

RZC 21.32 Landscaping

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21.32.010 Purpose

(A) The purpose of this chapter is to:

- (1) Promote the aesthetic character of the City and its neighborhoods.
- (2) Encourage the use of native plant species by their retention or use in landscape design.
- (3) Encourage the use of a diversity of plant species that promote native wildlife habitat.
- (4) Reduce erosion and storm water runoff.
- (5) Encourage water use efficiency through water conservation techniques and efficient irrigation design standards.
- (6) Promote proper plant selection and continuous maintenance so that plant materials flourish.
- (7) Reduce visual impacts of uses and impervious surfaces by screening.

21.32.020 Applicability

- (A) Single-family homes shall comply with requirements for the preservation of trees, in RZC 21.72, Tree Protection, and applicable neighborhood residential design standards.
- (B) All land uses shall comply with the requirements of this section. Proposals for new single-family homes that are not part of a short plat or preliminary plat application with a provision for common open space are exempt from this section.

21.32.030 Alternative Plan Criteria

- (A) The Technical Committee may allow deviation from these standards in special circumstances to assure the fulfillment of the purpose of this section, to allow for flexibility and innovation of design, and to provide a superior landscape plan. Special circumstances that would justify deviation from standards include:
- (1) Preservation of wildlife habitat.
 - (2) Preservation of significant natural area and existing vegetation.
 - (3) Conflicts with utilities.
 - (4) Special security needs.
 - (5) Preservation of significant trees.

- (6) Innovative landscape design.
- (B) The Administrator may also approve an alternate landscape plan which may include modifications of standards if the plan is of superior quality in terms of function, materials and total landscape area.
- (C) All requests for approval of an alternate landscape plan shall be made at the time of land use permit application. The applicant shall include information in the application justifying the alternate landscape plan under the criteria set forth in sections (A) and (B) above.

21.32.040 Landscape Area Requirements.

Minimum landscape area requirements are set forth in the zone chapters, RZC Article I, Zone-Based Regulations. Design and materials of the minimum landscaped area shall comply with this chapter and the requirements in RZC 21.60.040C, Design Concepts for Landscaping. Not more than 50 percent of the required landscaped area in Downtown and Overlake Village zones and 25 percent of the required landscaped area in all other zones in the City shall be covered with impervious or hardscape surfaces, such as patios, plazas, walkways, walls and fences, water features such as fountain or pool; excluding sidewalks.

21.32.050 General Landscape Standards.

- (A) All plants shall be of the type, size and condition specified, be in a healthy condition, and conform with the American Nurseryman Standards.
- (B) All plants shall be compatible with Redmond's USDA plant hardiness zone.
- (C) Existing trees and shrubs on the site of a proposed development may be used to meet requirements where such plant material is consistent with the planting design concept, healthy, and likely to survive development activities.
- (D) All plants shall have the following minimum size at installation:
 - (1) Deciduous trees: two-inch caliper.
 - (2) Evergreen trees: six-foot height.
 - (3) Vine maples and other multi-stemmed trees: seven-foot height.
 - (4) Medium shrubs: 24-inch minimum height and tall shrubs: 30-inch minimum height
 - (5) Groundcover: Spacing shall be 18 inches on center maximum and shall provide 75 percent coverage within three years.
- (E) Bark, mulch, gravel or other non-vegetative material shall only be used in conjunction with groundcover plantings to assist growth and maintenance or to visually complement plant material. In planted areas, non-vegetative material shall not appear to be dominant over plant material.
- (F) Native Plants shall be selected from the guide – *Plants of the Pacific Northwest Coast: Washington, Oregon, British Columbia and Alaska* or as approved by the Administrator.
- (G) The vegetation selected for the landscape plan shall be suited to the physical conditions of the site so it can be expected to survive.
- (H) Trees species and location shall be selected to:
 - (1) Minimize the potential for interfering with or damaging power lines, underground utilities, or impervious surfaces.
 - (2) Compatibility with the site design at their mature size.
 - (3) Minimize potential damage to sidewalks, foundations, structures and injuries to people.

- (I) Plants having similar water-use characteristics should be grouped together; for example, plantings that are not drought tolerant should be grouped together and separated from drought-tolerant plantings. If installed, separate irrigation systems should be provided as necessary for each group.
- (J) Medians shall be planted with groundcover and the use of turf and/or grass shall be restricted within medians because of potential problems with maintenance.
- (K) Plants shall be spaced appropriately for their type, function and landscape design (massing, individual display, etc.).
- (L) All required planting areas shall extend to the curb line, street edge, or area of sidewalk to integrate site landscaping with frontage landscaping.
- (M) Landscaping, except parking lot perimeter plantings, shall be installed within and along adjacent rights-of-way where appropriate and may be used to meet the site area requirement.
- (N) All areas maintained in pervious surface that exceed the required landscape area must be seeded or otherwise planted to reduce erosion and storm water pollution.
- (O) A minimum five-foot-wide planting area shall be provided between all exterior building walls and vehicular paved areas except at service and pedestrian accesses unless an alternative dimension is required when demonstrated through professionally engineered solutions, such as green roofs, green walls, rain gardens, bioretention swales or other solutions.
- (P) All planting areas shall be a minimum of five feet in width and length, except where a greater dimension is required for the health and survival of the plants.
- (Q) Plantings shall meet the City requirements for sign clearance at intersections, and shall not conflict with pedestrian or traffic safety.
- (R) The minimum size of any planting area shall be 64 square feet except where otherwise indicated, to provide a proper planting environment.

21.32.060 Ecological Score Requirements

- (A) The purpose of this section is to enhance the City's ecological functions by promoting water conservation, restoring and preserving habitat, increasing energy efficiency, and creating value through significant economic, social, and environmental benefit. This requirement is designed to increase the quality and canopy of planted areas within the City while promoting flexibility in design of landscaped areas.
- (B) An applicant is required to comply with ecological score requirements below when a required landscaped area exceeds 500 square feet:
 - (1) An applicant shall achieve an ecological score of 20 or greater, based on the techniques listed in the table below, in any combination.
 - (2) Scoring of points are awarded on the basis of a technique's overall ecological benefit.
 - (3) Techniques listed with an "*" can achieve an additional score of one point for every increase of 10 percent. For example, a technique that requires 40 percent of trees to be preserved, an additional point shall be awarded as follows
 Technique: 40 percent Tree Preservation
 Additional Point: 10 percent of 40 = 44 percent tree preservation
 - (4) Every landscape plan shall include a minimum of three different techniques to achieve the total score and any one technique cannot exceed a maximum score of 10 points.
 - (5) Techniques incorporating storm water solutions shall comply with RMC 15.24 Clearing, Grading and Stormwater Technical Notebook.

Ecological Score Requirements

Technique	Points Awarded - Downtown	Points Awarded Overlake Village	Points Awarded Other citywide zones
1. 25 percent of the plants installed are Northwest adaptive and 25 percent of the plants installed are native*	5 points	5points	5 points
2. 40 percent of existing significant trees includes landmark are retained.	3 points	3 points	7 points
3. Minimum of 25 percent of proposed trees are evergreens	3 points	3 points	5 points
4. Minimum of 25 percent of evergreen trees are greater than 10' high at installation	3 points	3 points	5 points
5. Minimum of 25 percent of deciduous trees are 3" caliper or greater at installation	3 points	3 points	5 points
6. 10 percent increase over the minimum number of required replacement trees, street trees or parking lot trees*	3 points	3 points	5 points
7. Vegetated walls (including trellis, green tower or similar features) that have a minimum area of 300 square feet. Additional points in increments of three shall be awarded for every 300 square feet of vegetated walls provided.	5 points	5 points	3 points
8. Proposed water features use recycled water	3 points	3points	3 points
9. Minimum of 25 percent of landscaped areas are designed with long-term irrigation from harvested rainwater (such as rain barrels)*	3 points	3 points	5 points
10. Minimum of 25 percent of landscaped areas are designed with landscaping that does not require irrigation after a three-year period	3 points	3 points	3 points
11. Minimum of 50 percent of landscaped areas where native soils are preserved on-site	4 points	4 points	7 points
12. Minimum of 50 percent of required planting areas in disturbed soils are amended	3 points	3 points	3 points
13. 5 percent of common open space or 25 square feet per unit, is reserved as a food	5 points	5 points	3 points

garden*			
14. Use of rain gardens, bioretention swales, engineered swales and/or engineered wetlands that treats 25 percent of pollution generating impervious surfaces	N/A	5 points	5 points
15. Use of rain gardens, bioretention swales, engineered swales and/or engineered wetlands for 25 percent of non-pollution generating impervious surfaces*	5 points	5 points	5 points
16. Permeable paving of 25 percent of paved areas within a site of pollution generating impervious surfaces*	N/A	5 points	5 points
17. Use of Permeable paving for 25 percent of non-pollution generating paved areas within a site*	5 points	5 points	5 points
18. Green Roofs that provide 10 percent of roof coverage*	5 points	5 points	5 points
19. Landscape Roofs that provide 10 percent of roof coverage*	2 points	2 points	2 points
20. Installed trees that will attain an average 30-foot-spread canopy in 10 years within parking lots.	5 points	5 points	3 points
21. 10 percent of roof coverage dedicated to solar panel installation*	5 points	5 points	5 points

21.32.070 Parking Lot Landscaping Standards

(A) Scope.

