness of this map. This map is to be used as a reference tool only. It is not a survey and the property and lines are not to be construed as being accurate.

Staff Report: Sign Ordinance Modifications

Date: June 12, 2014
To: Planning Commission
From: Amanda Smeller, Community Development Planner
Re: Sign Ordinance Modifications

Mary Parsons, Code Enforcement Officer, has reviewed the draft code and provided comments. Her suggestions/comments are in green.

The original proposed changes are still highlighted in yellow. There are notes, and examples from other city's sign ordinances, highlighted in gray.

Two sets of the draft ordinance are provided as the highlighted gray did not show up well enough in Mary's transmittal.

DRAFT ORDINANCE – SIGN CODE AMENDMENTS

Language shown in yellow highlight and *italics* is proposed to be added to the existing code. Language that is ~~struck through~~ is proposed to be removed.

Chapter 17.52 - SIGN REQUIREMENTS

Sections:

17.52.010 - Purpose.

17.52.020 - Applicability.

17.52.030 - General requirements.

17.52.040 - Prohibited signs.

17.52.050 - Definitions.

17.52.060 - Residential (LDR, MDR and HDR) districts.

17.52.070 - Commercial (C-1, C-2 and C-3) districts.

17.52.080 - Industrial (I-1 and I-2) districts.

17.52.090 - Temporary signs.

17.52.100 - Conditional uses.

17.52.110 - Abandoned or illegal signs.

17.52.120 - Maintenance of nonconforming signs.

17.52.130 - Exemptions.

17.52.140 - Permit requirements.

17.52.150 - Review procedures.

17.52.010 - Purpose.

The purpose of this chapter is to create a more attractive economic and business climate while improving the overall quality in the city. It is to promote and protect the public health, safety, welfare and aesthetics by regulating outdoor signs of all types and to encourage the installation of advertising signs that harmonize with buildings, natural settings, neighborhoods, and other signs in the area.

17.52.020 - Applicability.

This chapter applies to all signs that are visible from the public right-of-way, built or altered after the effective date of the ordinance codified in this chapter. No sign, unless exempted by this chapter, shall be constructed, displayed or altered without a sign permit issued by the city.

17.52.030 - General requirements.

A. Sign standards and conditions shall be as follows:

1. The structure and installation of all signs shall comply with the latest adopted edition of the building code and sign code and with all applicable state, county, and city building and fire codes;

2. Awnings, bulletin boards, canopies, display cases and marquees shall be subject to standards outlined in the latest adopted edition of the building code, and shall require, a building permit and inspection by the city building official;

3. All electrically illuminated signs shall have electrical components, connections and installations that conform to all federal, state and local requirements;

4. All signs, including all of their supports, braces, guys and anchors shall be maintained in good repair and in a safe, neat, clean and attractive manner.

5. All sign permit applications shall be signed by the owner of the property, in addition to the applicant. It is the property owner's responsibility to ensure all tenants follow the criteria as outlined in this chapter. Further, for those multi-tenant buildings who must share allowable sign size, it is the property owner's responsibility to ensure all tenants are aware of this criteria and to ensure allowable sign size is divided amongst all tenants.

B. Illumination. The light directed on, or internal to any sign shall be shaded, shielded or directed so that its brightness or glare does not adversely affect the safe vision of drivers or pedestrians to an unreasonable degree. Lighted signs visible from nearby residences shall be shielded in such a way to prevent glare and reduce brightness.

17.52.040 - Prohibited signs.

The following types of signs and advertising displays or structures are not permitted, except as indicated. Prohibited signs are subject to removal at the owner's expense after appropriate notification by the city:

A. Off-premise Signs. Any second party sign that advertises goods, products, services or facilities, or directs persons to a location different from where the sign is installed, and that does not relate strictly to the lawful use of the premise on which it is located. Lawful use is defined as a sign which indicates the business transacted, services rendered, goods sold or produced on the premises, name of the business, and name of person, firm or corporation occupying the premises (exception: off-premise signs as allowed in Section 17.52.070).

B. Flashing, animated, rotating, moving or audible signs.

C. Billboards. Billboards are prohibited in all zones.

D. Signs that Obstruct. Any sign that substantially obstructs free and clear vision of an exit, traffic intersection entrance, traffic sign or signal or constitutes a traffic hazard by reasons thereof.

Signs that create a safety hazard fort pedestrians or motorists.

E. Signs Containing Unwarranted Content. Any sign, which contains statements, words and pictures of an obscene nature.

F. Window signs containing material unrelated to the merchandise for sale or service performed by the person or business on whose premises or property the sign is located; provide, however, on-premises signs may call the attention of the public to public holidays or community events.

G. Miscellaneous Signs and Poster. The tacking, pasting, painting or otherwise affixing of any sign or signs of a miscellaneous character, visible from a public right-of-way, located on exterior walls of any building, barn, shed, tree, pole, post, fence or other structure is prohibited unless otherwise permitted as official sign.

H. Signs which purport to be, or are in imitation of, or resemble an official traffic sign or signal, or which bear the words, "stop," "caution," "danger," "warning," or similar words.

I. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination may be construed as a traffic-control sign, signal or device, or the light of an emergency or radio equipment vehicle; or which obstruct the visibility of any traffic or street sign or signal device.

J. Signs which, by reason of their size, location, movement or manner of illumination, obstruct the visibility of any aviation flight path.

K. Any sign or advertisement on a vehicle, trailer or cart visible from the public right-of-way and parked for the primary purpose of gaining signage not allowed by this chapter. This provision shall not be construed as prohibiting the identification of a firm or its principal products on a vehicle used in the normal course of business, or preventing the normal travel of fleet vehicles to and from places of employment and employee places of residence. Violation shall be evidenced by either of the following:

i. The vehicle, trailer or cart is parked further than one hundred (100) feet from the space occupied by the business being promoted and such vehicle, trailer or cart is parked for a period exceeding twenty-four (24) consecutive hours; or

ii. The advertising is promoting a business with no valid City of Woodland business license.

L.~~K.~~ Any other sign that does not conform to all provisions of this code.

Signs attached to trees, utility poles, street lights, rocks, or other natural features.

Signs prohibited.

The city prohibits the erection, by any person, of signs having any of the following characteristics:

A sign which does not bear the names of the owner or person responsible for the maintenance of the advertising;

17.52.050 - Definitions.

The following definitions and terms shall be used in the interpretation of this chapter:

"Advertising copy" means any letters, figures, symbols, logos, trademarks or similar devices which identify or promote the sign user or any product or service; or which provides information about the sign user, the premises, the building or the products or services available.

"Awning, retractable" means a hood or cover projecting from, but not a permanent part of, an exterior wall of a building and supported by that wall and that is collapsible, retractable, or capable of being folded against the face of the supporting building.

"Awning, fixed" means a hood or cover projecting from, but not a permanent part of, an exterior wall of a building and supported by that wall, and is held in place with rigid frames and covered with a flexible material.

"Banner" means an on-site sign such as those used to announce an open house, a grand opening or to make a special announcement. Normally, it is constructed of cloth, canvas, or similar material and is without a rigid frame. It will be considered either as a fascia or freestanding sign, depending on the method of attachments, and will have to comply with the normal zone requirements.

"Building code" means the current building code as adopted by the state and Woodlands Municipal Code.

"Building frontage—Primary" means as follows:

1. In a building containing only one business, primary frontage shall be the width, as defined in this section, of that side of the building, which contains the main public entrance to that business.

2. In a building containing more than one business, all of which businesses have their main public entrances on the same side, primary frontage shall be the width, as defined in this section, of that side of the building, which contains those public entrances.

3. In a building containing more than one business, where those businesses have their main public entrances on more than one side of the building, each such side shall constitute a primary frontage. Each primary frontage shall be the width, as defined in this section, of that frontage.

"Building frontage—Secondary" means as follows:

1. In a building containing one or more businesses, and having all main public entrances on one side, one secondary frontage may be designated by the building owner. That frontage shall be the width, as defined in this section, of that side of the building so designated.

"Bulletin board" means a board utilized for posting public notices, i.e. garage sales, for sale, etc.

"Business complex" means two or more commercial businesses on a lot or contiguous lots with common access and parking.

"Canopy" means a freestanding permanent structure providing protection from the elements, such as a service station gas pump island.

"Changing image sign" means any sign that, through the use of moving elements, flashing or sequential lights, lighting elements, or other automated method, results in movement, the appearance of movement, or change of sign image or text. Changing image signs do not include otherwise static signs where illumination is turned off and back on not more than once every twenty-four hours.

"Directional sign" means any sign which is designed and erected solely for the purpose of traffic or pedestrian direction (i.e. menu boards, bank machines, height warning) and which are placed on the property to which the public is directed.

"Facade" means the entire building front or the street sidewall of a building from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation.

"Flashing sign" means an illuminated sign, which changes intensity of lighting and/or switches on and off in a constant pattern or in which lighting is not maintained stationary and constant intensity and color.

"Freestanding sign" means a sign or advertising display which is not supported by a building, but which is supported by one or more upright poles or braces which are in or on the ground.

"Gross area of a sign" means the area within a continuous perimeter enclosing the outer limits of the sign face, but not including structural elements, which are not a part of the display. The gross area of a two-faced sign equals the area of one side. The gross area of a spherical, cubical or polyhedral sign equals one-half the total surface area.

Illegal sign (Definition) (to include any sign generally within XXX feet of the curb, on a utility pole, or in a median, which has not been specifically placed there for traffic directional purposes, is illegal).

"Marquee" means a permanent roof or hood structure attached to, supported by, and projecting from a building over the public right-of-way or public place. It provides protection from weather elements, but does not include a projecting roof.

"Monument sign" means a sign and supporting structure, which has similar top and bottom dimensions and is constructed as a solid structure or one, which gives the appearance of a continuous, nonhollow, unbroken mass.

"Nameplate sign" means a sign, which indicates no more than the name, address and home occupation of the resident of the premises.

Nuisance or abandoned sign definition

"Off-premise sign" means any sign that draws attention to or communicates information about business establishment (or any other enterprise) that exists at a location other than the location of that which the sign has been placed.

"On-premise sign" means a sign which carries only advertisements strictly related to a lawful use of the premises on which it is located, including signs or sign devices indicating the business transacted, services rendered, goods sold or produced on the premises, name of the business, and name of the person, firm or corporation occupying the premises.

"Outdoor advertising" means all publicly displayed messages such as signs, placards, pennants or posters whose purpose is to provide official or commercial information, direction and advertising.

"Political signs" means a sign that is deemed to include information pertaining to levies, nonpartisan, partisan, initiative and/or referendum elections.

"Projecting sign" means a sign attached to and supported by a wall of a building or structure which projects more than one foot horizontally from the vertical face of a building, awning, canopy or parapet.

"Public or semipublic sign" means a sign, which directs attention to public or semipublic buildings, including but not limited to churches, schools, libraries and hospitals.

"Real estate sign" means a temporary sign advertising the real estate upon which the sign is located as being for rent, lease or sale.

"Roof sign" means a sign or advertising display supported by and erected on or above a roof or parapet of a building or similar structure.

"Sign" means a display or device affixed to the ground, attached to a building, or other structure using graphics, logos, symbols, and/or written copy designed specifically for the display of a commercial or other advertisement to the public.

"Street frontage—Primary" means the property width as measured along the street right-of-way at the primary entrance to the property. In cases of pipestem lots or similar reduction in street right-of-way, the lot width which is most parallel to the primary building frontage.

"Street frontage—Secondary" means the property width at the street frontage that is not the primary frontage as measured along the street right-of-way.

(Note: Port Townsend defines street frontage as a side of a building which contains an entrance open for public use and which side also faces an abutting street.)

"Temporary sign" means a sign that is (1) used in connection with a circumstance, situation or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign, or (2) is intended to remain on the location where it is erected or placed for a period of not more than thirty days. In case of construction project signs, they may be maintained for the duration of the construction. If a sign display area is subject to periodic changes, that sign shall not be regarded as temporary.

"Wall sign" means a sign attached to and supported by a wall of a building or structure, with the exposed face of the sign parallel to the wall. Any sign placed behind glass, or affixed to a window of a building and located in such a manner as to have an obvious intent to capture interest of persons outside the building, shall be considered a wall sign and shall be treated in the same manner.

"Width" means the horizontal distance measured in a straight line between any two corners of a building, exclusive of corners having an angle of greater than ninety degrees.

"Window sign" means a sign attached to or otherwise obscuring vision, in whole or in part, through a window. It is intended to be viewed by persons outside of the building.

17.52.060 - Residential (LDR, MDR and HDR) districts.

The following signs are permitted in the LDR, MDR and HDR zoning districts with an approved building permit:

A. Public or Semipublic Uses.

1. Public or semipublic use freestanding identification sign and/or bulletin board. Such signs shall not exceed sixty square feet in gross area per face, shall be placed a minimum of ten feet behind all property lines, and shall not be over sixteen feet in height from ground level to sign top. No more than one double-faced freestanding sign shall be allowed per use. Such sign shall be located on the premises of the use to which the sign refers and shall be unobtrusive and in keeping with the character of the neighborhood.

2. Wall, Roof or Projecting Signs. Public or semipublic use, wall, roof or projecting identification sign and/or bulletin board shall not exceed six percent of the building face to which the sign is attached and in no event shall there be more than a total of two signs of either the freestanding, wall, roof or projecting type allowed per use.

B. Residential.

1. A sign advertising a subdivision, housing development or construction thereof; no more than two double-faced signs shall be allowed per subdivision or housing development. Such signs shall be located on the premises, of the use, to which the sign refers and shall be unobtrusive and reflect the character

of the neighborhood. Such signs shall not exceed thirty-two square feet, shall be setback a minimum of ten feet behind all property lines, and shall be no more than ten feet in height from ground level. Once all lots or units have been sold or otherwise disposed of, the sign or signs shall be removed by the original owner, property developer, builder or agent.

2. A permanent sign identifying a subdivision, multifamily complex or building, mobile home park or subdivision, or similar housing development and located on the premises of the development. Such sign shall not exceed sixteen square feet in gross area per face, shall be placed a minimum of ten feet from all property lines, and shall not be over ten feet in height from ground level if a wall sign or five feet in height from ground level if freestanding. Each entrance is allowed one sign of either the freestanding or wall type, to a maximum of two per subdivision and/or development. Freestanding signs shall be set in a landscaped setting and designed and constructed of materials compatible with the development and the neighborhood and shall be unobtrusive.

3. For sale, lease or rent signs—Allowable area six square feet, sign shall be located inside property lines as not to restrict site distance and shall be considered a temporary sign to be removed upon the sale, rental or lease of said property. Sign shall be located on property for which the sale, lease or rental is referring. (Zillah language: "One unlighted sign not exceeding six square feet in area pertaining only to the sale, lease, rent or hire of only the particular building, property, or premises upon which displayed...")

(Port Townsend language: Real estate signs, with permission of the owner, limited to one sign of four and one-half square feet maximum area per sign face on each parcel of property offered for sale in residential zones [is exempt]. In other zones, one sign is allowed up to 16 square feet per sign face on each separate parcel of property offered for sale. Larger real estate signs for future projects or those under construction are considered project signs and must apply for sign permits.

4. Directional signs; for real estate purposes (open house or special sale)—One four square foot sign per function per street frontage, which shall be removed at completion of open house or special sale or a maximum of seven continuous days.

5. Illumination of signs in any residential district shall be limited to ground or sign level flood lighting, illuminating only the sign and not casting glare or light into neighboring properties. With the exception of individual residence nameplates and permanent development identification signs, all lighting of signs shall terminate at ten p.m.

6. Identifying home occupation signs shall not exceed four square feet in gross area, shall be limited to one per property, and shall be set back a minimum of ten feet from all property lines. The style and materials used shall be in keeping with the character of the neighborhood.

17.52.070 - Commercial (C-1, C-2 and C-3) districts.

The following signs are permitted in the C-1, C-2 and C-3 zoning districts with an approved building permit:

A. On-premise Freestanding Signs.

1. Allowable Area. Primary frontage within the C-1 and C-3 districts shall be calculated at one square foot per linear foot of street frontage of the premises up to a maximum of one hundred square feet, provided that premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of street frontage up to a maximum of fifty square feet.

2. Primary frontage within the C-2 district shall be calculated at one square foot per linear foot of street frontage of the premises up to a maximum of two hundred square feet; provided that a premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of street frontage up to a maximum of one hundred square feet.

3. Number of Signs. Each commercial building shall have not more than one freestanding sign to be located either on a primary frontage or a secondary frontage. A business complex shall have not more than two freestanding signs; one sign to be located on a primary frontage and the second sign located on the secondary frontage.

4. Height of Sign. Maximum height in all C-2 districts shall not exceed thirty feet. Businesses or business complexes of 1.5 acres or greater located within five hundred feet of the travel~~ed~~ way of the I-5 corridor (including off ramps and the frontage roads known as Pacific and Atlantic) may be allowed one freeway oriented sign not to exceed forty-five feet in height. *Such sign must be placed within five hundred feet of the travel way of the I-5 corridor.* Maximum height in C-1 and C-3 districts shall not exceed twenty-five feet.

5. The placement of freestanding signs or pole signs shall be in such a fashion and location as to not unreasonably obstruct the safe vision of motorists and pedestrians, nor unreasonably obstruct the view of signs on adjacent properties.

6. Freestanding or pole signs shall not be located closer than one hundred feet to another freestanding sign along the same side of the street or right-of-way, except if the establishment's lot width would result in less than one hundred feet, the distances between signs shall be the maximum possible.

7. Each freestanding or pole sign shall have a landscaped area twice the size of the sign *face* ~~area~~ *around* ~~at~~ the base of the sign. Pre-existing developments may be exempt from the landscape requirement subject to the approval of the public works director or his or her designee.

8. If more than one business in an area where businesses share the use of a parking lot, structure, parcel or facility, has the need of a freestanding, pole sign, or monument type sign, all signs shall be located together on the same joint use sign.

9. One sandwich board or A frame sign is allowed. The sign shall be situated on the private property of the location of the business or within the *planting strip* ~~right-of-way~~ immediately at the front of said business, and is erected only during hours of operation. *Where the sidewalk immediately at the front of*

said business is six-feet wide or greater, an A frame sign may be situated in the public sidewalk as long as forty-four inches of pedestrian travel area, or current ADA standard, whichever is greater, is maintained at all times. Such signs shall not be placed so as to obstruct traffic or visibility. ~~A minimum of forty-four inches of pedestrian travel area must be maintained at all times.~~

10. For the purpose of informing and directing traffic, on-premises directory signs, menu boards, bank machines and height warning signs are permitted; provided the signs are not oriented to and not intended to be legible from a street or other private property. On-site directory signs shall not exceed thirty-two square feet in area and eight feet in height.

11. For the purpose of informing and directing traffic; on-premise directional signs are permitted; provided the placement of such signs shall be situated in such a way as not to create a vehicle or pedestrian hazard; shall be limited to not more than two signs per business; shall not exceed sixteen square feet in area and eight feet in height.

B. Off-premise Signs.

1. Any second party sign that advertises goods, products, services or facilities, or directs persons to a location different from where the sign is installed and that does not relate strictly to the lawful use of the premises on which it is located may be allowed in the highway commercial (C-2) district provided; such signs shall be unobtrusive in nature; shall not exceed thirty-two square feet in gross area per sign face; shall be limited to one double faced sign on the premise of either the off-premise type or on-premise type; and shall be subject to written permission by the property owner of said site where the off-premise sign is located. Off-premise signs shall not exceed ten feet in height. Off-premise sign shall be subject to building permit approval.

2. Off-premise signs shall not be posted in state, county or city rights-of-way, on telephone poles, utility poles, bridge abutments, traffic signs or other public structures. Off-premise signs shall not be affixed to or painted on trees, rocks, or other natural features. Such signs shall observe the corner vision requirements and shall be placed in such a manner that does not create any type of traffic hazard. All off-premise signs shall be aesthetically pleasing and unobtrusive in nature.

C. On-premise Wall, Window, Roof Projecting.

1. Allowable Area. Primary frontage within the C-1 and C-3 districts shall be calculated at one square foot per linear foot of building frontage as measured horizontally along the side building elevation at the appropriate frontage, up to a maximum of one hundred square feet total sign area. Primary frontage within the C-2 district shall be calculated at one square foot per linear foot of building frontage as measured horizontally along the side building elevation at the appropriate frontage, up to a maximum of two hundred square feet total sign area; provided that a building elevation with less than thirty-two feet of horizontal length shall be allowed a maximum of thirty-two square feet of sign area. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of building frontage up to a maximum of fifty square feet.

2. Number of Signs. Three per primary frontage; one per secondary frontage; and in no event shall there be more than a total of four wall, roof or projecting signs per business.

3. In any building occupied by more than one business, the maximum sign area on each primary frontage shall be shared proportionally by those businesses whose main public entrance is along that frontage. Where applicable, the sign allowed on the secondary frontage shall be a joint use sign.

4. The maximum sign area per primary frontage may be divided between projecting, wall and first floor window signs. The total sign area per frontage shall be determined by adding together the area for all types of signs.

5. Each business shall be allowed one painted window sign in addition to the maximum number of signs and square footage allowed by this chapter for the limited purpose of identifying the business owner, business name and hours of operation. The sign shall not cover more than six square feet of window area where it is located.

6. For buildings located on or within one foot of the street right-of-way line, projecting signs shall project no more than five feet from the walls to which they are attached.

7. All projecting signs shall be at least ten feet above sidewalks and walkways.

D. Awnings and Canopies.

1. Awnings and canopies shall not be considered signs, except that the area of any awning or canopy, which displays advertising copy, shall be considered a sign.

2. Advertising copy, which appears on any side of an awning, or canopy, which most nearly parallels the side of the building, shall be treated as a wall sign, and shall be subject to all the requirements of this chapter which apply to wall signs affixed directly to a building.

3. Advertising copy which appears on any side of an awning or canopy which is generally perpendicular to the side of the building, shall be treated as a projecting sign, and shall be subject to all of the requirements of this chapter which applies to projecting signs affixed directly to a building. In the event advertising copy appears on two sides of an awning or canopy which are perpendicular to the same wall, those sides shall be considered one projecting sign.

4. Marquees, awnings, and canopies shall not extend further than the curb of the street.

E. Sign Illumination. The light from any illuminated sign shall be shaded, shielded or directed so that the light will not be objectionable to surrounding uses, residential areas and public safety. No sign shall have rotating, flashing or blinking lights or other illuminating device that changes in lights or other illuminating device that changes in light intensity, brightness or color except as follows:

1. In the central business (C-1) district and the highway commercial (C-2) district one changing image sign shall be allowed per business.

2. In the central business (C-1) district and the highway commercial (C-2) district, changing image signs are allowed for alphanumeric messages. Changing image signs may scroll, travel and may not change information more frequently than once every two seconds.

3. In the central business (C-1) district changing image signs shall not exceed eight square feet in area and the lighting of the message area *and lighting of the background* shall not consist of more than one color *each, for a possible two color changing image sign.* The allowed changing image sign area is to be included in the total allowed sign area, not in addition to.

4. In the highway commercial (C-2) district changing image signs shall not exceed fifty percent of the total allowed sign area up to a maximum of thirty-two square feet in area. The lighting of the message area *and lighting of the background* shall not consist of more than one color *each, for a possible two color changing image sign*. The allowed changing image sign area is to be included in the allowed sign area, not in additions to.

5. Rotating barber poles are allowed in all commercial districts.

F. For Sale, Lease or Rent Signs. *No more than one, double-face sign* ~~Allowable area six~~ *thirty-two* square feet *in area shall be allowed. The* sign shall be located inside property lines as not to restrict site distance and shall be considered a temporary sign to be removed upon the sale, rental or lease of said property. Sign shall be located on property for which the sale, lease or rental is referring *and shall be no more than ten feet in height from ground level and more than ten feet from all property lines*.

17.52.080 - Industrial (I-1 and I-2) districts.

The following signs are permitted in the I-1 and I-2 zoning districts with an approved building permit:

A. On-premise Freestanding Signs.

1. Allowable Area. Primary frontage shall be calculated at one square foot per linear foot of street frontage of the premises up to a maximum of two hundred square feet, provided that premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign.

2. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of street frontage up to a maximum of one hundred square feet, provided that a premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign.

3. Number of Signs. Each industrial business shall have not more than one freestanding business identification sign, located on the primary or secondary frontage. An industrial complex shall have not more than two freestanding signs; one to be located on a primary frontage and the second sign located on the secondary frontage. Entrance, delivery, warning and other strictly directional signs are permitted; provided each sign does not exceed sixteen square feet in area and eight feet in height.

4. Height of Sign. Maximum height shall not exceed thirty feet.

5. The placement of freestanding signs or pole signs shall be in such a fashion and location as to not unreasonably obstruct the safe vision of motorists and pedestrians, nor unreasonably obstruct the view of signs of adjacent property owners.

6. Freestanding or pole signs shall not be located closer than one hundred feet to another freestanding sign along the same side of the street or right-of-way, except if the establishment's lot width would result in less than one hundred feet, the distances between signs shall be the maximum possible.

7. Each freestanding or pole sign shall have a landscaped area twice the size of the sign *face* ~~area~~ *around* ~~at~~ the base of the sign. Pre-existing developments may be exempt from the landscape requirement subject to the approval of the public works director or his or her designee.

8. If more than one business in a complex where businesses share the use of a parking lot, structure, parcel or facility, has the need of a freestanding, pole sign or monument type sign, all signs shall be located together on the same joint use sign.

9. One sandwich board or A frame sign is allowed. The sign shall be situated on the private property of the location of the business or that portion of public right-of-way immediately at the front of said business, and is erected only during hours of operation. Such signs shall not be placed so as to obstruct traffic or visibility. A minimum of forty-four inches of pedestrian travel area*, or current ADA standard, whichever is greater,* must be maintained at all times.

B. On-premises Wall, Window, Roof Projecting.

1. Allowable Area. One square foot per linear foot of building frontage as measured horizontally along a side building elevation, at the appropriate frontage, up to a maximum of two hundred square feet per sign; provided that a building elevation with less than thirty-two feet of horizontal length shall be allowed a maximum thirty-two square foot sign.

2. Number of Signs. One per primary frontage; one per secondary frontage; and in no event shall there be more than a total of two wall, roof or projecting signs per business.

3. In any building occupied by more than one business, the maximum sign area on each primary frontage shall be shared proportionally by those businesses whose main public entrance is along that frontage. Where applicable, the sign allowed on the secondary frontage shall be a joint use sign.

4. Each business shall be allowed one painted window sign in addition to the maximum number of signs and square footage allowed by this chapter for the limited purpose of identifying the business owner, business name and hours of operation. The sign shall not cover more than six square feet of window area where it is located.

C. Awnings and Canopies.

1. Awnings and canopies shall not be considered signs, except that the area of any awning or canopy, which displays advertising copy, shall be considered a sign.

2. Advertising copy, which appears on any side of an awning, or canopy, which most nearly parallels the side of the building, shall be treated as a wall sign, and shall be subject to all the requirements of this chapter which apply to wall signs affixed directly to a building.

3. Advertising copy which appears on any side of an awning or canopy which is generally perpendicular to the side of the building, shall be treated as a projecting sign, and shall be subject to all of the requirements of this chapter which apply to projecting signs affixed directly to a building. In the event advertising copy appears on two sides of an awning or canopy which are perpendicular to the same wall, those sides shall be considered one projecting sign.

4. Marquees, awnings and canopies shall not extend further than the curb of the street.

D. Sign Illumination. The light from any illuminated sign shall be shaded, shielded or directed so that the light will not be objectionable to surrounding uses, residential areas and public safety. No sign shall have rotating, flashing or blinking lights or other illuminating device that changes in lights or other light intensity, brightness or color.

E. For Sale, Lease or Rent Signs. *No more than one, double-face sign* ~~Allowable area six~~ *thirty-two* square feet *in area shall be allowed. The* sign shall be located inside property lines as not to restrict site distance and shall be considered a temporary sign to be removed upon the sale, rental or lease of said property. Sign shall be located on property for which the sale, lease or rental is referring *and shall be no more than ten feet in height from ground level and more than ten feet from all property lines.*

17.52.090 - Temporary signs.

Temporary and special event signs shall not be allowed without first being requested in writing and reviewed by the public works director or his designee, who may impose conditions of approval.

Temporary Sign Permits. A permit for temporary sign(s) and/or banner(s) for a grand opening or other special event may be approved by the planning director or designee. The temporary sign permit may range up to sixty days per calendar year and shall include dates of use.

A. Signs endorsing bond elections, levies, fairs, political signs, little league sign up, and similar activities shall be removed within five days following the election, event and/or last showing of any fair, show or similar activity. It shall be the joint responsibility of the property owner or tenant and the party or parties who initiated the placement of the sign or signs to remove said sign or signs, within five days after the election or event for which the sign(s) are displayed. Failure to comply with this requirement shall be deemed a violation of this chapter and each and every day for which said violation continues shall be deemed a distinct and separate violation (See Section 17.52.130).

B. Political signs shall be deemed to include those pertaining to nonpartisan, partisan, initiative and/or referendum elections. Political signs shall not exceed four feet in height or width and eight feet in length, shall not be placed or situated in such a manner to obstruct or impede the sight distance of

those using the public streets and shall not be erected on public right-of-way. (Note: The City of Tacoma's court case dealt with timeframes in placement of political signs, not where they are placed).

C. Outdoor Sale and Temporary Advertising Signs. Individual business establishments may utilize special but temporary advertising signs or displays related only to the services and goods offered by the business. No more than two signs are to be used and the gross areas of each sign will not exceed twenty-five square feet with the total area of all signs, not exceeding fifty square feet, shall be placed in such a fashion and location as to not unreasonably obstruct the safe vision of motorists and pedestrians, and shall not exceed fifteen days unless through an approved temporary use or conditional use permit. All such advertising materials shall be located on the premises being advertised.

D. Displays utilizing banners, flags, pennants, streamers, twirlers or propellers, strings of light, flares, balloons and similar devices are permitted as seasonal decorations, grand openings or special sales. Such signs may be used for a maximum of thirty consecutive days with no more than three events per year, provided it does not adversely affect the safe vision of drivers, pedestrians or aviation traffic. All such advertising materials shall be located on the premises being advertised and shall be removed immediately upon expiration of the 30-day period, or conclusion of the sale, whichever occurs first.

E. Beacon and Searchlights. Individual business establishments may utilize special but temporary beacons or search lights for special sales, and/or grand openings and may be used for a maximum of three consecutive days provided it does not adversely affect the safe vision of drivers, pedestrians or aviation traffic.