Parking Lot landscaping standards apply to all vehicle use areas such as parking lots, including driveways, and service areas. Landscaping shall be provided for both the interior and perimeter landscape areas and may be used to meet site area and linkage system landscape requirements.

(B) General Requirements.

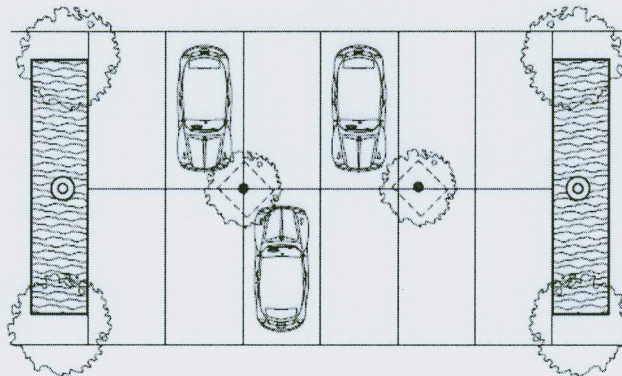
- (1) Parking lots with less than 20 spaces shall not be required to provide any interior landscaping with the exception of Neighborhood Commercial zones. All Neighborhood Commercial uses shall provide parking lot landscaping in accordance with this section and with the Parking Lot Landscaping Table, for 20-150 spaces, when providing any amount of parking less than 20 spaces.
- (2) Landscaping islands shall be placed at the end of every parking row with a maximum spacing of one (1) island for every 10 parking spaces. Islands shall be a minimum of 64 square feet measured from the edge of the landscaping. An exception to this requirement shall be permitted when professionally engineered solutions, such as rain gardens, bioretention swales or other solutions, demonstrates the requirement for a deviation.
- (3) Trees shall be planted within interior landscape areas at a minimum of one per four parking stalls and shall be evenly spaced. See illustration below.

- (4) Permanent curbs or structural barriers/dividers shall enclose planting areas.
- (5) Trees may be planted no closer than four feet from pavement edges where vehicles overhang planted areas.
- (6) Wheelstops and/or curbs shall be installed to prevent vehicles from overhanging landscaping islands.
- (7) Narrow parking lot islands or peninsulas and planting strips should not be planted in grass because of potential problems with maintenance. Location of larger parking spaces adjacent to islands is suggested to reduce damage to plant materials.
- (8) Parking lot perimeter landscaping shall be measured from the property line.

Parking Lot Landscaping Table

Interior Landscaping		
	20-150 spaces	151+ spaces
Landscaping required	5 percent	7 percent
Maximum contiguous landscape area	500 sq. ft.	1,500 sq. ft.
Perimeter Landscaping		
	Minimum width of planter strip from property line	
	Street Frontage	Interior Lot Line
Parking spaces:		
0 – 100	5'	5'
100 – 499	10'	5'
500 – 1,000	15' (10')*	10'
1,000+	20' (10')*	10'
*Planter width may be reduced with provision of three-foot-high fence or hedge between parking lot and streetside planter, subject to review and approval by the Design Review Board.		

Figure 32.1: Parking Lot Landscaping



21.32.080 Types of Planting

(A) The applicant shall indicate on the preliminary landscape plan the types of planting to be provided in each area of the site. The types, arrangement and quantity of plants shall be appropriate to the size and purpose of the area to be planted and shall be based on the applicable use proposed as indicated in the table below:

Types of Planting

Planting	Purpose	Minimum Standard	Applicable Uses
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Type			
Type I – Solid Screen	Solid sight barrier	<p><u>Evergreen trees and shrubs:</u></p> <ol style="list-style-type: none"> 1. Minimum height of five feet at planting; and 2. 80 percent sight-obscuring screen at the time of planting; or 3. Combination of evergreen and deciduous trees and shrubs backed by 100 percent sight-obscuring, decorative wall or fence. <p><u>Deciduous trees</u></p> <ol style="list-style-type: none"> 1. Minimum height of 10 feet at planting. 2. The width of the barrier shall generally be 10 feet, unless otherwise specified by the Technical Committee. 	<ol style="list-style-type: none"> 1. Outdoor storage. 2. Service yards. 3. Trash containers. 4. Mechanical/electrical ground mounted equipment. 5. Between incompatible uses such as industrial or commercial and residential or recreation uses. 6. Utility installations or equipment.
Type II – Visual Screen	Visual separation that is 75 percent sight obscuring	<ol style="list-style-type: none"> 1. Evergreen or a mixture of evergreen and deciduous trees with tall shrubs and groundcover interspersed with trees, and/or decorative wall or fence. 2. Minimum of 60 percent evergreen trees and evergreen shrubs. 3. Screening for parking structures shall consist of a maximum of 40 percent evergreen plantings in order to allow light to penetrate to the interior of the garage. 	<ol style="list-style-type: none"> 1. Between compatible uses to reduce the visual impact of expanses of pavement and blank building facades. 2. Between parking lots and back of curb or sidewalk. 3. To screen parking structures.
Type III – Low Cover	Visual interest and complement large plant materials and for erosion control	<ol style="list-style-type: none"> 1. Mixture of evergreen and deciduous shrubs, and/or groundcover, to provide 50 percent coverage of the entire planting area at the time of planting. 2. Trees shall not be planted within eight feet of the water or sewer pipeline. 3. Shrubs shall be located at least four feet from fire hydrants. 	<ol style="list-style-type: none"> 1. Where visibility of storefronts, buildings or signs is necessary. 2. At driveway entrances and exits adjacent to streets in compliance with sight distance requirements. 3. To supplement existing vegetation and/or specimen trees. 4. In fire access areas and around hydrants.
Type IV- Open Area Planting	Visual interest and shade in large open areas, particularly parking lots.	<ol style="list-style-type: none"> 1. Trees planted with supporting shrubs and/or groundcover. 2. Lawn area is discouraged, however, if substituted for groundcover the width of the planting area shall exceed 10 feet in the narrowest dimension. 3. Trees shall not be planted within eight feet of the water or sewer pipeline. 4. Shrubs shall be located at least four 	<ol style="list-style-type: none"> 1. For parking lot planting areas (islands, peninsulas or medians) and at edges where screening is not required. 2. In open lawn areas as islands of plantings. 3. As a supplement to

		feet from fire hydrants.	existing vegetation.
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21.32.090 Street Trees

- (A) Street Tree species shall comply with the City’s Recommended Street Tree List and the City’s Street Tree Plan.
- (B) Trees of the species listed in the Recommended Street Tree List or as otherwise determined by the Parks Department are required to be installed on principal, minor, and collector arterials, and on other streets as specified in neighborhood residential design standards, unless variations are approved by the Technical Committee in situations where tree species conflicts with utility lines, public access, driveways, or public street frontages.
- (C) On local streets not addressed in neighborhood standard, street trees on the Recommended Street Tree List may be planted by property owners, who are then responsible for maintenance of the trees in the street right-of-way.
- (D) Street trees shall be planted according to the guidelines outlined in the Landscape Standards.
- (E) Removal or excessive pruning of street trees without approval of the Administrator is prohibited.
- (F) The average spacing for street trees should be 30 feet on center and adjusted to allow for sight lines, utilities, traffic signs, light standards, driveways and other street appurtenances.
- (G) Trees on public streets shall be installed as follows:
 - (1) Deciduous trees shall be planted at least two feet from the back of curb to center of tree in tree pits that measure four by six feet.
 - (2) Coniferous trees shall be planted at least seven feet from the back of curb.
 - (3) Tree wells shall meet the specifications of City Standard Details.
- (H) Planter strips and/or landscape strips shall be maintained by either the homeowners association or adjacent private property owner.

21.32.100 Irrigation

- (A) All plants shall receive sufficient water to assure their survival. Planting areas over 500 square feet in size shall be irrigated with automatic systems designed to conserve water. The irrigation requirement may be modified or waived for planting areas with drought tolerant plants as long as it is demonstrated to the Administrator that adequate water will be provided to ensure the plants’ survival.
- (B) Where automatic irrigation is required, a subsurface irrigation or drop irrigation system shall be provided in accordance with all state and local rules, regulations and ordinances including approved backflow devices. All irrigation systems shall include a rain sensor device. The system shall completely cover all planting areas requiring irrigation.

RZC 21.34 Lighting Standards

- 21.34.010 Purpose**
- 21.34.020 Applicability**
- 21.34.030 General Requirements**
- 21.34.040 Lighting Standards for Uses within 50 Feet of Residential Zones**
- 21.34.050 Open-Air Parking Lot Lighting**
- 21.34.060 Canopy Lighting and Lighting of Service Stations**
- 21.34.070 Lighting of Outdoor Performance, Sport and Recreation Facilities and Playfields**
- 21.34.080 Security Lighting**
- 21.34.090 Architectural Accent Lighting**
- 21.34.100 Lighting of Landscaping**
- 21.34.110 Temporary Lighting**
- 21.34.120 Mounting and Illumination Standards Table**

21.34.010 Purpose

The purpose of this chapter is to:

- (A) Regulate exterior lighting in order to avoid unsafe and unpleasant conditions as the result of poorly designed or installed exterior lighting;
- (B) Encourage energy efficient types of lighting and otherwise implement the light and energy conservation policies of the Comprehensive Plan;
- (C) Discourage excessive lighting in order to promote the City's dark sky policies; and
- (D) Protect properties and residents in the Residential zones from the ill effects associated with non-residential and multifamily exterior lighting.