17.52.100 - Conditional uses.

Signs for all conditional uses in all zoning districts will be permitted as part of the conditional use approval. The sign code applicable to that zoning district, in which the conditional use is approved, shall designate the size, number and location of each sign unless otherwise noted on the conditional use allowed.

~~**17.52.110 - Abandoned or illegal signs.**~~

~~A. Any abandoned or illegal sign, any sign that exists after a business closes that advertised the closed business, any graffiti placed on a sign, building, parking lot or landscaped area, or any temporary sign that exists after its expiration time, whether located on public property or private property, is hereby declared to be a danger to the health, safety, and welfare of the citizens of Woodland. Any sign that is partially or wholly obscured by the growth of vegetation or weeds or by the presence of debris or litter also presents a danger to the health, safety and welfare of the citizens.~~

~~B. Any such signs as set forth in subsection A of this section are hereby deemed to be a public nuisance. Any such sign shall be removed by the property owner within ten days after notice from the public works director or designee. Any sign, whether located on public property or private property, not removed within ten days after such notice, may summarily be abated by the public works director or designee. Costs of such abatement may be assessed against the property using the procedures established in Woodland Municipal Code Chapter 8.12. Further, failure to remove said sign(s) will cause~~

~~Section 1.12.020, Civil Infractions, to apply. C. Legal, conforming structural supports for abandoned signs may remain, if installed with a blank sign face and supporting structures are maintained.~~

~~C. Legal conforming structural supports for abandoned signs may remain, if installed with a blank sign face and supporting structures are maintained.~~

WMC 17.52.110 Signs as Public Nuisance

A. The following signs are hereby declared to be a danger to the health, safety and welfare of the citizens of Woodland and not permitted by this Chapter:

1. Any sign illegal under this Chapter or not exempt pursuant to WMC 17.52.030.

2. Any abandoned sign. For purposes of this Chapter, a sign shall be deemed "abandoned" if it is displayed without lawful authority on public property or private property.

3. Any sign advertising a closing of a business still displayed after the closure of the business.

4. Any graffiti placed on a sign, building, parking lot or landscaped area.

5. Any temporary sign displayed after the passing of the temporary condition or event date.

6. Any sign that is partially or wholly obscured by the growth of vegetation or weeds or obscured by the presence of debris or litter.

7. And any sign which impairs the vision of the operators of motor vehicles.

B. All signs described in Section A are hereby deemed a public nuisance. Any such sign, unless subject to summary abatement, shall be removed either by the sign owner or the property owner within five (5) days of oral or written notice from the public works director or the director's designee.

C. Voluntary Correction

1. General. The public works director shall attempt to secure voluntary correction by contacting the person responsible for the violation when practical, explaining the violation and requesting correction.

2. Issuance of Voluntary Correction Agreement. A voluntary correction agreement to abate the violation within a specified time and according to specified conditions may be entered into between the person responsible for the violation and the city acting through the public works director or designee.

a. Right to a Hearing Waived. Upon entering into a voluntary correction agreement, the person responsible for the violation waives the right to an administrative appeal of the violation and of the corrective action.

b. Extension – Modification. An extension of the time limit for correction or a modification of the required corrective action may be granted by the public works director if the person

responsible for the violation has shown due diligence and/or substantial progress in correcting the violation but unforeseen circumstances render correction under the original conditions unattainable.

c. Abatement by the City. The city may abate the violation if the terms of the voluntary correction agreement are not met or performed in a timely manner.

d. Collection of Costs. If the terms of the voluntary correction agreement are not met the person responsible for the violation shall be responsible to reimburse the City for the cost of abatement.

D. Notice of Civil Infraction

1. Issuance.

a. Except as set forth in Section (b), when the public works director determines that a violation has occurred or is occurring, and is unable to secure voluntary correction, the public works director may issue a notice of civil violation to the person responsible for the violation pursuant to WMC 1.12.020.

b. The public works director may issue a notice of civil violation without having attempted to secure voluntary correction under the following circumstances:

i. When an emergency exists;

ii. When a repeat violation occurs;

iii. When the person knows or reasonably should have known that the action is in violation of a city regulation.

iv. When the sign impairs the vision of operators of motor vehicles

2. Monetary Penalty.

a. The monetary penalty for each violation per day or portion thereof as well as the other relief set forth in WMC 1.12.020 shall be as set forth in WMC 1.12.020:

i. First Violation - Class 4 Civil Infraction;

ii. Second Violation - Class 3 Civil Infraction;

iii. Third Violation - Class 2 Civil Infraction;

iv. Fourth and Subsequent Violations - Class 1 Civil Infraction.

b. Examples.

i. An illegal sign is displayed for three consecutive days. The sign owner could be cited for a first, second and third violation.

ii. An illegal sign is displayed but voluntarily corrected, another illegal sign is displayed a day later but not corrected. The sign owner could be cited for a first violation for the sign displayed a day later.

iii. Three illegal signs are displayed for several days and the sign owner is cited for only one violation for each sign. Each separate sign is a Class 4 infraction.

iv. Three illegal signs are displayed for three (3) days and the sign owner is cited for each day the signs are displayed. The sign owner could be cited for three separate Class 4, Class 3 and Class 2 violations.

3. Continued Duty to Correct. Payment of a monetary penalty pursuant to this chapter does not relieve the person to whom the notice of civil violation was issued of the duty to correct the violation.

E. Abatement by the City [See WMC 8.12]

1. The city may abate a condition which was caused by or continues to be a civil violation when:

a. The terms of voluntary correction agreement have not been met; or

b. A notice of civil violation has been issued and the required correction has not been completed by the date specified in the hearing examiner's order; or

c. The condition is subject to summary abatement in Section F, or;

d. When the sign impairs the vision of operators of motor vehicles.

F. Summary Abatement

Whenever the placement or presence of an unpermitted sign impairs the vision of operators of motor vehicles or causes a condition the continued existence of which constitutes an immediate and emergent threat to the public health, safety or welfare or to the environment, the city may summarily and without prior notice abate the condition. Notice of such abatement, including the reason for it shall be given to the person responsible for the violation as soon as reasonably possible after the abatement. In addition to any fine, the person in violation shall reimburse the City for all costs of abatement including costs of enforcement and hearing.

17.52.120 - Maintenance of nonconforming signs.

Except as restricted in specific zoning districts, legally pre-existing nonconforming signs may be maintained, or altered if:

A. Structural revisions or alterations will not increase the sign's nonconformity with the provisions of this chapter.

B. Such alteration or relocation is required because of government action.

C. The sign is not changed to another nonconforming sign.

D. The sign is not reestablished after discontinuance for ninety days or more.

E. The sign is in full compliance with all other ordinances of the city.

17.52.130 - Exemptions.

The following types of signs are permitted without benefit of a building permit, all signs are required to conform to the provision of this chapter.

A. A residential nameplate sign not to exceed two square feet and bearing only the name and address of the occupant.

B. A sign announcing a product is being offered for sale at a reduced price for a limited period, provided that the sign is located within the building where the product is sold, to include the interior surface of windows and doors.

C. Special event signs, provided that all of the following conditions are met:

1. The promoter of the event *receives permission from the Public Works Director or his/her designee (ANNUALLY) that the event meets the following criteria for a special event, 1) the event is open to the general public, and 2) the event has broader benefits related to tourism, promotion of a charitable or civic cause, or fostering community pride and identity. Events such as the Planters Days Festival, the farmers market, the Lilac Festival, and the Tulip Festival are examples of special events;* ~~shall have first met with the public works director or designee to obtain a determination that the proposed sign falls within the definition of a special event sign;~~

2. No such sign shall include moving parts or flashing lights;

3. No such sign shall be erected or displayed more than ten days before the special event it announces; and

4. Special event signs less than 6 square feet in size and no more than 3 feet in height above ground level may be placed in planting strips within the public right-of-way or with permission on private property. Special event signs can also be situated on the public sidewalk where the sidewalk is six-feet wide or greater as long as forty-four inches of pedestrian travel are, or current ADA standard, whichever is greater, is maintained at all times. Signs shall not be placed so as to obstruct traffic or visibility or in street medians or sidewalks within the public right-of-way.

5.~~4.~~ All such signs shall be removed within three days after the conclusion of the event.

SPECIAL EVENT ...A list of where signs are to be placed must be submitted with special event application. Special Event signs have a maximum of 20 signs that are allowed per event.

D. Temporary signs to indicate that the premises are for sale or rent. Such signs using terms such as quitting business, open for business, for sale, inquire within, for rent, open house, sold, may also include a telephone number and insignia. These signs shall not exceed two square feet.

E. Signs erected by a public official in the performance of his or her duty, on property under the jurisdiction of that official shall be allowed without a permit.

F. Campaign political signs are permissible providing the sign copy is limited to information about a candidate, political party or public issue in a current election campaign. They shall be removed within five days after the applicable election.

G. Public service directional signs for public buildings such as public schools, libraries, hospitals and similar public services facilities placed within public rights-of-way.

H. Signs of a public, noncommercial nature including, but not limited to, safety, direction, danger, and no trespassing.

I. Traffic signs, traffic control devices, traffic signals and markings installed by the city.

J. "No hunting," "no trespassing," "no dumping," "no parking," "private" and other informational warning signs, shall not exceed four square feet in gross area per sign.

K. Plaques, tablets or inscriptions indicating the name of a building, its 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 three square feet in surface area.

L. Product Dispensers.

M. Sandwich board or A Frame.

N. Reasonable seasonal decorations within the appropriate public holiday season. However, such displays shall be removed promptly at the end of the public holiday season.

O. The Flag of a Commercial Institution. No more than one flag is permitted per business premises, the flag shall not exceed twenty square feet in surface area, and shall be left loose to fly in the breeze.

P. Sculptures, fountains, mosaics and design features which do not incorporate advertising or identification.

Q. Advertisement on existing theater marquees (freestanding and/or building-mounted).

R. Repair, maintenance and/or modification of existing conforming or pre-existing nonconforming signs; provided the sign's conformance or nonconformance is not structurally altered and/or increased.

(City of Zillah exempts banners/posters and murals of a noncommercial nature).

17.52.140 - Permit requirements.

A. A sign permit shall be required before the placing, erecting, moving, reconstructing, altering or displaying of any sign within the city, unless expressly exempted by Section 17.52.130 of this chapter. Signs requiring permits shall comply with this chapter and all other applicable laws and ordinances.

B. Sign permit applications shall be made on forms provided by the city of Woodland, public works department. The completed application form and plans shall be accompanied by the required fee as set forth from time to time by the Woodland city council by resolution.

17.52.150 - Review procedures.

A. All sign permit applications shall be reviewed to comply with this chapter by the public works director or designee as provided in this section:

1. Name, address and telephone number of sign owners;

2. Name, address and telephone number of sign contractor or erectors;

3. Address of sign by site location;

4. Two site plans showing locations of proposed sign(s);

5. Two plans of the proposed sign with sign style and size included with a scaled design;

6. Type of sign, whether illuminated or non-illuminated;

7. Electrical permit for the sign, if illuminated.

(Note: City of Granite Falls and murals. Murals may be painted or otherwise placed on any building of structure where permitted (permit exemption). However, a rendition of the mural shall be reviewed and approved by the Designated Official prior to placement, to ensure that it is not a mural sign or contains a commercial sign message. Murals containing a commercial sign message shall require a sign permit and shall only be allowed on-premises in the CBD, GC, IR, LI, and I zoning districts. The commercial "display area" of the mural shall be calculated against the allowed signage for the site and/or tenant. "Display area" means the greatest area of display meant to contain the text, graphics, pictures, lights and other background details to be viewed as signage. Display area shall be measured as the smallest rectangle placed around all that composes the display area...).

Here are other thoughts that I noted when I reviewed our code:

Sign placement

All signs shall be setback from public roads. Signs cannot be located any closer than 15 feet from the edge of a paved road. No signs shall be placed on roadway medians or between a sidewalk and the road.

Signs on property other than my own.

No signs advertising a business or service can be posted in the right of way or on any private property other than the property where the business is located. Only political, real estate, special civic and cultural event, home site auction and special household family event signs can be placed on private property.

What happens to illegal signs

Signs that are not in compliance with are collected and disposed by the City. Illegal signs will not be returned.

Posting signs and not returning to remove them is considered littering and violators are subject to fines.

Posted signs not in compliance with this ordinance can and will be removed and discarded, and violators can and will be fined.

Litter signs are signs located on public property and shall include any artificial or man-made object illegally placed within a public right-of-way or illegally nailed, fastened or affixed to any tree, public utility pole, or other object located on public property or within a public right-of-way. The term "litter" shall include "snipe sign".

Snipe sign: The term snipe sign shall mean a sign which is tacked, nailed, posted, pasted, glued, or otherwise attached or affixed to a tree on public property, to a public utility box, to publicly-owned street furniture, such as a bench or shelter, to a public fence, or to any other object, on public property or within the public right of way, except with the express permission or consent of the public property owner.

Snipe sign. An off premise sign of any size which is, made of any material, including paper, cardboard, wood and metal, when such sign is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, fences or other objects, and the advertising matter appearing thereon is not applicable to the premises upon which said sign is located.

Snipe signs. Temporary signs posted to posts, trees, utility poles, fences or similar support structures for the purpose of advertising an event or product not located on the property shall be prohibited. Any sign posted illegally as such may be removed without notice by the City.

Sign Placement: SIGNS ARE NOT ALLOWED IN ROAD RIGHTS-OF-WAY; signs must be (however many) feet or more away from road right-of-way lines. For purposes of sign placement, a road right-of-way line is deemed as follows:

The edge of sidewalks or utility poles furthest away from the road.

Where no sidewalks or utility poles exist, the right-of-way line is deemed 20 feet back from the near edge of roadway pavement, or if the road is unpaved, 20 feet from the near edge of the roadbed surface.

Below is an example of an easy way to review/reference code that I found when I reviewed sign code from another city. Just a thought to throw out there!

9-2-505 Sign classifications.