21.34.020 Applicability

- (A) When exterior lighting installation is part of a new development proposal requiring Type II – VI review, the Technical Committee shall review and approve the lighting design as part of the permitting process.
- (B) When exterior lighting is part of a proposal for redevelopment or expansion of an existing development, the Technical Committee shall review and approve the lighting design as part of the permitting process when the redevelopment or expansion increases the gross floor area or valuation of the development by the levels established in RZC 21.76.100(F), Legal Nonconforming Uses and Structures.
- (C) This chapter does not apply to individual dwelling units, with the exception of common areas, which are regulated. Examples of common areas include, but are not limited to, pathways, clubhouses, shared driveways, parking lots, and play areas.
- (E) This chapter does not apply to public rights-of-way, which are governed by the City's street light standards and criteria.
- (F) This chapter does not apply to lighting necessary for fire, police, and public works equipment and operations when responding to an emergency or when conducting operations where such lighting is reasonably required for the proper performance of public services.
- (G) The regulation of sign lighting is governed by RZC 21.44, Signs.
- (H) Standards for properties in Transition Overlay Areas can be found in RZC 21.50, Transition Overlay Areas.

21.34.030 General Requirements

- (A) Site lighting trespass onto adjacent residential zones and shorelines shall be minimized.
- (B) Site lighting shall minimize light spill into the dark night sky.
- (C) Exterior lighting installations shall include timers, dimmers, sensors, or photo-cell controllers that turn the lights off during daylight hours or hours when lighting is not needed, to reduce overall energy consumption and eliminate unneeded lighting. The Technical Committee may grant exceptions to these requirements for lighting located under canopies, tunnels, parking garages and similar locations.
- (D) Exterior lighting installations shall be designed to avoid luminance levels that result in disability glare. Disability glare refers to the reduction or elimination of the ability to see areas or objects due to the presence of a bright light source within the field of vision.
- (E) Exterior lighting, except for overhead street lighting and warning, emergency, or traffic signals, shall be installed in such a manner that the light source will be sufficiently obscured to prevent glare on public streets and walkways or into any residential zone. The installation or erection of any lighting that may be confused with warning signals, emergency signals, or traffic signals shall be prohibited.
- (F) Fixtures and lighting systems used for safety and security shall be in good working order and shall be maintained in a manner that serves the original design intent of the system.
- (G) Vegetation and landscaping shall be maintained in a manner that does not obstruct security lighting and minimizes possible entrapment spaces.
- (H) Lighting designs shall comply with the City of Redmond Energy Code, RMC 15.18, the City of Redmond Building Code, RMC 15.08, and the City of Redmond Electrical Code, RMC 15.12.

21.34.040 Lighting Standards for Uses within 50 Feet of Residential Zones

- (A) For exterior lighting installations and fixtures within 50 feet of Residential zones, the following requirements shall apply:
 - (1) The height of lighting fixtures shall be as provided in RZC 21.34.120, Mounting and Illumination Standards Table of this chapter.
 - (2) Lighting fixtures shall be aimed and shielded in a manner that shall not direct illumination or allow light trespass on adjacent residential zones. Adjacent residential zones include those that are located to the front, rear, side, and diagonal to the non-residential use or exterior lighting installation or fixture. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles.
 - (3) Additional landscaping may be required by the Technical Committee to provide light screening between commercial zones and residential zones where the same would diminish or prevent light trespass. Where landscaping is used for light screening, the Technical Committee shall take into consideration the applicable landscaping standards found elsewhere in these regulations, the design standards found elsewhere in these regulations, the creation of excessive shadows or dark spaces, and views into and out of a site.

21.34.050 Open-Air Parking Lot Lighting

- (A) Mounting heights for lighting fixtures and illumination standards for open-air parking lots are set forth in RZC 21.34.120, Mounting and Illumination Standards Table of this chapter.
- (B) Open-air parking lot lighting shall be designed to provide:
 - (1) Adequate vision, comfort, and safety.
 - (2) Uniform lighting throughout the facility with no dark patches or pockets.

- (3) A minimum value of lighting necessary for the safety and identification of features.
- (C) Open-air parking lot lighting shall not cause direct illumination on adjacent and nearby properties or streets. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles.
- (D) All lighting fixtures serving open-air parking lots, except as allowed in subsection (5) of this section, shall be full cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA).
- (E) If the design of an area suggests the use of a particular "period" or architectural style fixture, the Technical Committee may permit alternatives or supplements to the lighting described above.
- (F) During periods of nonuse, the lighting of parking facilities with Basic Security lighting should be turned off or reduced to conserve energy.
- (G) The Technical Committee may allow increases from Basic to Enhanced Security lighting levels (RZC 21.34.120, Mounting and Illumination Standards Table of this chapter), when personal security is an issue, such as where the parking facility is used during all hours of the day and night, where special security needs exist, or where vandalism or crime is possible. The Technical Committee may consider specific site characteristics, level of vehicle and pedestrian conflict, special security needs, and history or likelihood of crimes in making its determination.

21.34.060 Canopy Lighting and Lighting of Service Stations

- (A) Lighting of such areas shall not be used to attract attention to the business.
- (B) Lighting levels shall be as set forth in RZC 21.34.120, Mounting and Illumination Standards Table of this chapter.
- (C) In order to minimize the extent of direct glare, light fixtures shall be mounted in one of the following manners:
 - (1) On canopies and recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy so that light is restrained to 85 degrees or less from vertical; or
 - (2) As indirect lighting where light is beamed upward and then reflected down from the underside of the canopy. When this method is used, light fixtures must be shielded so that direct illumination is focused exclusively on the underside of the canopy.
- (D) Lights shall not be mounted on the top or sides (fascias) of the canopy. The sides (fascias) of the canopy shall not be illuminated in a manner other than that prescribed under the section of these regulations regulating signs.
- (E) Illumination of areas around service station pump islands shall be as provided in RZC 21.34.120, Mounting and Illumination Standards Table of this chapter. At the discretion of the Technical Committee, increased lighting levels may be permitted for enhanced security purposes only.

21.34.070 Lighting of Outdoor Performance, Sport and Recreation Facilities and Playfields

- (A) Lighting levels for outdoor performance areas, sport and recreation facilities, and playfields shall not exceed by more than five percent the Illuminating Engineering Society of North America (IESNA) published standards for the proposed activity.
- (B) Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed and shielded so that their beams fall within the primary playing area and immediate surroundings, and so that no direct illumination is directed off the site.
- (C) The main lighting shall be turned off as soon as possible following the end of the event. The main lighting shall not remain on longer than 30 minutes following the end of the event. Where feasible, a low level lighting system shall be used to facilitate patrons leaving the facility, cleanup, nighttime maintenance and other closing activities. Illumination of the low lighting system shall be as provided in RZC 21.34.120, Mounting and Illumination Standards Table of this chapter.

21.34.080 Security Lighting

- (A) Security Lighting should use the lowest possible illumination to effectively allow surveillance. Illumination standards are set forth in RZC 21.34.120, Mounting and Illumination Standards Table of this chapter.
- (B) All security lighting fixtures shall be full cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA).
- (C) Security lighting shall be shielded and aimed so that illumination is directed to the designated areas.
- (D) Where a proposed security lighting application is not identified in RZC 21.34.120, Mounting and Illumination Standards Table, of this chapter, the table shall be used as a guide for establishing the range of permissible light levels.
- (E) Where a guardhouse or other manned security enclosure is used to provide security at a site, all security lighting shall be dimmable to lower levels at night in order to allow visibility from the guardhouse or security enclosure.

21.34.090 Architectural Accent Lighting

- (A) Fixtures used to accent architectural features, materials, colors, style of buildings, or art shall be located, aimed and shielded so that light is directed only on those features. The Technical Committee may allow exceptions to this provision if minimal light escapes into the dark night sky or onto adjacent properties.
- (B) Maximum illumination levels shall be as provided in RZC 21.34.120, Mounting and Illumination Standards Table, of this chapter.
- (C) Flags of the United States or Washington State may be illuminated from below provided such lighting is focused primarily on the individual flag or flags.

21.34.100 Lighting of Landscaping

Illumination of landscaping shall utilize diffused or muted lighting, and avoid glare.

21.34.110 Temporary Lighting

- (A) Lighting used to illuminate temporary uses shall be reviewed, and if necessary conditioned, through the Temporary Use Permitting Process.
- (B) The Technical Committee may impose specific conditions for the lighting of temporary uses consistent with the purposes of this title.

21.34.120 Mounting and Illumination Standards Table

Condition/Type of Lighting	Within 50 feet of residential zones	Open Air Parking Lot	Canopy Lighting and Lighting of Service Stations (applies to areas around service station pump islands)	Outdoor Performance, Sport and Recreation Facilities and Playfields (low-level lighting system)	Architectural Accent Lighting	Security Lighting Applications	
						Large Open Areas	Buildings
Maximum Mounting Height	15 feet above grade	15 feet if alternative to full cutoff fixture as defined by the Illuminating Engineering Society of North America (IESNA) or on top level of multilevel parking facilities 25 feet otherwise	N/A	N/A	N/A	N/A	N/A
Minimum Foot-candles (fc) on Ground	N/A	Basic Security = 0.2 fc Enhanced Security = 0.5 fc	1.0 fc	N/A	N/A	N/A	N/A
Maximum Foot-candles (fc) on Ground	N/A	Basic Security = 4.0 fc Enhanced Security = 7.5 fc	5.0 fc	N/A	N/A	N/A	N/A
Average Foot-candles (fc) on Ground	N/A	N/A	N/A	3.0 fc	N/A	0.5 – 2.0 fc ¹	0.5 – 2.0 fc ¹
Maximum Uniformity Ratio	N/A	Basic Security = 20:1 Enhanced Security = 15:1	4:1	4:1	N/A	N/A	N/A
Minimum Foot-candles at 5 feet above Ground	N/A	Basic Security = 0.1 fc Enhanced Security = 0.25 fc	N/A	N/A	N/A	N/A	N/A
Maximum Foot-candles (fc) of any vertical surface in dark surroundings	N/A	N/A	N/A	N/A	3.0 fc	N/A	N/A
Maximum Foot-candles (fc) of any vertical surface in light surroundings	N/A	N/A	N/A	N/A	5.0 fc	N/A	N/A

Notes:
¹ The greater the brightness of the surrounding area, the higher the illuminance required to balance the brightness.

RZC 21.38 Outdoor Storage, Retail Display and Garbage and Recycling Enclosures

21.38.010 Outdoor Storage and Retail Display

21.38.020 Garbage and Recycling Enclosures

21.38.010 Outdoor Storage and Retail Display

(A) Purpose. The purpose of this section is to:

- (1) Create an attractive and economically healthy community by allowing for outdoor retail display as an accessory use to a permitted use.
- (2) Provide economic opportunities for existing businesses while encouraging pedestrian activity in commercial areas.
- (3) Create safe and attractive walkways within Downtown, Overlake, General Commercial and Neighborhood Commercial zones, and control of storage or display of materials to allow the minimum amount necessary that ~~may create to encourage quality development and avoid creation of~~ a nuisance ~~or discourage quality development~~.
- (4) Provide protection for existing parking areas and walkways from impacts of outdoor storage.
- (5) Ensure that adequate opportunity is allowed for the outdoor storage of vehicles and materials in residential zones while not impacting the character and uses intended for those zones.

(B) Applicability.

- (1) The provisions of this chapter apply to all outdoor storage and retail displays within the City with the exception of:
 - (a) Parking lots covered by RZC 21.40.010, Vehicle Parking;
 - (b) RV parking and storage covered by RZC 21.40.010(G), Parking and Storage of Recreational, Utility and Commercial Vehicles and Vessels in Residential Neighborhoods;
 - (c) Outdoor storage associated with emergency situations such as utility repairs; and
 - (d) Items stored on a site during construction.

(C) Outdoor Storage Standards. Outdoor Storage shall be allowed as provided in the table titled "Requirements for Outdoor Storage." Transition Overlay Standards relating to outdoor storage shall apply as provided for in RZC 21.50.030, Use, Operations and Development Standards in a Transition Overlay.

Requirements for Outdoor Storage

Zone	Type of Storage Permitted	Size and Height Requirements	Location Restrictions	Screening Requirements
Downtown, OV, NC-1, NC-2	None	N/A	N/A	N/A
GDD, GC	Bulk and Non-Bulk	Maximum height of ten feet	Bulk Storage cannot be located between the building and the front street. Non-Bulk Storage shall be moved indoors during close of business	Screening shall be placed on all sides of storage areas other than where a building wall would act as a screen.
UR, RA-5, BP, OBAT,	Bulk and Non-Bulk	Maximum height 20 feet		Screening shall be adequate to provide a solid barrier at least six feet in height. It may include fences, walls, earth berms or vegetation.
MP and I	Bulk and Non-Bulk	Maximum height 20 feet		N/A
BCDD and R	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones	See Outdoor Storage in Residential Zones

(D) Prohibited Locations for Outdoor Storage. Outdoor storage is prohibited as follows:

- (1) In floodways;
- (2) Within shoreline setbacks indicated in RZC 21.68.060, Shoreline Buffers, and critical area buffers as identified in RZC 21.64.020(B), Stream Buffers; RZC 21.64.030(B), Wetland Buffers, and RZC 21.64.060(B), Landslide Hazard Area Buffers;
- (3) On slopes greater than 15 percent;
- (4) In industrial and business park areas which adjoin residential districts;
- (5) In required parking stalls;
- (6) In areas where outdoor storage causes traffic, pedestrian circulation or safety problems as determined by the Administrator, or where a minimum five-footwidth of walkway does not remain clear and free of obstructions;
- (7) Any materials that attract animals, birds or vermin; and
- (8) Within emergency fire lanes.

(E) Outdoor Storage in Residential Zones.

- (1) Limitations. Outdoor storage is prohibited in all residential zones except when the items stored are customarily associated with and accessory to the use of the dwelling and comply with the requirements of this section. Outdoor storage in RA-5 zones shall comply with the standards listed in RZC 21.38.010(C), Requirements for Outdoor Storage, of this chapter.

- (2) Allowed Outdoor Storage. Items customarily associated with the residential use of a dwelling may be stored outside provided the following conditions are met:
 - (a) Outdoor storage may only take place outside of the front yard setbacks and side yard setbacks.
 - (b) Except for vehicles allowed under RZC 21.08.340, Home Business, or sections (E) (3) or (4) below, outdoor storage shall not be visible from a public or private street. Fences, landscaping or a building wall may be used to ensure that an outdoor storage area is not visible from the street.
 - (c) Outdoor storage areas shall not prevent emergency access to the residence or any accessory structure.
 - (d) Outdoor storage shall not cover more than 200 square feet of land area.
 - (e) Except for motor vehicles allowed under RZC 21.08.340, Home Business, or sections (E) (3) or (4) below, materials stored outdoors shall not be owned by or used in any business or industry including a home business.
 - (f) Except for vehicles allowed under RZC 21.08.340, Home Business, or sections (E) (3) or (4) below, materials stored outdoors shall not exceed a height of six feet nor shall they be stacked or stored higher than six feet.
- (3) Recreational and Utility Vehicles. See RZC 21.40.010(G), Parking and Storage of Recreational, Utility and Commercial Vehicles and Vessels in Residential Neighborhoods.
- (4) Commercial Vehicles.
 - (a) Allowed Commercial Vehicles.
 - (i) Within a residential zone, no more than one commercial vehicle may be parked on a lot(s) occupied by a residence or on a street(s) adjoining the residence. Where a lot includes more than one residence, one commercial vehicle may be parked on the lot(s) or an adjoining street for each residence. Notwithstanding this provision, where an accessory dwelling and a primary dwelling occupy one or more lots, only one commercial vehicle may be parked on the lot(s) occupied by the residences or on the street(s) adjoining the residences.
 - (ii) The commercial vehicle shall be operable.
 - (iii) Other than cleaning the commercial vehicle, maintenance and repairs shall not be performed on the commercial vehicle within a residential zone except on the premises of a home business that meets the requirements of RZC 21.08.340, Home Business.
 - (iv) The commercial vehicle shall not be parked or stored on a lawn or in any landscaped area.
 - (b) Prohibited Commercial Vehicles. Except as provided in section (E)(4)(c) below, and RZC 21.08.340 Home Business and except as to school buses parked or stored on the property of a school or religious institution, truck tractors, truck tractor trailers, vehicles over 10,000 pounds gross weight, and commercial vehicles that do not comply with section (E)(4) shall not be parked or stored within a residential zone.
 - (c) Vehicles used in a business may be parked in a residential zone when making pickups or deliveries or being used in conjunction with the performance of a service on property within a residential zone.
- (5) Storage, Shipping or Moving Container.
 - (a) A rented, leased, purchased, or assembled storage, moving, or shipping container, when associated with the construction of a home, or homes, in a subdivision, may be located anywhere on a property within the R-1 to R-30 residential land use zones. Any rented, leased, purchased, or assembled storage, moving, or shipping container associated with construction permits must be removed no later than 60 days after the issuance of a certificate of occupancy or final inspection approval for the construction.

RZC 21.38: Outdoor Storage, Retail Display and Garbage and Recycling Enclosures

(b) Rented, leased, purchased, or assembled storage, moving, or shipping containers within the R-1 to R-30 residential zones that are not associated with construction permits may be placed temporarily on a driveway and/or hard surface only, providing that:

- (i) Any and all containers are visible from a public right-of-way;
- (ii) Any and all containers fit entirely on the driveway and/or hard surface;
- (iii) Containers are not stacked;
- (iv) Any and all containers do not protrude onto any part of any sidewalk or public right-of-way without the owner or agent of the property having first obtained a Street Use Permit;
- (v) Any and all containers are not located in a site distance triangle; and
- (vi) Any and all containers remain on the property for no more than 60 calendar days in any 365 calendar day period. The 365 calendar day period commences the first day that the container is located on-site.

(F) Outdoor Retail Display Standards. Outdoor Retail Display shall comply with the following criteria:

- (1) The outdoor retail display shall be accessory to a permitted retail use;
- (2) The total space allowed for outdoor retail display shall not exceed 50 percent of the length of the storefront; provided, that a minimum area of 32 square feet shall be allowed in any event;
- (3) Retail items must be displayed in a neat and orderly manner and remain in the area specified for its display;
- (4) Retail display shall not be located within required fire lanes or required parking stalls;
- (5) Retail display shall not be located within the public right-of-way without required permits and shall maintain a clear zone of a minimum of 44 inches in width to accommodate pedestrian access along sidewalks;
- (6) Safe ingress and egress to the site, visibility for transportation and pedestrian access shall be maintained;
- (7) The location of the retail display shall be established as a condition of approval of any applicable permits.