Sign Classifications

E-Exempt SP-Sign Permit

NP-Not Permitted MAA-Minor Administrative Approval

MDP-Minor Discretionary Permit CUP-Conditional Use Permit NA-Not Applicable

Sign Type	Zoning District						
	All-R	C-O	C-C	C-H	C-T	I	I-BP
Animated signs (11)	NP	NP	NP	NP	NP	NP	NP
Changeable copy sign	NP	NP	MDP	MDP	MDP	MDP	MDP
Civic signs	MAA	MAA	MAA	MAA	MAA	MAA	MAA

Common sign program	NA	MDP	MDP	MDP	MDP	MDP	MDP
Flashing signs (11)	NP	NP	NP	NP	NP	NP	NP
For sale, rent or lease signs located on the available property (6), (8), (12)	E	E	E	E	E	E	E
Freestanding signs not projecting over public rights-of-way, which do not exceed 3 feet in height	MAA	MAA	MAA	MAA	MAA	MAA	MAA
Freestanding signs not projecting over public rights-of-way, which exceed 3 feet in height	MDP	MDP	MDP	MDP	MDP	MDP	MDP
Freestanding signs which project over public rights-of-way, except as provided for in this chapter	NP	NP	NP	NP	NP	NP	NP
Historical signs	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Illuminated signs (1)	MAA	MAA	MAA	MAA	MAA	MAA	MAA
Incidental signs	SP	SP	SP	SP	SP	SP	SP
Marquee signs – canopy signs	MAA	MAA	MAA	MAA	MAA	MAA	MAA
Memorial signs or tablets which display names of buildings, and dates of erection	E	E	E	E	E	E	E
Miscellaneous signs	CUP	MDP	MDP	MDP	MDP	MDP	MDP
No trespassing signs (2)	E	E	E	E	E	E	E
Off-premises signs	NP	NP	NP	NP	NP	NP	NP
Official Federal, State, or municipal governmental flags, emblems, and historical markers	E	E	E	E	E	E	E
Official Federal, State, or municipal governmental traffic, directional, and informational signs	E	E	E	E	E	E	E
Political signs (3)	E	E	E	E	E	E	E
Portable signs	NP	MDP	MAA	MAA	MAA	MAA	MAA

Projecting signs (4)	NP	MAA	MAA	MAA	MAA	MAA	MAA
Professional occupation signs (5)	E	E	E	E	E	E	E
Reface of an existing conforming sign	SP	SP	SP	SP	SP	SP	SP
Replacement, relocation, or other modification of an existing conforming sign	MAA	MAA	MAA	MAA	MAA	MAA	MAA
Revolving signs	NP	NP	NP	NP	NP	NP	NP
Roof signs	NP	NP	NP	NP	NP	NP	NP
Shingle signs	MAA	SP	SP	SP	SP	SP	SP
Signs or sign programs which do not conform to the area, location, height, or other provisions set forth in this chapter	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Subdivision signs: off-premises (6)	MAA	MAA	MAA	MAA	MAA	MAA	MAA
Temporary construction signs (6)	E	E	E	E	E	E	E
Temporary holiday decorations	E	E	E	E	E	E	E
Temporary non-commercial speech signs on private property (7)	E	E	E	E	E	E	E
Temporary promotional signs (11)	NP	SP	SP	SP	SP	SP	SP
Temporary warning signs (9)	E	E	E	E	E	E	E
Time and temperature signs	NP	NP	MDP	MDP	MDP	MDP	MDP
Traffic or municipal signs, legal notices, railroad crossing signs, public telephone signs, signs marking underground utility facilities, and other safety signs	E	E	E	E	E	E	E
Wall signs (including integral roof signs) (10)	MAA	MAA	MAA	MAA	MAA	MAA	MAA
Window signs	E	E	E	E	E	E	E

DRAFT ORDINANCE – SIGN CODE AMENDMENTS

Language shown in yellow highlight and *italics* is proposed to be added to the existing code. Language that is ~~struck through~~ is proposed to be removed.

Chapter 17.52 - SIGN REQUIREMENTS

Sections:

17.52.010 - Purpose.

17.52.020 - Applicability.

17.52.030 - General requirements.

17.52.040 - Prohibited signs.

17.52.050 - Definitions.

17.52.060 - Residential (LDR, MDR and HDR) districts.

17.52.070 - Commercial (C-1, C-2 and C-3) districts.

17.52.080 - Industrial (I-1 and I-2) districts.

17.52.090 - Temporary signs.

17.52.100 - Conditional uses.

17.52.110 - Abandoned or illegal signs.

17.52.120 - Maintenance of nonconforming signs.

17.52.130 - Exemptions.

17.52.140 - Permit requirements.

17.52.150 - Review procedures.

17.52.010 - Purpose.

The purpose of this chapter is to create a more attractive economic and business climate while improving the overall quality in the city. It is to promote and protect the public health, safety, welfare and aesthetics by regulating outdoor signs of all types and to encourage the installation of advertising signs that harmonize with buildings, natural settings, neighborhoods, and other signs in the area.

17.52.020 - Applicability.

This chapter applies to all signs that are visible from the public right-of-way, built or altered after the effective date of the ordinance codified in this chapter. No sign, unless exempted by this chapter, shall be constructed, displayed or altered without a sign permit issued by the city.

17.52.030 - General requirements.

A. Sign standards and conditions shall be as follows:

1. The structure and installation of all signs shall comply with the latest adopted edition of the building code and sign code and with all applicable state, county, and city building and fire codes;

2. Awnings, bulletin boards, canopies, display cases and marquees shall be subject to standards outlined in the latest adopted edition of the building code, and shall require, a building permit and inspection by the city building official;

3. All electrically illuminated signs shall have electrical components, connections and installations that conform to all federal, state and local requirements;

4. All signs, including all of their supports, braces, guys and anchors shall be maintained in good repair and in a safe, neat, clean and attractive manner.

5. All sign permit applications shall be signed by the owner of the property, in addition to the applicant. It is the property owner's responsibility to ensure all tenants follow the criteria as outlined in this chapter. Further, for those multi-tenant buildings who must share allowable sign size, it is the property owner's responsibility to ensure all tenants are aware of this criteria and to ensure allowable sign size is divided amongst all tenants.

B. Illumination. The light directed on, or internal to any sign shall be shaded, shielded or directed so that its brightness or glare does not adversely affect the safe vision of drivers or pedestrians to an unreasonable degree. Lighted signs visible from nearby residences shall be shielded in such a way to prevent glare and reduce brightness.

17.52.040 - Prohibited signs.

The following types of signs and advertising displays or structures are not permitted, except as indicated. Prohibited signs are subject to removal at the owner's expense after appropriate notification by the city:

A. Off-premise Signs. Any second party sign that advertises goods, products, services or facilities, or directs persons to a location different from where the sign is installed, and that does not relate strictly to the lawful use of the premise on which it is located. Lawful use is defined as a sign which indicates the business transacted, services rendered, goods sold or produced on the premises, name of the business, and name of person, firm or corporation occupying the premises (exception: off-premise signs as allowed in Section 17.52.070).

B. Flashing, animated, rotating, moving or audible signs.

C. Billboards. Billboards are prohibited in all zones.

D. Signs that Obstruct. Any sign that substantially obstructs free and clear vision of an exit, traffic intersection entrance, traffic sign or signal or constitutes a traffic hazard by reasons thereof.

E. Signs Containing Unwarranted Content. Any sign, which contains statements, words and pictures of an obscene nature.

F. Window signs containing material unrelated to the merchandise for sale or service performed by the person or business on whose premises or property the sign is located; provide, however, on-premises signs may call the attention of the public to public holidays or community events.

G. Miscellaneous Signs and Poster. The tacking, pasting, painting or otherwise affixing of any sign or signs of a miscellaneous character, visible from a public right-of-way, located on exterior walls of any building, barn, shed, tree, pole, post, fence or other structure is prohibited unless otherwise permitted as official sign.

H. Signs which purport to be, or are in imitation of, or resemble an official traffic sign or signal, or which bear the words, "stop," "caution," "danger," "warning," or similar words.

I. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination may be construed as a traffic-control sign, signal or device, or the light of an emergency or radio equipment vehicle; or which obstruct the visibility of any traffic or street sign or signal device.

J. Signs which, by reason of their size, location, movement or manner of illumination, obstruct the visibility of any aviation flight path.

K. Any sign or advertisement on a vehicle, trailer or cart visible from the public right-of-way and parked for the primary purpose of gaining signage not allowed by this chapter. This provision shall not be construed as prohibiting the identification of a firm or its principal products on a vehicle used in the normal course of business, or preventing the normal travel of fleet vehicles to and from places of employment and employee places of residence. Violation shall be evidenced by either of the following:

i. The vehicle, trailer or cart is parked further than one hundred (100) feet from the space occupied by the business being promoted and such vehicle, trailer or cart is parked for a period exceeding twenty-four (24) consecutive hours; or

ii. The advertising is promoting a business with no valid City of Woodland business license.

L.~~*K.*~~ Any other sign that does not conform to all provisions of this code.

17.52.050 - Definitions.

The following definitions and terms shall be used in the interpretation of this chapter:

"Advertising copy" means any letters, figures, symbols, logos, trademarks or similar devices which identify or promote the sign user or any product or service; or which provides information about the sign user, the premises, the building or the products or services available.

"Awning, retractable" means a hood or cover projecting from, but not a permanent part of, an exterior wall of a building and supported by that wall and that is collapsible, retractable, or capable of being folded against the face of the supporting building.

"Awning, fixed" means a hood or cover projecting from, but not a permanent part of, an exterior wall of a building and supported by that wall, and is held in place with rigid frames and covered with a flexible material.

"Banner" means an on-site sign such as those used to announce an open house, a grand opening or to make a special announcement. Normally, it is constructed of cloth, canvas, or similar material and is without a rigid frame. It will be considered either as a fascia or freestanding sign, depending on the method of attachments, and will have to comply with the normal zone requirements.

"Building code" means the current building code as adopted by the state and Woodlands Municipal Code.

"Building frontage—Primary" means as follows:

1. In a building containing only one business, primary frontage shall be the width, as defined in this section, of that side of the building, which contains the main public entrance to that business.

2. In a building containing more than one business, all of which businesses have their main public entrances on the same side, primary frontage shall be the width, as defined in this section, of that side of the building, which contains those public entrances.

3. In a building containing more than one business, where those businesses have their main public entrances on more than one side of the building, each such side shall constitute a primary frontage. Each primary frontage shall be the width, as defined in this section, of that frontage.

"Building frontage—Secondary" means as follows:

1. In a building containing one or more businesses, and having all main public entrances on one side, one secondary frontage may be designated by the building owner. That frontage shall be the width, as defined in this section, of that side of the building so designated.

"Bulletin board" means a board utilized for posting public notices, i.e. garage sales, for sale, etc.

"Business complex" means two or more commercial businesses on a lot or contiguous lots with common access and parking.

"Canopy" means a freestanding permanent structure providing protection from the elements, such as a service station gas pump island.

"Changing image sign" means any sign that, through the use of moving elements, flashing or sequential lights, lighting elements, or other automated method, results in movement, the appearance of movement, or change of sign image or text. Changing image signs do not include otherwise static signs where illumination is turned off and back on not more than once every twenty-four hours.

"Directional sign" means any sign which is designed and erected solely for the purpose of traffic or pedestrian direction (i.e. menu boards, bank machines, height warning) and which are placed on the property to which the public is directed.

"Facade" means the entire building front or the street sidewall of a building from the grade of the building to the top of the parapet or eaves and the entire width of the building elevation.

"Flashing sign" means an illuminated sign, which changes intensity of lighting and/or switches on and off in a constant pattern or in which lighting is not maintained stationary and constant intensity and color.

"Freestanding sign" means a sign or advertising display which is not supported by a building, but which is supported by one or more upright poles or braces which are in or on the ground.

"Gross area of a sign" means the area within a continuous perimeter enclosing the outer limits of the sign face, but not including structural elements, which are not a part of the display. The gross area of a two-faced sign equals the area of one side. The gross area of a spherical, cubical or polyhedral sign equals one-half the total surface area.

"Marquee" means a permanent roof or hood structure attached to, supported by, and projecting from a building over the public right-of-way or public place. It provides protection from weather elements, but does not include a projecting roof.

"Monument sign" means a sign and supporting structure, which has similar top and bottom dimensions and is constructed as a solid structure or one, which gives the appearance of a continuous, nonhollow, unbroken mass.

"Nameplate sign" means a sign, which indicates no more than the name, address and home occupation of the resident of the premises.

"Off-premise sign" means any sign that draws attention to or communicates information about business establishment (or any other enterprise) that exists at a location other than the location of that which the sign has been placed.

"On-premise sign" means a sign which carries only advertisements strictly related to a lawful use of the premises on which it is located, including signs or sign devices indicating the business transacted, services rendered, goods sold or produced on the premises, name of the business, and name of the person, firm or corporation occupying the premises.

"Outdoor advertising" means all publicly displayed messages such as signs, placards, pennants or posters whose purpose is to provide official or commercial information, direction and advertising.

"Political signs" means a sign that is deemed to include information pertaining to levies, nonpartisan, partisan, initiative and/or referendum elections.

"Projecting sign" means a sign attached to and supported by a wall of a building or structure which projects more than one foot horizontally from the vertical face of a building, awning, canopy or parapet.

"Public or semipublic sign" means a sign, which directs attention to public or semipublic buildings, including but not limited to churches, schools, libraries and hospitals.

"Real estate sign" means a temporary sign advertising the real estate upon which the sign is located as being for rent, lease or sale.

"Roof sign" means a sign or advertising display supported by and erected on or above a roof or parapet of a building or similar structure.

"Sign" means a display or device affixed to the ground, attached to a building, or other structure using graphics, logos, symbols, and/or written copy designed specifically for the display of a commercial or other advertisement to the public.

"Street frontage—Primary" means the property width as measured along the street right-of-way at the primary entrance to the property. In cases of pipestem lots or similar reduction in street right-of-way, the lot width which is most parallel to the primary building frontage.

"Street frontage—Secondary" means the property width at the street frontage that is not the primary frontage as measured along the street right-of-way.

(Note: Port Townsend defines street frontage as a side of a building which contains an entrance open for public use and which side also faces an abutting street.)

"Temporary sign" means a sign that is (1) used in connection with a circumstance, situation or event that is designed, intended or expected to take place or to be completed within a reasonably short or definite period after the erection of such sign, or (2) is intended to remain on the location where it is erected or placed for a period of not more than thirty days. In case of construction project signs, they may be maintained for the duration of the construction. If a sign display area is subject to periodic changes, that sign shall not be regarded as temporary.

"Wall sign" means a sign attached to and supported by a wall of a building or structure, with the exposed face of the sign parallel to the wall. Any sign placed behind glass, or affixed to a window of a building and located in such a manner as to have an obvious intent to capture interest of persons outside the building, shall be considered a wall sign and shall be treated in the same manner.

"Width" means the horizontal distance measured in a straight line between any two corners of a building, exclusive of corners having an angle of greater than ninety degrees.

"Window sign" means a sign attached to or otherwise obscuring vision, in whole or in part, through a window. It is intended to be viewed by persons outside of the building.

17.52.060 - Residential (LDR, MDR and HDR) districts.

The following signs are permitted in the LDR, MDR and HDR zoning districts with an approved building permit:

A. Public or Semipublic Uses.

1. Public or semipublic use freestanding identification sign and/or bulletin board. Such signs shall not exceed sixty square feet in gross area per face, shall be placed a minimum of ten feet behind all property lines, and shall not be over sixteen feet in height from ground level to sign top. No more than one double-faced freestanding sign shall be allowed per use. Such sign shall be located on the premises of the use to which the sign refers and shall be unobtrusive and in keeping with the character of the neighborhood.

2. Wall, Roof or Projecting Signs. Public or semipublic use, wall, roof or projecting identification sign and/or bulletin board shall not exceed six percent of the building face to which the sign is attached and in no event shall there be more than a total of two signs of either the freestanding, wall, roof or projecting type allowed per use.

B. Residential.

1. A sign advertising a subdivision, housing development or construction thereof; no more than two double-faced signs shall be allowed per subdivision or housing development. Such signs shall be located on the premises, of the use, to which the sign refers and shall be unobtrusive and reflect the character of the neighborhood. Such signs shall not exceed thirty-two square feet, shall be setback a minimum of ten feet behind all property lines, and shall be no more than ten feet in height from ground level. Once all lots or units have been sold or otherwise disposed of, the sign or signs shall be removed by the original owner, property developer, builder or agent.

2. A permanent sign identifying a subdivision, multifamily complex or building, mobile home park or subdivision, or similar housing development and located on the premises of the development. Such sign shall not exceed sixteen square feet in gross area per face, shall be placed a minimum of ten feet from all property lines, and shall not be over ten feet in height from ground level if a wall sign or five feet in height from ground level if freestanding. Each entrance is allowed one sign of either the freestanding or wall type, to a maximum of two per subdivision and/or development. Freestanding signs shall be set in a landscaped setting and designed and constructed of materials compatible with the development and the neighborhood and shall be unobtrusive.