21.38.020 Garbage and Recycling Enclosures

(A) Purpose. The purpose of these standards is to ensure that new construction incorporates the space required for on-site garbage and recycling containers including food waste collection by:

- (1) Establishing mandatory minimum storage space requirements for multifamily residential and nonresidential buildings; and
- (2) Providing location and design guidelines that will assist the applicant in the development of such spaces.

(B) Exemptions. The following are exempt from the requirements of this division:

- (1) Multifamily dwellings that will be served by curbside collection at each unit.
- (2) Detached single-family dwelling units, parks and construction sites.
- (3) Structural alterations to existing uses that do not increase gross floor area.

(C) Disposal System and Storage Space Requirements. The following minimum space requirements for recycling and garbage enclosures shall be incorporated into the design of all multifamily and nonresidential buildings:

Land-Use	Disposal System and Storage Requirement
Multifamily residential and hotels	1.5 square feet per dwelling unit or room and accommodate one garbage and one recycling container
Office, educational and Institutional developments	2 square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
Manufacturing and general commercial developments	3 square feet for 1,000 square feet of gross floor area; maximum of 1,000 square feet
Retail development	3 square feet for 1,000 square feet of gross floor area;

(D) Location and Accessibility.

- (1) Enclosures shall not interfere with the primary use of the site and shall:
 - (a) Minimize exposure of residents or employees to waste-related noise and odor.
 - (b) Minimize conflicts between collection trucks and pedestrian or vehicular traffic.
 - (c) Not be located in required yards, critical area buffers, utility corridors or easements.
 - (d) Not be located within 12 feet of a fire hydrant, unless approved by the Fire Department.
- (2) The enclosures for multifamily residential developments shall be located in collection points as follows:
 - (a) There shall be one collection point for every 30 dwelling units.
 - (b) No dwelling unit within the development shall be more than 200 feet from a collection point.
- (3) Enclosures for nonresidential development may be centrally located.

(E) General Standards. The following provisions shall apply to all garbage and recycling enclosures that contain receptacles served by commercial collection equipment.

- (1) Enclosures shall be incorporated into the designs for multifamily and nonresidential buildings.
- (2) Drainage. The drainage area of uncovered storage enclosures must be restricted to 200 square feet. Storage areas that exceed 200 square feet must be covered. Please refer to the City of Redmond's Clearing, Grading, and Stormwater Management Technical Notebook for additional requirements relating to drainage of storage enclosures.
- (3) Weather Protection. Storage containers shall be protected from weather damage by using containers that are largely weatherproof or by covering the storage area. Roofed storage areas must be accessible to haulers and collection equipment.
- (4) Gate Openings. Enclosures for outdoor collection points and buildings used primarily to contain a collection point shall have gate openings at least 12 feet wide for haulers. In addition, the gate opening for any building or other roofed structure used primarily as a collection point shall have a vertical clearance of at least 12 feet. Gate materials shall be consistent with the materials and design of the primary structure(s).

(F) Review and Approval. The proposed site plan and enclosure detail shall be submitted to the City and City's contracted solid waste hauler for review and approval. Before a building permit can be issued, a form from the City's contracted solid waste hauler accepting the relevant container location and enclosure detail must be submitted.

RZC 21.44 Signs

21.44.010 Signs and Street Graphics

21.44.020 Sign Design Standards

21.44.010 Signs and Street Graphics

(A) Purpose. The purpose of these sign regulations is:

- (1) To encourage the effective and creative use of signs as a means of communication in the City;
- (2) To improve pedestrian and traffic safety by reducing signage or advertising distractions and obstructions that contribute to limited site visibility;
- (3) To maintain and enhance the aesthetic environment and the City's ability to attract sources of economic development and growth;
- (4) To minimize the possible adverse effects of signs on nearby public and private property; and
- (5) To enable the fair and consistent enforcement of these sign regulations.

(B) Applicability.

- (1) Sign permits required. All signs require building permits before being erected, altered or relocated. Signs altered as the result of a change of business or use at a site shall comply with this section or be removed. Building permit fees, procedures and enforcement or requirements shall comply with RMC Title 15, Buildings and Construction.
- (2) New zones. If a new zone is created after the enactment of this chapter, the Administrator shall have the authority to make determinations as to the applicability of appropriate sign regulations based on the most analogous zone.
- (3) Design Standards. The sign design standards provided in this chapter will be used in the evaluation of Sign Permit applications to ensure that signs are well designed, compatible with their surroundings, and do not detract from the overall visual quality of the City.
- (4) Minor Repairs. The following minor repairs do not require a sign permit:
 - (a) Replacement of a light bulb,
 - (b) Repair of neon tubing if such repair does not alter the sign structure and design,
 - (c) Replacement or repainting (repair) of existing individual letters, and
 - (d) Painting of the base or support frame.
- (5) Compliance. All signs shall comply with this section.

(C) Administration.

All sign permits shall be reviewed under the procedures set forth in this chapter. The Administrator shall review all sign permit applications under the design criteria of this chapter, and shall approve those applications found to comply with the criteria. Applications found to conflict with the review criteria and requests to deviate from sign program requirements will be referred to the Design Review Board for consideration of approval. The Administrator and Design Review Board shall not place greater restraints on signs than provided by this chapter.

(D) Exemptions. The following signs are exempt from the requirements of this section:

- (1) Seasonal Decorations. Reasonable seasonal decorations within an appropriate holiday season or during a festival are exempt from this section as long as such displays are removed promptly at the end of the holiday season or festival;

- (2) Street Furniture. Sculptures, fountains, benches, lighting, mosaics, landscaping, artwork, and other street furniture and design features which do not incorporate advertising or identification;
 - (3) Signs Not Visible From Public Way. Exterior and interior signs or displays not intended to be visible from public streets or public ways, signs in the interior of a building more than three feet from the closest window and not facing a window, window displays and point of purchase advertising displays such as vending machines are exempt from the requirements of this section;
 - (4) Flagpoles. Poles erected for the purpose of displaying patriotic or corporate flags;
 - (5) Certain Public Signs. The following signs and displays are exempt from the requirements of this section: street signs and/or numbers, street address identification, traffic control and pedestrian signs and signals, governmental directional and/or wayfinding signs, public and legal notices and warnings required by a public process, signs required by law, and governmental flags.
 - (6) Gateway entrance signs. Gateway signs, and all other wayfinding signs as provided for within the Redmond Wayfinding Design Manual.
 - (7) Address Verification Signs. These signs are exempt if they are four square feet or less.
 - (8) Directional Signs. Directional signs may be located to guide or direct pedestrian or vehicular traffic to parking entrances, exits, service areas, and business locations and may not exceed six square feet in area. Such signs are exempt from the requirement of a sign permit if they do not contain a commercial message or the name of establishment.
 - (9) Parking Area Signs. Where parking is separated from the business served, one off-premises sign is permitted for identification. Signs shall not exceed six square feet in area and are exempt from the requirement of a sign permit if there is no commercial message.
 - (10) Window Signs. Permanent and temporary window signs and graphics are exempt from the requirement of a sign permit; however, home businesses are prohibited from using window signs and/or window graphics.
 - (11) Incidental Signs. Small signs of a noncommercial nature without advertising intended primarily for the convenience of the public and having a maximum area of six square feet are exempt from the requirement of a sign permit. Included are signs designating restrooms, hours of operations, entrances and exits to buildings and parking lots, help wanted, public telephones, etc. Also included are property control and warning signs such as "no trespassing," "no dumping," etc., and plaques, tablets or inscriptions which are an integral part of a building or are attached flat to the face of a building, walkway or street. Resident name identification signs are exempt and are considered incidental signage provided that they do not exceed six square feet and are placed entirely on the resident's property.
 - (12) Construction Safety Signs. Construction safety signs providing notice to the public that construction is occurring on the site and that caution is warranted.
- (E) Prohibited Signs. The following signs are prohibited:
- (1) Animated Signs. No sign shall be animated, revolve or rotate either mechanically or by illumination except the movement of the hands of a clock, digital changers and barber poles.
 - (2) Temporary Portable Signs. Temporary portable signs not meeting the requirements of this chapter. This prohibition includes, but is not limited to, portable readerboards, signs on trailers, banners and sandwich boards.
 - (3) Signs on Utility Poles. Signs on utility, street light and traffic control standards or poles are prohibited, except for those of the utility or government.
 - (4) Signs not meeting the requirements of this section or that are legal nonconformances. The following signs are unlawful: signs that do not comply with the conditions of their permits; signs erected, altered or relocated without a permit and not in compliance with this section; signs which were lawful under prior sign codes, but which have been altered or relocated so that the sign is not in compliance with this section; and signs that identify and

advertise activities, products, businesses, or services which have been discontinued, terminated or closed for more than 60 days on the premises upon which the signs are located.