3. For sale, lease or rent signs—Allowable area six square feet, sign shall be located inside property lines as not to restrict site distance and shall be considered a temporary sign to be removed upon the sale, rental or lease of said property. Sign shall be located on property for which the sale, lease or rental is referring. (Zillah language: “One unlighted sign not exceeding six square feet in area pertaining only to the sale, lease, rent or hire of only the particular building, property, or premises upon which displayed…”)

(Port Townsend language: Real estate signs, with permission of the owner, limited to one sign of four and one-half square feet maximum area per sign face on each parcel of property offered for sale in residential zones [is exempt]. In other zones, one sign is allowed up to 16 square feet per sign face on each separate parcel of property offered for sale. Larger real estate signs for future projects or those under construction are considered project signs and must apply for sign permits.

4. Directional signs; for real estate purposes (open house or special sale)—One four square foot sign per function per street frontage, which shall be removed at completion of open house or special sale or a maximum of seven continuous days.

5. Illumination of signs in any residential district shall be limited to ground or sign level flood lighting, illuminating only the sign and not casting glare or light into neighboring properties. With the exception of individual residence nameplates and permanent development identification signs, all lighting of signs shall terminate at ten p.m.

6. Identifying home occupation signs shall not exceed four square feet in gross area, shall be limited to one per property, and shall be set back a minimum of ten feet from all property lines. The style and materials used shall be in keeping with the character of the neighborhood.

17.52.070 - Commercial (C-1, C-2 and C-3) districts.

The following signs are permitted in the C-1, C-2 and C-3 zoning districts with an approved building permit:

A. On-premise Freestanding Signs.

1. Allowable Area. Primary frontage within the C-1 and C-3 districts shall be calculated at one square foot per linear foot of street frontage of the premises up to a maximum of one hundred square feet, provided that premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of street frontage up to a maximum of fifty square feet.

2. Primary frontage within the C-2 district shall be calculated at one square foot per linear foot of street frontage of the premises up to a maximum of two hundred square feet; provided that a premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of street frontage up to a maximum of one hundred square feet.

3. Number of Signs. Each commercial building shall have not more than one freestanding sign to be located either on a primary frontage or a secondary frontage. A business complex shall have not more than two freestanding signs; one sign to be located on a primary frontage and the second sign located on the secondary frontage.

4. Height of Sign. Maximum height in all C-2 districts shall not exceed thirty feet. Businesses or business complexes of 1.5 acres or greater located within five hundred feet of the travel~~ed~~ way of the I-5 corridor

(including off ramps and the frontage roads known as Pacific and Atlantic) may be allowed one freeway oriented sign not to exceed forty-five feet in height. *Such sign must be placed within five hundred feet of the travel way of the I-5 corridor.* Maximum height in C-1 and C-3 districts shall not exceed twenty-five feet.

5. The placement of freestanding signs or pole signs shall be in such a fashion and location as to not unreasonably obstruct the safe vision of motorists and pedestrians, nor unreasonably obstruct the view of signs on adjacent properties.

6. Freestanding or pole signs shall not be located closer than one hundred feet to another freestanding sign along the same side of the street or right-of-way, except if the establishment's lot width would result in less than one hundred feet, the distances between signs shall be the maximum possible.

7. Each freestanding or pole sign shall have a landscaped area twice the size of the sign *face* ~~area~~ *around* ~~at~~ the base of the sign. Pre-existing developments may be exempt from the landscape requirement subject to the approval of the public works director or his or her designee.

8. If more than one business in an area where businesses share the use of a parking lot, structure, parcel or facility, has the need of a freestanding, pole sign, or monument type sign, all signs shall be located together on the same joint use sign.

9. One sandwich board or A frame sign is allowed. The sign shall be situated on the private property of the location of the business or within the *planting strip* ~~right-of-way~~ immediately at the front of said business, and is erected only during hours of operation. *Where the sidewalk immediately at the front of said business is six-feet wide or greater, an A frame sign may be situated in the public sidewalk as long as forty-four inches of pedestrian travel area, or current ADA standard, whichever is greater, is maintained at all times.* Such signs shall not be placed so as to obstruct traffic or visibility. ~~A minimum of forty-four inches of pedestrian travel area must be maintained at all times.~~

10. For the purpose of informing and directing traffic, on-premises directory signs, menu boards, bank machines and height warning signs are permitted; provided the signs are not oriented to and not intended to be legible from a street or other private property. On-site directory signs shall not exceed thirty-two square feet in area and eight feet in height.

11. For the purpose of informing and directing traffic; on-premise directional signs are permitted; provided the placement of such signs shall be situated in such a way as not to create a vehicle or pedestrian hazard; shall be limited to not more than two signs per business; shall not exceed sixteen square feet in area and eight feet in height.

B. Off-premise Signs.

1. Any second party sign that advertises goods, products, services or facilities, or directs persons to a location different from where the sign is installed and that does not relate strictly to the lawful use of the premises on which it is located may be allowed in the highway commercial (C-2) district provided; such signs shall be unobtrusive in nature; shall not exceed thirty-two square feet in gross area per sign

face; shall be limited to one double faced sign on the premise of either the off-premise type or on-premise type; and shall be subject to written permission by the property owner of said site where the off-premise sign is located. Off-premise signs shall not exceed ten feet in height. Off-premise sign shall be subject to building permit approval.

2. Off-premise signs shall not be posted in state, county or city rights-of-way, on telephone poles, utility poles, bridge abutments, traffic signs or other public structures. Off-premise signs shall not be affixed to or painted on trees, rocks, or other natural features. Such signs shall observe the corner vision requirements and shall be placed in such a manner that does not create any type of traffic hazard. All off-premise signs shall be aesthetically pleasing and unobtrusive in nature.

C. On-premise Wall, Window, Roof Projecting.

1. Allowable Area. Primary frontage within the C-1 and C-3 districts shall be calculated at one square foot per linear foot of building frontage as measured horizontally along the side building elevation at the appropriate frontage, up to a maximum of one hundred square feet total sign area. Primary frontage within the C-2 district shall be calculated at one square foot per linear foot of building frontage as measured horizontally along the side building elevation at the appropriate frontage, up to a maximum of two hundred square feet total sign area; provided that a building elevation with less than thirty-two feet of horizontal length shall be allowed a maximum of thirty-two square feet of sign area. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of building frontage up to a maximum of fifty square feet.

2. Number of Signs. Three per primary frontage; one per secondary frontage; and in no event shall there be more than a total of four wall, roof or projecting signs per business.

3. In any building occupied by more than one business, the maximum sign area on each primary frontage shall be shared proportionally by those businesses whose main public entrance is along that frontage. Where applicable, the sign allowed on the secondary frontage shall be a joint use sign.

4. The maximum sign area per primary frontage may be divided between projecting, wall and first floor window signs. The total sign area per frontage shall be determined by adding together the area for all types of signs.

5. Each business shall be allowed one painted window sign in addition to the maximum number of signs and square footage allowed by this chapter for the limited purpose of identifying the business owner, business name and hours of operation. The sign shall not cover more than six square feet of window area where it is located.

6. For buildings located on or within one foot of the street right-of-way line, projecting signs shall project no more than five feet from the walls to which they are attached.

7. All projecting signs shall be at least ten feet above sidewalks and walkways.

D. Awnings and Canopies.

1. Awnings and canopies shall not be considered signs, except that the area of any awning or canopy, which displays advertising copy, shall be considered a sign.

2. Advertising copy, which appears on any side of an awning, or canopy, which most nearly parallels the side of the building, shall be treated as a wall sign, and shall be subject to all the requirements of this chapter which apply to wall signs affixed directly to a building.

3. Advertising copy which appears on any side of an awning or canopy which is generally perpendicular to the side of the building, shall be treated as a projecting sign, and shall be subject to all of the requirements of this chapter which applies to projecting signs affixed directly to a building. In the event advertising copy appears on two sides of an awning or canopy which are perpendicular to the same wall, those sides shall be considered one projecting sign.

4. Marquees, awnings, and canopies shall not extend further than the curb of the street.

E. Sign Illumination. The light from any illuminated sign shall be shaded, shielded or directed so that the light will not be objectionable to surrounding uses, residential areas and public safety. No sign shall have rotating, flashing or blinking lights or other illuminating device that changes in lights or other illuminating device that changes in light intensity, brightness or color except as follows:

1. In the central business (C-1) district and the highway commercial (C-2) district one changing image sign shall be allowed per business.

2. In the central business (C-1) district and the highway commercial (C-2) district, changing image signs are allowed for alphanumeric messages. Changing image signs may scroll, travel and may not change information more frequently than once every two seconds.

3. In the central business (C-1) district changing image signs shall not exceed eight square feet in area and the lighting of the message area *and lighting of the background* shall not consist of more than one color *each, for a possible two color changing image sign.* The allowed changing image sign area is to be included in the total allowed sign area, not in addition to.

4. In the highway commercial (C-2) district changing image signs shall not exceed fifty percent of the total allowed sign area up to a maximum of thirty-two square feet in area. The lighting of the message area *and lighting of the background* shall not consist of more than one color *each, for a possible two color changing image sign*. The allowed changing image sign area is to be included in the allowed sign area, not in additions to.

5. Rotating barber poles are allowed in all commercial districts.

F. For Sale, Lease or Rent Signs. *No more than one, double-face sign* ~~Allowable area six~~ *thirty-two* square feet *in area shall be allowed. The* sign shall be located inside property lines as not to restrict site distance and shall be considered a temporary sign to be removed upon the sale, rental or lease of said property. Sign shall be located on property for which the sale, lease or rental is referring *and shall be no more than ten feet in height from ground level and more than ten feet from all property lines*.

17.52.080 - Industrial (I-1 and I-2) districts.

The following signs are permitted in the I-1 and I-2 zoning districts with an approved building permit:

A. On-premise Freestanding Signs.

1. Allowable Area. Primary frontage shall be calculated at one square foot per linear foot of street frontage of the premises up to a maximum of two hundred square feet, provided that premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign.

2. Secondary frontage shall be calculated at one-half square foot of sign area for each linear foot of street frontage up to a maximum of one hundred square feet, provided that a premises with less than thirty-two feet of linear street frontage shall be allowed a maximum of a thirty-two square foot sign.

3. Number of Signs. Each industrial business shall have not more than one freestanding business identification sign, located on the primary or secondary frontage. An industrial complex shall have not more than two freestanding signs; one to be located on a primary frontage and the second sign located on the secondary frontage. Entrance, delivery, warning and other strictly directional signs are permitted; provided each sign does not exceed sixteen square feet in area and eight feet in height.

4. Height of Sign. Maximum height shall not exceed thirty feet.

5. The placement of freestanding signs or pole signs shall be in such a fashion and location as to not unreasonably obstruct the safe vision of motorists and pedestrians, nor unreasonably obstruct the view of signs of adjacent property owners.

6. Freestanding or pole signs shall not be located closer than one hundred feet to another freestanding sign along the same side of the street or right-of-way, except if the establishment's lot width would result in less than one hundred feet, the distances between signs shall be the maximum possible.

7. Each freestanding or pole sign shall have a landscaped area twice the size of the sign *face* ~~area~~ *around* ~~at~~ the base of the sign. Pre-existing developments may be exempt from the landscape requirement subject to the approval of the public works director or his or her designee.

8. If more than one business in a complex where businesses share the use of a parking lot, structure, parcel or facility, has the need of a freestanding, pole sign or monument type sign, all signs shall be located together on the same joint use sign.

9. One sandwich board or A frame sign is allowed. The sign shall be situated on the private property of the location of the business or that portion of public right-of-way immediately at the front of said business, and is erected only during hours of operation. Such signs shall not be placed so as to obstruct traffic or visibility. A minimum of forty-four inches of pedestrian travel area*, or current ADA standard, whichever is greater,* must be maintained at all times.

B. On-premises Wall, Window, Roof Projecting.

1. Allowable Area. One square foot per linear foot of building frontage as measured horizontally along a side building elevation, at the appropriate frontage, up to a maximum of two hundred square feet per sign; provided that a building elevation with less than thirty-two feet of horizontal length shall be allowed a maximum thirty-two square foot sign.

2. Number of Signs. One per primary frontage; one per secondary frontage; and in no event shall there be more than a total of two wall, roof or projecting signs per business.

3. In any building occupied by more than one business, the maximum sign area on each primary frontage shall be shared proportionally by those businesses whose main public entrance is along that frontage. Where applicable, the sign allowed on the secondary frontage shall be a joint use sign.

4. Each business shall be allowed one painted window sign in addition to the maximum number of signs and square footage allowed by this chapter for the limited purpose of identifying the business owner, business name and hours of operation. The sign shall not cover more than six square feet of window area where it is located.

C. Awnings and Canopies.

1. Awnings and canopies shall not be considered signs, except that the area of any awning or canopy, which displays advertising copy, shall be considered a sign.

2. Advertising copy, which appears on any side of an awning, or canopy, which most nearly parallels the side of the building, shall be treated as a wall sign, and shall be subject to all the requirements of this chapter which apply to wall signs affixed directly to a building.

3. Advertising copy which appears on any side of an awning or canopy which is generally perpendicular to the side of the building, shall be treated as a projecting sign, and shall be subject to all of the requirements of this chapter which apply to projecting signs affixed directly to a building. In the event advertising copy appears on two sides of an awning or canopy which are perpendicular to the same wall, those sides shall be considered one projecting sign.

4. Marquees, awnings and canopies shall not extend further than the curb of the street.

D. Sign Illumination. The light from any illuminated sign shall be shaded, shielded or directed so that the light will not be objectionable to surrounding uses, residential areas and public safety. No sign shall have rotating, flashing or blinking lights or other illuminating device that changes in lights or other light intensity, brightness or color.

E. For Sale, Lease or Rent Signs. *No more than one, double-face sign* ~~Allowable area six~~ *thirty-two* square feet *in area shall be allowed. The* sign shall be located inside property lines as not to restrict site distance and shall be considered a temporary sign to be removed upon the sale, rental or lease of said property.

Sign shall be located on property for which the sale, lease or rental is referring *and shall be no more than ten feet in height from ground level and more than ten feet from all property lines*.

17.52.090 - Temporary signs.

A. Signs endorsing bond elections, levies, fairs, political signs, little league sign up, and similar activities shall be removed within five days following the election, event and/or last showing of any fair, show or similar activity. It shall be the joint responsibility of the property owner or tenant and the party or parties who initiated the placement of the sign or signs to remove said sign or signs, within five days after the election or event for which the sign(s) are displayed. Failure to comply with this requirement shall be deemed a violation of this chapter and each and every day for which said violation continues shall be deemed a distinct and separate violation (See Section 17.52.130).

B. Political signs shall be deemed to include those pertaining to nonpartisan, partisan, initiative and/or referendum elections. Political signs shall not exceed four feet in height or width and eight feet in length, shall not be placed or situated in such a manner to obstruct or impede the sight distance of those using the public streets and shall not be erected on public right-of-way. (Note: The City of Tacoma's court case dealt with timeframes in placement of political signs, not where they are placed).

C. Outdoor Sale and Temporary Advertising Signs. Individual business establishments may utilize special but temporary advertising signs or displays related only to the services and goods offered by the business. No more than two signs are to be used and the gross areas of each sign will not exceed twenty-five square feet with the total area of all signs, not exceeding fifty square feet, shall be placed in such a fashion and location as to not unreasonably obstruct the safe vision of motorists and pedestrians, and shall not exceed fifteen days unless through an approved temporary use or conditional use permit.

D. Displays utilizing banners, flags, pennants, streamers, twirlers or propellers, strings of light, flares, balloons and similar devices are permitted as seasonal decorations, grand openings or special sales. Such signs may be used for a maximum of thirty consecutive days with no more than three events per year, provided it does not adversely affect the safe vision of drivers, pedestrians or aviation traffic.

E. Beacon and Searchlights. Individual business establishments may utilize special but temporary beacons or search lights for special sales, and/or grand openings and may be used for a maximum of three consecutive days provided it does not adversely affect the safe vision of drivers, pedestrians or aviation traffic.

17.52.100 - Conditional uses.

Signs for all conditional uses in all zoning districts will be permitted as part of the conditional use approval. The sign code applicable to that zoning district, in which the conditional use is approved, shall designate the size, number and location of each sign unless otherwise noted on the conditional use allowed.

~~17.52.110 - Abandoned or illegal signs.~~

~~A. Any abandoned or illegal sign, any sign that exists after a business closes that advertised the closed business, any graffiti placed on a sign, building, parking lot or landscaped area, or any temporary sign that exists after its expiration time, whether located on public property or private property, is hereby declared to be a danger to the health, safety, and welfare of the citizens of Woodland. Any sign that is partially or wholly obscured by the growth of vegetation or weeds or by the presence of debris or litter also presents a danger to the health, safety and welfare of the citizens.~~

~~B. Any such signs as set forth in subsection A of this section are hereby deemed to be a public nuisance. Any such sign shall be removed by the property owner within ten days after notice from the public works director or designee. Any sign, whether located on public property or private property, not removed within ten days after such notice, may summarily be abated by the public works director or designee. Costs of such abatement may be assessed against the property using the procedures established in Woodland Municipal Code Chapter 8.12. Further, failure to remove said sign(s) will cause Section 1.12.020, Civil Infractions, to apply. C. Legal, conforming structural supports for abandoned signs may remain, if installed with a blank sign face and supporting structures are maintained.~~

~~C. Legal conforming structural supports for abandoned signs may remain, if installed with a blank sign face and supporting structures are maintained.~~

WMC 17.52.110 Signs as Public Nuisance

A. The following signs are hereby declared to be a danger to the health, safety and welfare of the citizens of Woodland and not permitted by this Chapter:

1. Any sign illegal under this Chapter or not exempt pursuant to WMC 17.52.030.

2. Any abandoned sign. For purposes of this Chapter, a sign shall be deemed "abandoned" if it is displayed without lawful authority on public property or private property.

3. Any sign advertising a closing of a business still displayed after the closure of the business.

4. Any graffiti placed on a sign, building, parking lot or landscaped area.

5. Any temporary sign displayed after the passing of the temporary condition or event date.

6. Any sign that is partially or wholly obscured by the growth of vegetation or weeds or obscured by the presence of debris or litter.

7. And any sign which impairs the vision of the operators of motor vehicles.

B. All signs described in Section A are hereby deemed a public nuisance. Any such sign, unless subject to summary abatement, shall be removed either by the sign owner or the property owner within five (5) days of oral or written notice from the public works director or the director's designee.

C. Voluntary Correction

1. General. The public works director shall attempt to secure voluntary correction by contacting the person responsible for the violation when practical, explaining the violation and requesting correction.

2. Issuance of Voluntary Correction Agreement. A voluntary correction agreement to abate the violation within a specified time and according to specified conditions may be entered into between the person responsible for the violation and the city acting through the public works director or designee.

a. Right to a Hearing Waived. Upon entering into a voluntary correction agreement, the person responsible for the violation waives the right to an administrative appeal of the violation and of the corrective action.

b. Extension – Modification. An extension of the time limit for correction or a modification of the required corrective action may be granted by the public works director if the person responsible for the violation has shown due diligence and/or substantial progress in correcting the violation but unforeseen circumstances render correction under the original conditions unattainable.

c. Abatement by the City. The city may abate the violation if the terms of the voluntary correction agreement are not met or performed in a timely manner.

d. Collection of Costs. If the terms of the voluntary correction agreement are not met the person responsible for the violation shall be responsible to reimburse the City for the cost of abatement.

D. Notice of Civil Infraction

1. Issuance.

a. Except as set forth in Section (b), when the public works director determines that a violation has occurred or is occurring, and is unable to secure voluntary correction, the public works director may issue a notice of civil violation to the person responsible for the violation pursuant to WMC 1.12.020.

b. The public works director may issue a notice of civil violation without having attempted to secure voluntary correction under the following circumstances:

i. When an emergency exists;

ii. When a repeat violation occurs;

iii. When the person knows or reasonably should have known that the action is in violation of a city regulation.

iv. When the sign impairs the vision of operators of motor vehicles

2. Monetary Penalty.

a. The monetary penalty for each violation per day or portion thereof as well as the other relief set forth in WMC 1.12.020 shall be as set forth in WMC 1.12.020:

i. First Violation - Class 4 Civil Infraction;

ii. Second Violation - Class 3 Civil Infraction;

iii. Third Violation - Class 2 Civil Infraction;

iv. Fourth and Subsequent Violations - Class 1 Civil Infraction.

b. Examples.

i. An illegal sign is displayed for three consecutive days. The sign owner could be cited for a first, second and third violation.

ii. An illegal sign is displayed but voluntarily corrected, another illegal sign is displayed a day later but not corrected. The sign owner could be cited for a first violation for the sign displayed a day later.

iii. Three illegal signs are displayed for several days and the sign owner is cited for only one violation for each sign. Each separate sign is a Class 4 infraction.

iv. Three illegal signs are displayed for three (3) days and the sign owner is cited for each day the signs are displayed. The sign owner could be cited for three separate Class 4, Class 3 and Class 2 violations.

3. Continued Duty to Correct. Payment of a monetary penalty pursuant to this chapter does not relieve the person to whom the notice of civil violation was issued of the duty to correct the violation.

E. Abatement by the City [See WMC 8.12]

1. The city may abate a condition which was caused by or continues to be a civil violation when:

a. The terms of voluntary correction agreement have not been met; or

b. A notice of civil violation has been issued and the required correction has not been completed by the date specified in the hearing examiner's order; or

c. The condition is subject to summary abatement in Section F, or;

d. When the sign impairs the vision of operators of motor vehicles.

F. Summary Abatement

Whenever the placement or presence of an unpermitted sign impairs the vision of operators of motor vehicles or causes a condition the continued existence of which constitutes an immediate and emergent threat to the public health, safety or welfare or to the environment, the city may summarily and without prior notice abate the condition. Notice of such abatement, including the reason for it shall be given to the person responsible for the violation as soon as reasonably possible after the abatement.

In addition to any fine, the person in violation shall reimburse the City for all costs of abatement including costs of enforcement and hearing.

17.52.120 - Maintenance of nonconforming signs.

Except as restricted in specific zoning districts, legally pre-existing nonconforming signs may be maintained, or altered if:

A. Structural revisions or alterations will not increase the sign's nonconformity with the provisions of this chapter.

B. Such alteration or relocation is required because of government action.

C. The sign is not changed to another nonconforming sign.

D. The sign is not reestablished after discontinuance for ninety days or more.

E. The sign is in full compliance with all other ordinances of the city.

17.52.130 - Exemptions.

The following types of signs are permitted without benefit of a building permit, all signs are required to conform to the provision of this chapter.

A. A residential nameplate sign not to exceed two square feet and bearing only the name and address of the occupant.

B. A sign announcing a product is being offered for sale at a reduced price for a limited period, provided that the sign is located within the building where the product is sold, to include the interior surface of windows and doors.

C. Special event signs, provided that all of the following conditions are met:

1. The promoter of the event *receives permission from the Public Works Director or his/her designee that the event meets the following criteria for a special event, 1) the event is open to the general public, and 2) the event has broader benefits related to tourism, promotion of a charitable or civic cause, or fostering community pride and identity. Events such as the Planters Days Festival, the farmers market, the Lilac Festival, and the Tulip Festival are examples of special events;* ~~shall have first met with the public works director or designee to obtain a determination that the proposed sign falls within the definition of a special event sign;~~

2. No such sign shall include moving parts or flashing lights;

3. No such sign shall be erected or displayed more than ten days before the special event it announces; and

4. Special event signs less than 6 square feet in size and no more than 3 feet in height above ground level may be placed in planting strips within the public right-of-way or with permission on private property. Special event signs can also be situated on the public sidewalk where the sidewalk is six-feet wide or greater as long as forty-four inches of pedestrian travel are, or current ADA standard, whichever is greater, is maintained at all times. Signs shall not be placed so as to obstruct traffic or visibility or in street medians or sidewalks within the public right-of-way.

5.~~4.~~ All such signs shall be removed within three days after the conclusion of the event.

D. Temporary signs to indicate that the premises are for sale or rent. Such signs using terms such as quitting business, open for business, for sale, inquire within, for rent, open house, sold, may also include a telephone number and insignia. These signs shall not exceed two square feet.

E. Signs erected by a public official in the performance of his or her duty, on property under the jurisdiction of that official shall be allowed without a permit.

F. Campaign political signs are permissible providing the sign copy is limited to information about a candidate, political party or public issue in a current election campaign. They shall be removed within five days after the applicable election.

G. Public service directional signs for public buildings such as public schools, libraries, hospitals and similar public services facilities placed within public rights-of-way.

H. Signs of a public, noncommercial nature including, but not limited to, safety, direction, danger, and no trespassing.

I. Traffic signs, traffic control devices, traffic signals and markings installed by the city.

J. "No hunting," "no trespassing," "no dumping," "no parking," "private" and other informational warning signs, shall not exceed four square feet in gross area per sign.

K. Plaques, tablets or inscriptions indicating the name of a building, its 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 three square feet in surface area.

L. Product Dispensers.

M. Sandwich board or A Frame.

N. Reasonable seasonal decorations within the appropriate public holiday season. However, such displays shall be removed promptly at the end of the public holiday season.

O. The Flag of a Commercial Institution. No more than one flag is permitted per business premises, the flag shall not exceed twenty square feet in surface area, and shall be left loose to fly in the breeze.

P. Sculptures, fountains, mosaics and design features which do not incorporate advertising or identification.

Q. Advertisement on existing theater marquees (freestanding and/or building-mounted).

R. Repair, maintenance and/or modification of existing conforming or pre-existing nonconforming signs; provided the sign's conformance or nonconformance is not structurally altered and/or increased.

(City of Zillah exempts banners/posters and murals of a noncommercial nature).

17.52.140 - Permit requirements.

A. A sign permit shall be required before the placing, erecting, moving, reconstructing, altering or displaying of any sign within the city, unless expressly exempted by Section 17.52.130 of this chapter. Signs requiring permits shall comply with this chapter and all other applicable laws and ordinances.

B. Sign permit applications shall be made on forms provided by the city of Woodland, public works department. The completed application form and plans shall be accompanied by the required fee as set forth from time to time by the Woodland city council by resolution.

17.52.150 - Review procedures.

A. All sign permit applications shall be reviewed to comply with this chapter by the public works director or designee as provided in this section:

1. Name, address and telephone number of sign owners;

2. Name, address and telephone number of sign contractor or erectors;

3. Address of sign by site location;

4. Two site plans showing locations of proposed sign(s);

5. Two plans of the proposed sign with sign style and size included with a scaled design;

6. Type of sign, whether illuminated or non-illuminated;

7. Electrical permit for the sign, if illuminated.

(Note: City of Granite Falls and murals. Murals may be painted or otherwise placed on any building of structure where permitted (permit exemption). However, a rendition of the mural shall be reviewed and approved by the Designated Official prior to placement, to ensure that it is not a mural sign or contains a commercial sign message. Murals containing a commercial sign message shall require a sign permit and shall only be allowed on-premises in the CBD, GC, IR, LI, and I zoning districts. The commercial “display area” of the mural shall be calculated against the allowed signage for the site and/or tenant. “Display

area” means the greatest area of display meant to contain the text, graphics, pictures, lights and other background details to be viewed as signage. Display area shall be measured as the smallest rectangle placed around all that composes the display area…).

Chapter 12.30
STREET NUMBERING

Sections:

12.30.010 Address system.
12.30.020 House numbers.
12.30.025 The system of numbering for multi-tenant and multiple structure complexes.
12.30.030 Assignment of addresses.

12.30.010 Address system.

The following system of addressing and street identification is accepted for those areas of the city of Woodland for which said city is responsible for the issuance of addresses:

(1) The city has an established set of addresses for properties. Future annexations and infill properties will match with the abutting properties that already have existing addresses.

(2) Properties developed shall be further divided on the basis of 20 blocks to the mile, except in those instances where a different base is already in effect, and the blocks so developed shall be further divided to provide an address every 25 feet, or such other division necessary to provide continuity in addressing.

(3) The dividing lines between blocks above developed shall be numbered progressively from the addresses previously developed and shall be numbered progressively from the block lines. For new subdivisions and streets, addresses located on the north and west of block lines shall end in odd numbers and those located on the south and west of block lines shall end in even numbers. Addresses of properties in existing areas will match with the existing numbering system on that street.

(4) Roads running east and west shall be designated as “Avenues” and identified with the number of the nearest east-west block lines.

(5) Roads running north and south shall be designated as “Streets” and identified with the number of the nearest north-south block line.

(6) Roads running east and west between the streets shall be designated as “ways” and identified with the number of the preceding block line or street.

(7) Roads running north and south between avenues shall be designated as “places” and identified with the number of the preceding block line or avenue.

(8) Roads running east and west ending in a cul-de-sac or which cannot be extended shall be designated as “circles” and identified with the number of the nearest preceding east-west block line or street.

(9) Roads running north and south ending in a cul-de-sac which cannot be extended shall be designated as “courts” and identified with the number of the nearest preceding north-south block line or avenue.

(10) Roads running diagonally or irregularly in relation to the baseline shall be designated as “drives” or “roads.”

(11) Major arterials may be named to retain local or historical meaning and may be designated as “boulevards,” “highways,” “expressways,” etc., as appropriate.

12.30.020 House numbers.

Numbers shall be assigned to each house based on the point of entry to the property.

12.30.025 The system of numbering for multi-tenant and multiple structure complexes.

This section shall govern the numbering of units and buildings within all multiple tenant commercial and residential developments in the city. An address number shall be assigned to each primary building except for situations where public safety or consistent numbering is better achieved by single addresses for complexes of multiple buildings. All numbering systems shall be subject to review and approval by public works staff prior to construction.

(1) Multiple Dwellings in a Single Building. Where there are multiple dwelling units in a single building, as with a duplex, triplex and so forth, unit numbering shall depend upon whether the individual units have separate entrances that face the street, or whether the primary entrance(s) to the building or units face an off-street parking lot. The following subsections are intended to provide guidance and the public works director, in consultation with emergency service providers, shall have the ultimate authority to review and possibly modify the final addressing system.

(a) Single Entrance or Units Face Off-Street Parking Lot. Where the individual units share a single entrance, or if the entrance(s) to the building or units face an off-street parking lot, then the building shall have a single street address, and each unit shall be numbered as described in subsection (2) of this section.