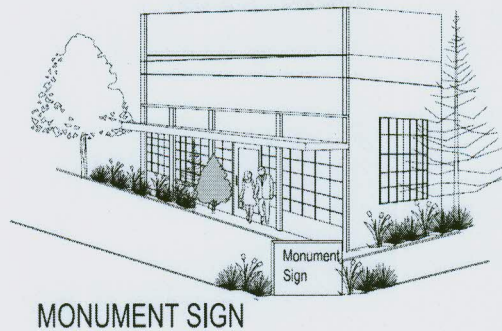
- (5) Streamers, Pennants and Banners. Displays of banners, festoon flags, flags, posters, pennants, ribbons, streamers, strings of lights (except as provided in seasonal decorations), chasing strobe or scintillating lights, flares, balloons, bubble machines, and similar devices are prohibited when the same are visible from any off-site location, including, but not limited to, any public right-of-way. Where such signs or devices are not visible from public rights-of-way, this prohibition does not apply. For purposes of this subsection, a single, integrated development that does not contain or cross public rights-of-way is considered a single site even where the development spans more than one contiguous parcel. This section shall not prohibit the use of displays in a parade.
 - (6) Traffic-Like Signs. Signs which by reason of their size, location, movement, content, coloring or manner of illumination may be confused with a traffic control sign, signal, or device, or the light of an emergency vehicle, or which obstruct the visibility of any traffic or street sign or signal are prohibited.
 - (7) Obscene Signs. Signs which bear or contain statements, words or pictures which are obscene under the prevailing statutes or U.S. Supreme Court decisional law are prohibited.
 - (8) Abandoned signs or signs displaying a business that is no longer in operation at the location of the sign.
 - (9) Signs attached to or strung in between trees.
 - (10) Signs attached to fences, with the exception of temporary construction signs (for safety purposes).
 - (11) Signs wholly or partially above a roofline. All rooftop signs, including those painted on a rooftop are illegal.
 - (12) Signs/devices that are inflated, or balloons, whether on the ground or on a building or vehicle, that are used to attract attention to a particular business, product, or service.
 - (13) Signs used in a home business.
 - (14) Any sign placed or attached to a vehicle, vessel, or trailer parked on public or private property for the sole purpose of advertising a business, product, or service identification.
- (F) Permitted Sign Charts. The Permitted Sign Charts establish sign type, number, area, height and location requirements for the various zoning districts and are incorporated as a part of this section.

Residential land uses not referenced to in the following permitted sign charts are not permitted to have signs, unless allowed elsewhere in this section.

Standards for properties in Transition Overlay Areas can be found in RZC 21.50, Transition Overlay Areas.

(1) Freestanding/Monument Signs

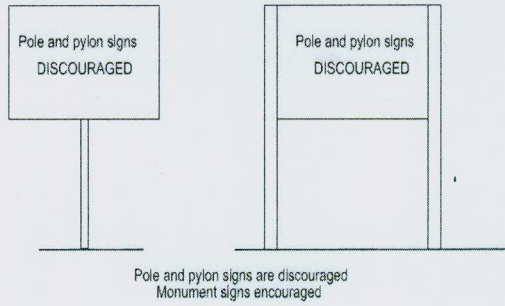
Figure 44.1: Freestanding/ Monument Sign



Zone	Maximum Number of Monument Signs per Street Frontage per Establishment	Minimum Setback from Property Line in Feet	Maximum Height of Sign in Feet	Maximum Size per Sign Face (square feet)	Maximum Number of Sign Faces
GC; NC; VV; TR; BC; SMT; TSQ; RVBD; GDD, OV, BCDD	1	5	A height equal to the sign setback up to 10 feet	The smaller of one percent of the average gross floor area or 25 percent of lineal street frontage where the sign is to be placed up to a maximum of 75 sq. ft.; but in any event, 25 sq. ft. is permitted	4
OT; TWNC; NC-2; AP; MP; I; BP; OBAT; R-20; R-30	1	5	A height equal to the sign setback up to 10 feet	The smaller of one percent of the average gross floor area or 25 percent of lineal street frontage where the sign is to be placed up to a maximum of 50 sq. ft.; but in any event, 25 sq. ft. is permitted	4
UR; RA-5; R-1 - R-18; RVT; CTR; EH	1	10	10	25	2

Individual businesses in multiple-building complexes are not permitted to have freestanding/monument signs. Freestanding/monument signs are prohibited in Neighborhood Commercial 1 (NC-1) zones. In addition, Sign Programs are required for multiple-tenant buildings and multiple-building complexes.

Figure 44.2: Standard for Monument Sign

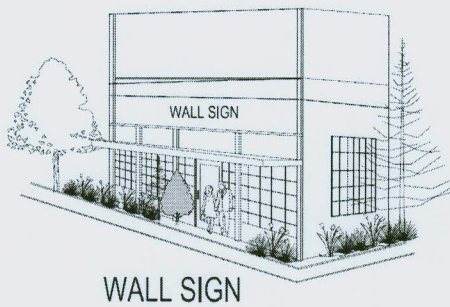


Individual businesses that choose to have a freestanding or monument sign may also have a maximum of one pedestrian-oriented blade sign or a pedestrian-oriented bracket sign per facade. Businesses that choose a pole sign shall not be permitted to have a pedestrian-oriented blade sign or a pedestrian-oriented bracket sign.

(2) Wall/Awning Signs

Figure 44.3: Wall Sign

Figure 44.4: Awning Sign



Zone	Maximum Number of Wall or Awning Signs per Facade	Maximum Sign Area (Square Feet)	Maximum Sign Height (feet)
GC; NC-2; VV; TR; BC; SMT; TSQ; RVBD; GDD, OV, BCDD	1	The larger of 15 percent of the facade to which attached or 60 sq. ft. up to a maximum of 300 sq. ft.	Top of the wall or facade to which attached
OT; TWNC; NC-1; AP; MP; I; BP; OBAT; R-20; R-30	1	The larger of 15 percent of the facade to which the sign is attached or 30 sq. ft. up to a maximum of 100 sq. ft.	Top of the wall or facade to which attached
Nonresidential Uses in UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	60	20

Individual businesses are allowed either one wall sign or one awning sign per facade, with the exception of the Neighborhood Commercial 1 zone (NC-1). Within the Neighborhood Commercial 1 zone, a maximum of one wall sign or

one awning sign is permitted for each individual structure and the sign shall not face residential uses to the side, rear, or diagonally abutting to the Neighborhood Commercial 1 (NC-1) zone. In addition, each individual business is allowed a maximum of either one pedestrian-oriented blade sign or one pedestrian-oriented bracket sign per façade.

(3) Projecting Signs

Figure 44.5: Projecting Sign

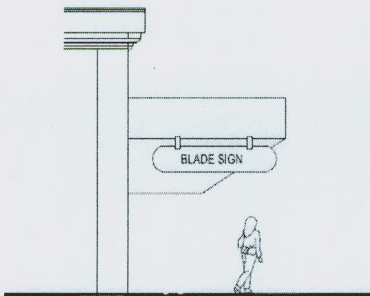


Zone	Maximum Number of Projecting Signs per Facade	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (square feet)	Maximum Height (feet)
GC; NC-1; NC-2; VV; TR; BC; SMT; TSQ; RVBD; GDD, OV, BCDD	1	15	30	Top of the wall or facade to which attached
OT; TWNC; NC; AP; MP; I; BP; OBAT; R-20; R-30	1	15	30	Top of the wall or facade to which attached
Nonresidential Uses in UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	25	50	20

Individual businesses that choose to have a projecting sign instead of a wall or awning sign shall not be permitted to have a pedestrian-oriented blade sign or a pedestrian-oriented bracket sign.

(4) Blade Signs

Figure 44.6: Blade Sign



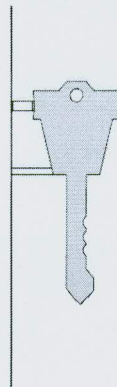
BLADE SIGN

Zone	Maximum Number of Blade Signs per Façade*	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (square feet)	Maximum Height (feet)
GC; NC-1; NC-2; VV; TR; BC; SMT; TSQ; RVBD; GDD, OV, BCDD	1	6	12	Top of the wall or façade to which attached
OT; TWNC; NC; AP; MP; I; BP; OBAT; R-20; R-30	1	6	12	Top of the wall or façade to which attached
Nonresidential Uses in UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	6	12	20

* An individual business that chooses a wall sign or an awning sign may also have a maximum of one pedestrian-oriented blade sign or one pedestrian-oriented bracket sign per façade.

(5) Bracket Signs

Figure 44.7: Bracket Sign



LOGO & BRACKET SIGN

Zone	Maximum Number of Bracket Signs per Façade*	Maximum Area per Sign Face (Square Feet)	Maximum Area Total of all Sign Faces (square feet)	Maximum Height (feet)
GC; NC-1; NC-2; VV; TR; BC; SMT; TSQ; RVBD; GDD, OV, BCDD	1	6	12	Top of the wall or facade to which attached
OT; TWNC; NC; AP; MP; I; BP; OBAT; R-20; R-30	1	6	12	Top of the wall or facade to which attached
Nonresidential Uses in UR; RA-5; R-1 – R-18; RVT; CTR; EH	1	6	12	20

* An individual business that chooses a wall sign or an awning sign may also have a maximum of one pedestrian-oriented blade sign or one pedestrian-oriented bracket sign per façade.

(G) General Sign Requirements. The following are general requirements for various types of signage. Please refer to RZC 21.44.010(D), Exemptions, of this chapter for signs that are exempt from needing a permit, and RZC 21.44.010(E), Prohibited Signs, of this chapter for signs that are prohibited.