(b) Units with Separate Entrances that Face the Street. Where the individual units have separate entrances and the entrances face the street, each unit shall have a separate street address number, and the numbering shall be consistent with the regular numbering along the street. If the building is multi-storied and individual unit numbers do not present a clear and easy-to-find addressing system for emergency service providers, then the public works director may require a single street address with separate unit numbers as provided in subsection (1)(a) of this section.

(2) Multiple Dwellings in a Multiple Building Complex. Where there are multiple dwellings in a complex consisting of multiple buildings, the complex shall be assigned a single street address. Individual buildings within the complex shall be assigned a different letter starting with the first building to the right as you enter the complex, which shall be designated with the letter “A.” The letters shall continue sequentially in a counter-clockwise direction. The letters shall be at least 24 inches high, be a contrasting color, and be affixed on the side of the building near the building’s main entrance. Each unit within the complex shall be numbered individually and sequentially with no repeated numbers. In multiple level buildings, ground level numbers shall be preceded by a one, second level number shall be preceded by a two, etc. For example, the first unit on the ground floor of building “A” should be A-101. A unit approximately above this first unit should be A-201. Each unit shall have the unit number posted near the point of entry to the unit. These numbers shall be prominently displayed pursuant to the Woodland Municipal Code.

(a) If the number of units in a complex varies from one level or building to the next, the numbering of subsequent buildings shall continue from the highest preceding number as if all intervening numbers had been assigned to every floor.

(b) A recreational building shall be lettered but shall not be assigned a unit number unless there are two or more recreational buildings in the complex.

(c) Directory signs listing building addresses shall be located at all public street entries to multiple building and multiple tenant complexes. Directory signs are subject to the requirements of Woodland sign code.

(3) Mobile Home Parks. A primary street address shall be assigned to a mobile home or manufactured dwelling park consisting of leased lots. Space numbers beginning with No. 1 shall be assigned to individual spaces or units within the park beginning with the first space or unit to the right as you enter the park. Numbers shall continue sequentially in a counter-clockwise direction. The number of each unit shall be prominently displayed on each unit or space pursuant to the city of Woodland Municipal Code.

(4) One Organization in Multiple Buildings. Multiple buildings that house a single business, school, or other organization shall be assigned a single street address based on the main driveway location. Each building shall be assigned a letter with the same requirements described in subsection (2) of this section. Directory signs shall be located at all public street entries and are subject to the requirements of the Woodland sign code.

(5) Multiple Tenant Buildings with Flexible Floor Plans. For multiple tenant commercial buildings with flexible floor plans and where units or tenants do not have individual exterior entrances, i.e., suite assignments and access is from interior hallways, public works staff may permit a single address for the building. Where tenants or units have their own individual outside entrances, a range of unit numbers will be assigned that accommodates potential future expansions. A master plan for addressing a complex may be created, but individual address assignments will be at the discretion of public works staff.

(a) Suite numbers shall be in ascending order but need not be consecutive. Gaps should be left in the numbering sequence to allow for the addition of units and suites in the future.

(b) In multiple level buildings, ground level numbers shall be preceded by a one; second level numbers shall be preceded by a two, etc. Suite numbers shall not repeat themselves. For example, the first suite number on the ground floor should be 101.

(c) Directory signs which list building addresses, unit numbers and tenant names shall be located at all public street entries to multiple tenant complexes and are subject to the requirements of the Woodland sign code.

(6) Multiple Building Commercial and Business Complexes. Multiple building business parks that share a common parking lot shall follow the numbering system described in subsection (2) of this section, but shall accommodate future expansion as described in subsection (5) of this section.

12.30.030 Assignment of addresses.

All houses, residences and places of business within the city shall be numbered in accordance with WMC 12.30.010. All homes, buildings, residences and places of business hereafter constructed shall be assigned such number as the Public Works Director or his/her designee shall determine in the permit granted for such construction.

STAFF REPORT: Proposed Comprehensive Plan Map Amendments 2014

Date: June 11, 2014
To: Planning Commission
From: Amanda Smeller, Community Development Planner
Re: Comprehensive Plan Map Amendments for 2014

The City has not received outside requests for Comprehensive Plan Map changes and rezones for the 2014 year. There are several parcels that the City is interested in changing the Comprehensive Plan Map and rezoning which would better fit their designated uses.

Proposed Docket as of June 11, 2014					
Property Owner	**Acreage (Approx.)**	**Existing Comprehensive Plan Designation**	**Proposed Comprehensive Plan Designation**	**Existing Zoning**	**Proposed Zoning**
City of Woodland Parcels: 508020100/508030100 – Water Treatment Plant	6.98 combined	Low Density Residential	Public / Quasi-Public / Institutional	Un-zoned	Public / Quasi-Public / Institutional
City of Woodland Parcel: 255240000 – Public Works Shop	2.55	Low Density Residential	Public / Quasi-Public / Institutional	Un-zoned	Public / Quasi-Public / Institutional
Woodland School District Parcels: 50680002/506800013 – Intermediate School	10.46 combined	Low Density Residential	Public / Quasi-Public / Institutional	Low Density Residential	Public / Quasi-Public / Institutional
City of Woodland Parcels: 50271 / 50272 / 50273 Hoffman Park, Library, Community Center	1.17 combined	Low Density Residential	Public / Quasi-Public / Institutional	Low Density Residential	Public / Quasi-Public / Institutional

All amendment proposals must be considered concurrently in a package so that their cumulative effects can be understood. The Planning Commission will provide a recommendation to the Council on the Comprehensive Plan amendment package after holding a public hearing.

City of Woodland Water Treatment Plant

The water treatment plant currently encompasses two unzoned parcels on Scott Hill Park Road. The Comprehensive Plan designation for both parcels is low density residential, which does not make sense as the parcels are City owned and used for utilities. The parcels should be assigned a Comprehensive Plan designation and zoning designation of Public/Quasi-Public/Institutional (PQPI).

The two properties abut the recently rezoned Scott Hill Park property, which is also PQPI. Surrounding uses are residential.

Figure 1: Aerial view of the Water Treatment Plant

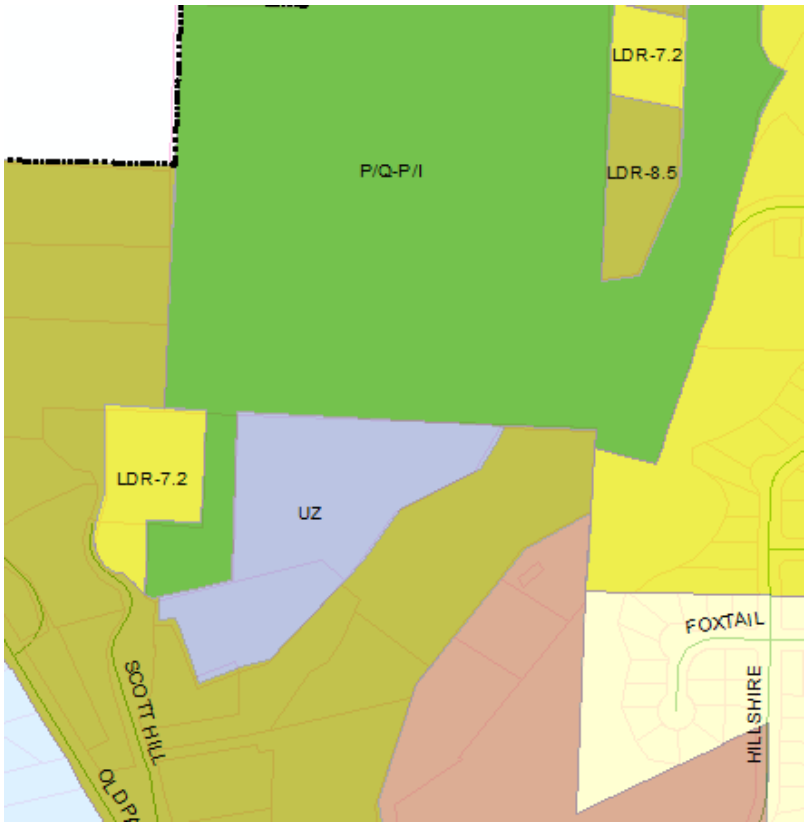


Figure 2: Zoning of subject properties and surrounding parcels.

Note: The waste water treatment plant (parcels 504920100, 50474, 5047501, and 504750101), also owned by the City, are also unzoned (with the exception of 504920100 which is zoned Highway Commercial). However, the Comprehensive Plan designation for these parcels is PQPI. Therefore, a map amendment is not needed and these parcels will be rezoned on their own.

City of Woodland Public Works Shop

The Public Works shop is located on an unzoned 2.55-acre parcel in the Clark County portion of the City. The Comprehensive Plan designation is low density residential which will not fit this property as it is already owned by the City and used for City needs. This parcel should be assigned a Comprehensive Plan designation and zoning designation of PQPI.

The parcel is surrounded by residential properties, and properties with a residential Comprehensive Plan designation. Many of the surrounding residential properties are already developed.

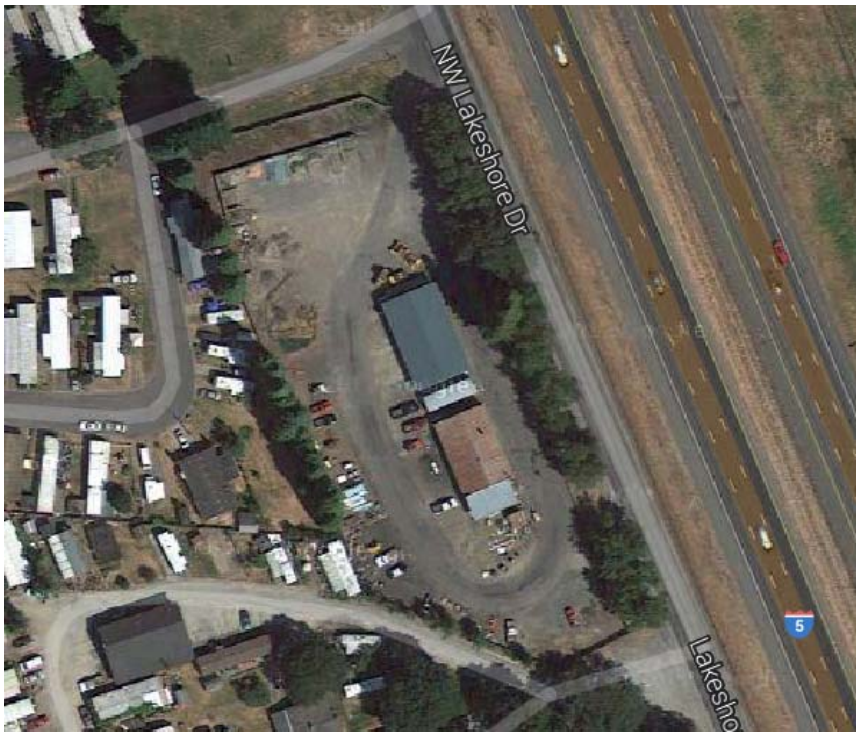


Figure 1: Aerial view (google maps) of the Public Works shop buildings.

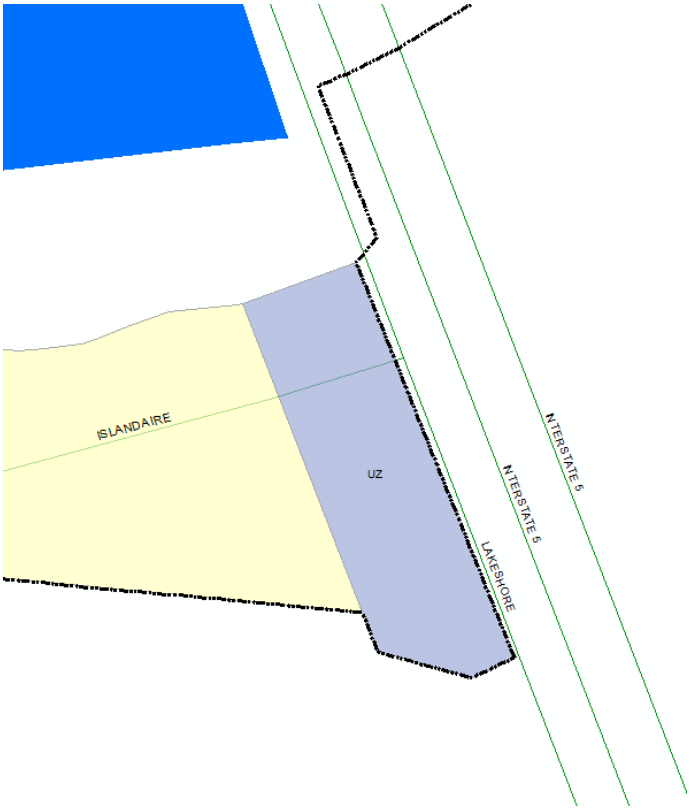


Figure 2: Zoning of subject property and surrounding properties.

Figure 3: Street view (google maps) of the property. The recently constructed additional shop is not shown on this map.

Woodland School District Intermediate School

The intermediate school is located on two parcels off Lewis River Road, owned by the Woodland School District. Both properties have a Comprehensive Plan designation and zoning designation of low density residential. Both properties should be PQPI.

Surrounding properties are zoned residential.

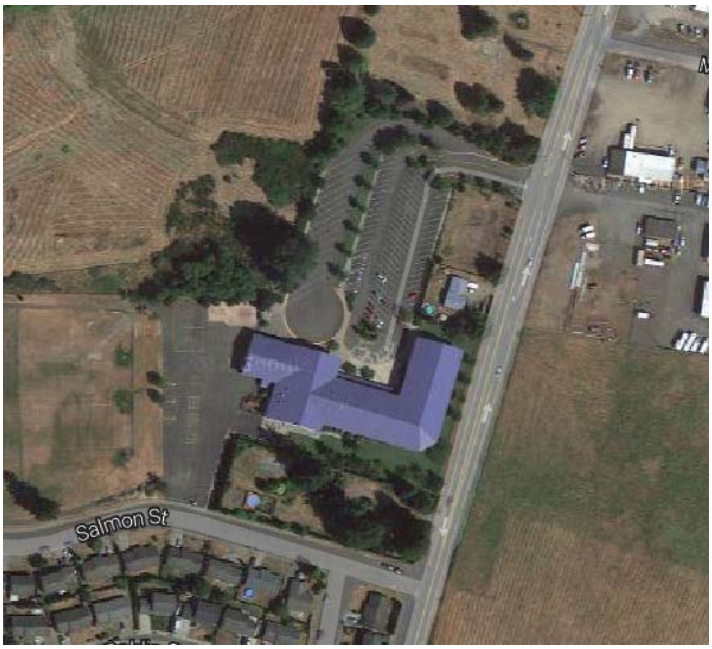


Figure 1: Aerial view (google maps) of the intermediate school.

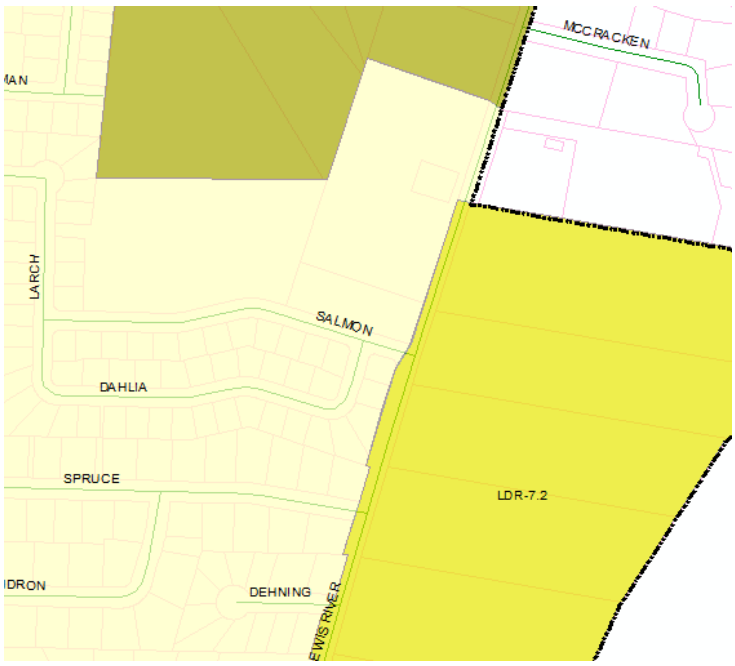


Figure 2: Zoning of subject properties and surrounding parcels.

Figure 3: Street view (google maps) of the intermediate school from Lewis River Road.

City of Woodland Hoffman Park/Library/Community Center

These three parcels encompassing the library, community center and Hoffman Park are owned by the City and all have a Comprehensive Plan designation and zoning designation of low density residential. The three properties should be PQPI.

These properties abut the current Woodland High School property, which is zoned PQPI. The remainder of the surrounding properties are residential.

Figure 1. Aerial view (google maps) of the library community center, and Hoffman Park.

Figure 2. Zoning of subject parcels and surrounding properties.

Figure 3. Street view (google maps) of the library building from Park Street.

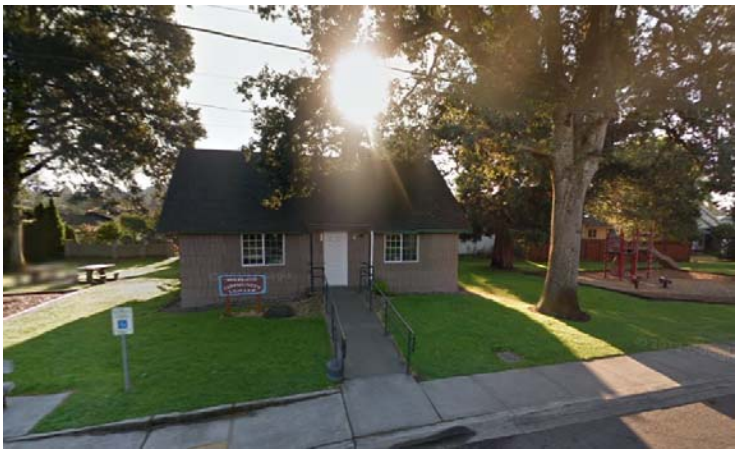


Figure 4: Street view (google maps) of the Community Center from Park Street.

Figure 5: Street view (google maps) of Hoffman Park from Park Street.

The City recommends the Comprehensive Plan designation and zoning designations for all above parcels be Public/Quasi-Public/Institutional. The current and historical uses of the properties all fit the allowable activities in the PQPI zone. It is important to accurately reflect what is happening on a parcel in terms of zoning, especially as we update our Comprehensive Plan. We need to have an accurate accounting of available land for residential purposes. While these properties are not available, having them zoned as residential somewhat skews future projections for the City.

Woodland 2016 Comprehensive Plan Update: Population Projections

Demographic Trends

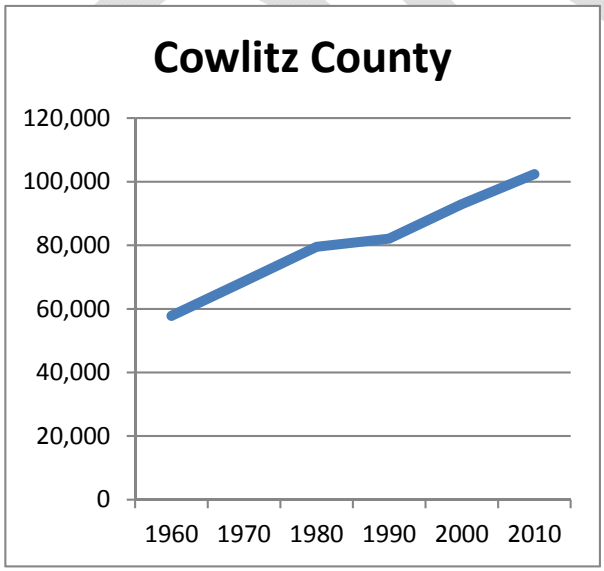
Past data for Woodland and Cowlitz County show several trends:

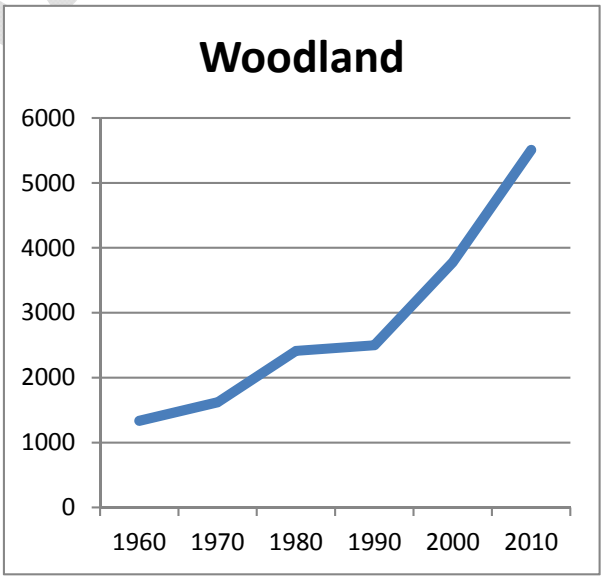
- Population for both the city and county have increased, with relatively steady growth aside from a slow-down in the 1980s tied to shrinking timber harvests.
- Woodland's population as a percentage of the overall County population has increased.

Table 1: Historic Population Data for Cowlitz County and Woodland (Census data)

	1960	1970	1980	1990	2000	2010
Cowlitz County	57,801	68,616	79,548	82,119	92,948	102,410
Annual growth during previous 10-year period	--	1.7%	1.5%	0.3%	1.2%	1.0%
Woodland	1,336	1,622	2,415	2,500	3,780	5,509
Annual growth during previous 10-year period	--	2.0%	4.1%	0.3%	4.2%	3.8%
Woodland population as percentage of County population	2.31%	2.36%	3.04%	3.04%	4.07%	5.38%

Figures 1 & 2: Historic Population Data





DRAFT

County Projections

The Washington State Office of Financial Management prepares population forecasts at the County level. County officials are required by GMA statutes to select a population projection between the high and low ranges provided by OFM. In GMA counties, there is an allocation process to assign the projected increase to the various jurisdictions within the county. In the absence of a Cowlitz County allocation process or any City-specific projections, the County projections can be a starting point for city projections. The medium-range County projections show continued but slowing growth over the next 20 years.

Table 2: Projected Cowlitz County Population (OFM projections)

	2015	2020	2025	2030	2035	2040
Cowlitz County	105,130	108,588	111,706	114,158	115,798	116,897
Annual growth over previous 5-year period	0.53%	0.65%	0.57%	0.44%	0.29%	0.19%

Given that the majority of the city is within Cowlitz County, Clark County population projections were not analyzed. Clark County did complete an allocation process and anticipates a total population of 339 in the Clark portion of Woodland by 2035, an increase from the 88 current residents. This increase of 252 new residents can be accommodated in any of the city population models discussed below and was not calculated separately.

City Projections

There are several methodological options for projecting City population over the next 20 years based on the Cowlitz County projections and historic city and County data.

- **Projection 1**: Consistent annual growth at 3.5% annual growth rate, as adopted in the 2005 Woodland Comprehensive Plan based on previous demographic work. Similar growth rates were observed from 1990 to 2010, though future population trends may not be reflected in this rate.
- **Projection 2**: Continued annual growth at historical average rates, 2.87% per year. This projection is based solely on previous population growth from 1960 to 2010 and does not factor in any changing demographics or other local trends. This model captures the overall trend of increasing population.
- **Projection 3**: Continued increase of the City's population as a percentage of the County's population. This projection is based on the OFM County projections, and a straight-line projection of the city's relative share of the County's population based on historical growth of the city relative to the County between 1960 and 2010. This model reflects the overall trend of the City's growth as a percentage of the County's population.
- **Projection 4**: Continued annual growth, with annual growth rates pegged to relative changes in projected annual County growth rates. This model starts with the existing city population, and

DRAFT

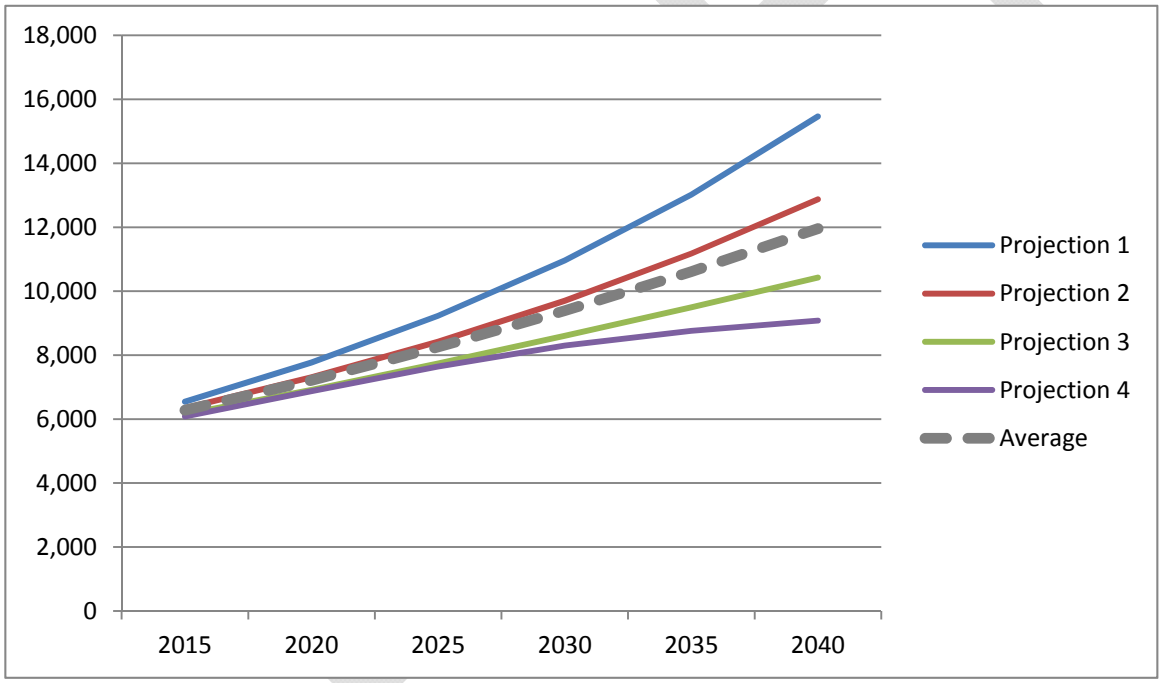
forecasts based on annual growth rates that gradually decrease from the current 3.8% for the past 10-year period to 0.9% annual growth rate, relative to the projected decrease in the County annual growth rate from 1.0% to 0.2% over the same period. This projection captures the overall slowing in growth across the County anticipated by the OFM.

- **Average**: The average of all four projections is included to capture all trends, which were weighted equally.

Table 3: Woodland Population Projections

	2015	2020	2025	2030	2035	2040
Projection 1	6,543	7,771	9,229	10,962	13,019	15,463
Projection 2	6,346	7,311	8,422	9,702	11,176	12,875
Projection 3	6,153	6,914	7,738	8,603	9,494	10,427
Projection 4	6,082	6,872	7,646	8,298	8,761	9,081
Average	6,281	7,217	8,259	9,391	10,613	11,961

Figure 3: Woodland Population Projections



Selection of Preferred Projection

There are several considerations for the City before selecting one of the population projections, or further modifying any of the projections. We recommend considering:

- **OFM**: GMA standards prioritize consideration of OFM data, and a projection based on OFM data would likely be a more solid base for planning assumptions unless other reliable data sources

are available. Additionally, we recommend a discussion with OFM to try to tease apart the reasons they project a slowing of growth in the second half of the planning period, and any trends they see differentiating the County and the City.

- **Planning Implications:** The population projection will impact the capital facilities plans for utilities, transportation and park, as well as the land supply needed to house the projected population. The more accurate the projection, the better the City can meet its future growth needs in a cost-effective manner.

We will work with City staff to refine these projections before taking a recommendation to the Planning Commission.

Prepared by:
E^2 Land Use Planning Services, LLC
e.eisemann@e2landuse.com

DRAFT

Building & Planning Project Update
(As of June 12, 2014)

- The City had one pre-application conference in June for a four lot short plat with associated single-family residential development on two lots. There is a shorelines and critical areas component to the project, located on Lewis River Road.

- Lilac Lane Subdivision: The Hearing Examiner issued the final order approving the subdivision on May 16, 2014.

- Safe Routes to School: The Hearing Examiner issued the final order approving this project on June 4, 2014.

- Woodland Vet Clinic: The Notice of Decision for this project was issued on May 22, 2014.

- Chumbley Short Plat: The City is working with the applicant on this two lot short plat project to have a complete application. This is the property of the future Taco Bell.

- Taco Bell Site Plan Review: The City is working with the applicant to have a complete application. The submittal was based on the short plat being in place, which means the site plan review for the restaurant cannot be reviewed or approved until the short plat is in place. The applicant is aware of this, and has the option of revising the plan to not assume the short plat is in place. Also as part of the application, a variance is requested to allow for signage on all four sides of the building.

- Fish First Short Plat: This two lot short plat was submitted in conjunction with a conditional use permit which was reviewed by the Hearing Examiner in April with the record held open. The Conditional Use permit is for a membership club for the Fish First organization. They had requested a Boundary Line Adjustment concurrently with the Conditional Use which could not be approved based on the difference in zoning designations. The Hearing Examiner left the record open for the Conditional Use to allow Fish First the opportunity to process and record a short plat.

- Lilac Place Apartments: The apartment project has received a temporary Certificate of Occupancy. All civil improvements (landscaping, parking, lighting) were completed and acceptable. Most of the final walk-throughs have been completed by the Building Official. There are minor items left for completion.

- New Woodland High School: Much work has been completed for the new high school and many inspections have been completed. Currently, the footings are being poured for the stadium. There are masonry walls for the two gyms and the second level of the south classroom wing is being poured.

- Woodport Duplexes: This project has received final land use approval.

- Shoreline Management Program Update: The Consultant recently provided the City updated chapters on goals and policies, and administrative and enforcement procedures.

Staff will review these draft chapters and provide comments based on Woodland's needs. The consultant estimates the entire draft SMP will be provided to the City by mid-July. At this time, we are planning on bringing the draft SMP before the Commission during the August, September and October meetings for review. The draft will be reviewed by the Commission prior to being transmitted to the Department of Ecology later in the year.

- Comprehensive Plan Update: The Department of Commerce is working on finalizing the grant paperwork for the City's grant money for the next year. The City is receiving $9,000 for the project for the 2014/2015 fiscal year, and Commerce hopes to offer the same amount for the 2015/2016 fiscal year.

  The Public Participation Plan goes before Council for adoption on June 16. This plan will be adopted by resolution which will allow it to be amended during the life of the update process.