- (1) Street Address Identification. Each residence, building, business, or complex of buildings shall display and maintain an on-premises street address number identification. The number or letters shall be visible from the street and be at least four but not greater than 12 inches high and of a color contrasting with the background upon which placed.
- (2) Changing Message Signs. Changing message signs such as the movement of the hands of a clock or digital changes indicating time, date and temperature are permitted.
- (3) Lighting restrictions. No person shall construct, establish, create, or maintain any stationary exterior lighting or illumination system or any interior system which is intended to be viewed from a public street, highway or other public thoroughfare used for vehicular traffic when such system contains or utilizes:

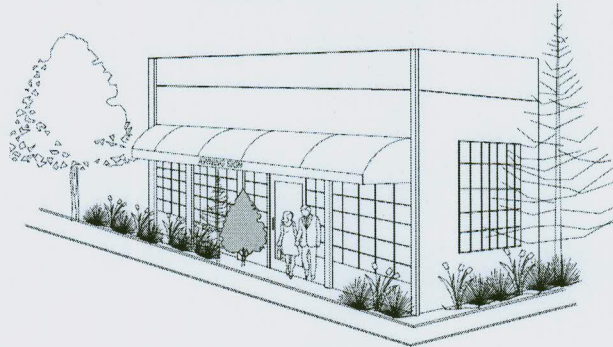
- (a) Any exposed incandescent lamp with a wattage in excess of 25 watts unless a dimmer or sun screen is attached;
- (b) Any exposed incandescent lamp with an internal metallic reflector;
- (c) Any exposed incandescent lamp with an external reflector;
- (d) Any revolving beacon light; any continuous or sequential flashing operation in which more than one-third of the lights are turned off at one time and/or which uses light of more than 25 watts; or
- (e) Any strobe light.

These provisions shall not apply to: lighting systems owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic, highway or street illumination; electronic messages of a public service or commercial nature; or temporary lighting used for repair or construction as required by governmental agencies.

- (4) Permanent Subdivision or Neighborhood Identification Signs. Permanent freestanding or monument signs, including those for short subdivisions, may be placed at the major entrances to the subdivision or neighborhood on arterial and collector streets. The signs shall be located outside the right-of-way, and be no more than 10 feet in height or length, and not exceed 60 square feet per face or 120 square feet in total area of all sign faces.
- (5) Readerboards. Readerboards are signs in which the sign copy or content can be readily and frequently changed. Readerboards are permitted subject to the size and location requirements of this section, as long as they are incorporated within the sign area of an allowable monument or freestanding sign.
- (6) Sight Clearance. All freestanding or monument signs shall comply with the Sight Clearance at Intersections requirements in RZC 21.52.040, Sight Clearance at Intersections.
- (7) Sign Maintenance. Signs shall be maintained in a state of good repair. Those signs found to be deteriorated or unsafe shall be repaired or removed by the owner within five days after receiving notice from the City. The premises surrounding a freestanding sign shall be free of litter, and any landscaped area shall be maintained.
- (8) Wall Mounted Signs. Wall mounted signs shall not extend above the height of the façade or wall to which attached.
- (9) Projecting Signs and Marquees. Projecting signs and marquees may not extend more than five feet from a building façade and shall have a minimum clearance of eight feet above sidewalks. Projecting signs and marquees shall not extend into a public right-of-way without the approval of the Technical Committee. Projecting signs shall have no visible angle irons, wire, bracing, or standard support structure except those that are an integral part of the overall design such as decorative metals or wood. Under marquee signs shall be considered blade signs.
- (10) Freestanding/Monument Signs. Freestanding/Monument signs shall be of a style, material and design compatible with the associated building. All sign and support elements are to be integrated into a single design. Auxiliary projections or attachments not a part of that design shall not be erected without a building permit. Freestanding/Monument signs shall not be oriented solely towards a freeway and then shall not extend into a public right-of-way.
- (11) Multiple Building Complexes and Multiple Tenant Buildings. Each multiple building complex is permitted one freestanding sign on each street on which it adjoins and has access. However, the Technical Committee may permit one additional sign per street frontage when the respective frontage is at least 300 lineal feet in length. Individual businesses and buildings in such a complex are not permitted individual freestanding or monument signs. Each multiple tenant building, unless it is a part of a multiple building complex, is permitted one freestanding sign on each street on which it adjoins and has access. Individual businesses in such a building are not permitted individual freestanding or monument signs. Signs shall be based on a uniform sign concept approved by the Design Review Board that shall be known as the approved "Sign Program." All subsequent tenant signs must conform to the approved sign program in addition to the sign review criteria defined in the Sign Program section of this chapter, unless a modification from the sign program has been requested by the property owners.

- (12) Marquee, Canopy, and Awning Signs. Marquee, canopy, and awning signs shall be considered wall signs for the purpose of determining sign area.

Figure 44.8: Awning Sign

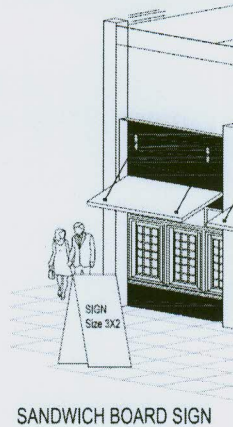


AWNING SIGN

- (13) Service Organization Signs. Service, fraternal, and similar organizations located in the City may erect signs at City entrances only as follows: there shall be one standard no higher than 10 feet that shall carry all of the signs for the subject organizations; there shall be no more than one standard per entrance; each organization sign, symbol, or emblem shall not exceed two square feet in sign area.
- (H) Permitted Temporary Portable and Temporary Freestanding Signs. Temporary portable signs which are exempt from the requirement of a sign permit, unless otherwise provided, are permitted in any zone subject to the following requirements:
- (1) Temporary portable signs which are exempt from the requirement of a sign permit, unless otherwise provided, are permitted in any zone subject to the following requirements:
- (a) Number. The number of temporary portable commercial, real estate, and construction signs allowed shall be as follows, provided that nothing herein shall be construed as authorizing the display of signs otherwise prohibited under applicable provisions of this code, including but not limited to home business signs:
- (i) For any business, or real estate unit, located in the UR, DT, NC, GC, OV, OBAT, GDD, BCDD, BP, MP, or I zoning districts, no more than one temporary portable commercial or real estate sign shall be allowed for each business location or real estate unit offered for sale or lease, provided, that a maximum of one portable sign shall be allowed for any multi-unit complex notwithstanding the number of rental or dwelling units therein currently available for sale or lease. For each multi-unit complex, one temporary freestanding "for sale" or "for lease" sign may be displayed per street frontage.
 - (ii) For any business or real estate unit located in the RA-5, R-1, R-2, R-3, R-4, R-5, R-6, R-8, or RIN zoning districts, no more than three temporary portable commercial or real estate signs shall be allowed for each business location or real estate unit offered for sale or lease. For each single family residential site, one temporary freestanding "for sale" or "for lease" sign may be displayed per street frontage.
 - (iii) For any business or real estate unit located in the R-12, R-18, R-20, or R-30 zoning districts, no more than one temporary portable commercial or real estate sign shall be allowed for each business location or real estate unit offered for sale or lease, provided, that a maximum of one temporary portable sign shall be allowed for any multi-unit residential apartment or condominium complex notwithstanding the number of rental or dwelling units therein currently available for sale or lease. For each multi-unit residential apartment or condominium complex, one temporary freestanding "for sale" or "for lease" sign may be displayed per street frontage.
 - (iv) For any construction site located in any zoning district within the city limits, no more than two temporary construction signs shall be allowed for each construction project site.

(b) Size.

Figure 44.9: Sandwich Board Sign



- (i) Commercial and real estate temporary portable signs shall not exceed six square feet per sign face, and no such sign shall contain more than two sign faces. Commercial and real estate temporary portable signs shall not exceed six feet in height, measured from the pre-existing ground level to the top of the sign.
 - (ii) Temporary construction signs in the UR, DT, NC, GC, OV, ODD, OBAT, GDD, BCDD, BP, MP, I, R-12, R-18, R-20, and R-30 zoning districts shall not exceed 32 square feet per sign face, shall not contain more than two sign faces, and shall not exceed 10 feet in height when measured from pre-existing ground level to the top of the sign.
 - (iii) Temporary construction signs located in the R-1 through R-8 zoning districts when associated with a subdivision shall not exceed 32 square feet per sign face, shall not contain more than two sign faces, and shall not exceed 10 feet in height when measured from pre-existing ground level to the top of the sign.
 - (iv) Temporary construction signs located in the R-1 through R-8 zoning districts when not associated with a subdivision shall not exceed six square feet per sign face, shall not contain more than two sign faces, and shall not exceed six feet in height when measured from pre-existing ground level to the top of the sign.
- (c) Location. No temporary portable commercial, real estate or construction sign shall be located within vehicle lanes, bikeways, trails, sidewalks or median strips. No temporary portable commercial, real estate or construction sign shall block driveways or be affixed to utility poles, trees or traffic signs. Construction temporary signs may be affixed to fencing on a construction site, but no commercial or real estate temporary portable sign shall be affixed to a fence. No temporary portable commercial, real estate, or construction sign shall be strung between trees.
- (i) Temporary portable commercial, real property, and construction signs may be displayed only if the business, real property, or construction site to which they relate is located within Redmond city limits.
- (d) Festoons Prohibited. The use of balloons, festoon flags, flags, pennants, lights or any other stand-alone display or attached display on a commercial, real estate or construction temporary portable sign is prohibited.
- (e) Animation Prohibited. No commercial, real estate or construction temporary portable sign shall be displayed while being rotated, waved, or otherwise in motion.
- (f) Duration.
- (i) Commercial temporary portable signs may be displayed only during the hours when the commercial establishment to which they relate is open for business.
 - (ii) Real estate temporary portable signs may be displayed only during the hours when the real estate to which they relate is the subject of an open house or when a complex manager is available to show the unit.

- (iii) Temporary construction signs may be displayed only during the period between issuance of construction permits and issuance of a certificate of occupancy or final inspection approval for the construction.
 - (iv) Temporary freestanding real estate signs may be displayed the entire time the underlying property is for sale.
- (g) Nonconforming Signs – Amortization. All temporary portable signs which are legally nonconforming as of the effective date of this subsection (g) shall be removed or brought into compliance. A legally nonconforming sign shall immediately lose its legal nonconforming status and shall be brought into compliance with current regulations whenever:
- (i) The sign is replaced with another sign; or
 - (ii) A change in copy, placard, or structure occurs; or
 - (iii) The sign requires repairs beyond normal maintenance;
 - (iv) The sign is expanded or moved.

Normal maintenance, such as cleaning, painting or repair of broken placards, without any change in copy, is allowed so long as the repairs do not modify the sign structure.

(2) Major Land Use Action Notice. Where required, within the RZC, public notice signs which describe proposed major land use actions and public hearing dates are permitted. The sign or signs shall comply with the standards contained within the RZC.

(3) Political Signs.

(a) On-Premises Signs. On-premises political signs located at the headquarters of a political party, candidate for public elective office, or a public issue decided by ballot are permitted. All on-premises political signs shall comply with the dimensional and locational requirements of the sign district in which located.

(b) Off-Premises Signs.

(i) Location. Permits for political signs are not required. Political signs may not be placed on private property without the permission of the property owner. Political signs may not be located so as to impede driver vision or represent an obstruction or hazard to vehicular or pedestrian traffic. On public property not part of the public right-of-way, relevant City departments may designate an area or areas for the placement of political signs in order to ensure that placement will not interfere with the intended use of that land.

(ii) Size/Spacing. Political signs shall not exceed six square feet in size. No political sign may exceed six feet in height, measured from the pre-existing ground level to the top of the sign.

(iii) Removal of Election Signs. Off-premises political signs shall be removed within seven days of the date of the election to which the sign pertains. Failure to remove political signs within the time limit provided shall constitute a violation of this code and shall be punishable as such. In the event that City personnel are required to remove signs from public rights-of-way after expiration of the time limit for removal, all costs associated with such removal shall be the responsibility of the candidate or campaign organization for whom the sign was posted. The applicable costs shall be collected in addition to any other penalty applicable to failure to remove the sign.

(iv) Public Works Projects. The Public Works Department may remove signs from public rights-of-way in order to conduct periodic maintenance activities. Signs removed for this purpose may be picked up at the City's Maintenance and Operations Center and returned to their prior location if still within the removal deadline. The Public Works Department may permanently remove political signs from public rights-of-way for the purpose of carrying out major public works projects. Political signs removed for this purpose will be held and made available for pickup at the City's Maintenance and Operations Center until 14 days following the next election.

- (v) Removal of Signs in Disrepair. The Public Works Department may remove any sign which is in a state of disrepair from the public right-of-way or public property at any time. For purposes of this subsection, a sign is in a state of disrepair if it is ripped, torn, broken, faded, obliterated, obscured, dilapidated, blown down, knocked over, or in any other state in which its message has ceased to be readable or legible.
- (4) Temporary Window Signs. Temporary window signs shall not be included in the sign area for each façade.
- (5) Signs on Kiosks. Temporary signs on kiosks are permitted, but the signs shall not exceed four square feet in area.
- (6) Temporary Uses and Secondary Uses of Schools, Churches, or Community Buildings. Temporary signs relating directly to allowed temporary uses under these regulations and secondary uses of schools, churches, or community buildings may be permitted for a period not to exceed the operation of the use. The signs need not be processed through the Design Review Board and are subject to the following requirements:
 - (a) Signs must be portable in nature.
 - (b) No more than one on-premises sign and one off-premises sign shall be permitted per temporary use, except by virtue of having been in consistent operation prior to the existence of this chapter, and due to the fact numerous individual operators participate in the operation, the open-air crafts and farmer's market, commonly known as the Saturday Market, shall be allowed two on-premises signs in addition to one off-premises sign.
 - (c) No sign shall exceed six square feet per sign face.
 - (d) Maximum sign height shall be six feet measured from the pre-existing ground level to the top of the sign.
 - (e) Signs shall not be portable readerboard types, electrical or neon. Only indirect lighting is allowed.
 - (f) Sandwich board or "A" board signs may be used in compliance with this subsection. Temporary Uses and Secondary Use of Schools, Churches, or Community Buildings, provided they are used only during the days the temporary or secondary use occurs and are removed after the use ceases for each day.
- (7) Any temporary sign not otherwise provided for under subsections (1) through (6) of this section shall meet the requirements for commercial signs set forth in subsection (1) of this section.
- (8) This section shall not be construed as permitting any sign otherwise prohibited.
- (l) Sign Programs.
 - (1) Purpose and Intent. A Sign Program is intended to integrate the design and placement of signs proposed within a multi-tenant or multi-building development project. A Sign Program provides a means for defining common sign regulations for multi-tenant projects to encourage maximum incentive and latitude in the design and display of multiple signs and to achieve, not circumvent, the intent of this Chapter.
 - (2) Applicability. The approval of a Sign Program shall be required whenever any of the following circumstances exist, or whenever an applicant requests the approval of a Sign Program:
 - (a) Two or more separate tenant spaces are to be created on the same parcel;
 - (b) Two or more separate tenant spaces are to be created within the same building;
 - (c) Two or more buildings are designed to be created on the same parcel.
 - (3) Approval authority. A Sign Program shall be reviewed and approved, modified, or denied by the Design Review Board using the Type I process set forth in the Zoning Code.
 - (4) Application Requirements. An application for a Sign Program shall include all information and materials required by the Administrator. At minimum, the following shall be required:
 - (a) A vicinity map/site plan

(b) Sign Program Text:

- (i) Types of signs permitted (wall, canopy/awning, window, freestanding, sandwich board, etc.).
- (ii) Sign area, letter/sign size, and logo size standards.
- (iii) Types of illumination permitted.
- (iv) Landlord and City approval language (including need for permits).
- (v) Prohibited signs.

(c) Sign Program Elevation Drawings:

- (i) Each building elevation showing where signage is proposed to be placed.
- (ii) Each monument sign proposed.

(5) Standards. A Comprehensive Sign Program shall comply with the following standards:

- (a) The program shall comply with the purpose of this chapter, the Sign Design Standards (RZC21.44.020, Sign Design Standards of this chapter) and the overall intent of this section;
- (b) Signs shall enhance the overall development/project, by being designed and placed with the architecture of the building(s) in mind, as well as creating an attractive and consistent appearance of all the tenant signage in the development/project.
- (c) The Sign Program shall accommodate future revisions that may be required because of changes in use or tenants.

(6) Revisions to comprehensive sign programs. Revisions to a Sign Program may be approved by the Administrator if the intent of the original approval is not affected. Revisions that would substantially deviate from the original approval shall require the review and approval of a new Sign Program.

(J) Removal and Disposal of Illegal Signs.

- (1) Any sign on public property or within a public right-of-way or easement, including utility poles within a public right-of-way or easement, that violates the RZC or RMC may be removed by the City without notice.
- (2) If the owner can be determined, the City shall store the illegal sign for 30 calendar days after the day the sign was removed and notify the advertiser that the City is storing the sign and the time and location where the sign can be retrieved. The advertiser may retrieve the sign during any working days within this 30-day period.
- (3) To reimburse the City for the costs of removing and storing the sign, an advertiser retrieving a sign shall pay the City a \$50.00 fee for each sign removed to compensate the City for its costs. This fee is a reimbursement of City costs and shall not be considered a penalty. This fee shall be paid in addition to any penalty levied.
- (4) If the City's determination that the sign is illegal is appealed and the decision maker determines the sign is not illegal, the advertiser shall not have to pay the fee. If the fee has been paid, the City shall reimburse the advertiser. Any appeals of the City's determination that the sign is illegal shall not stay the requirement to comply with the RZC or RMC.
- (5) If the advertiser cannot be determined or the sign is not picked up by the advertiser within the time period set by subsection (2), the City shall dispose of the sign. The removal and disposal of signs is an enforcement mechanism and is not a penalty. The placement of illegal signs may be subject to the penalties provided for in RMC 1.14 in addition to the removal and disposal of illegal signs.
- (6) The City and its officers, employees, or contractors shall not be responsible for any lost or damaged signs located on public property, public rights-of-way, or public easements while on the property, right-of-way or easement, or in City custody.

21.44.020 Sign Design Standards

(A) Purpose and Intent. The purpose and intent of this section is to:

- (1) Establish design standards for sign design to guide preparation and review of all applicable development applications;
- (2) Ensure that sign design proposals adhere to the intent and purpose of the RZC in relation to signs;
- (3) Ensure that building and site signs are of a character and scale that is appropriate to their use and to the site;
- (4) Ensure that sign scale, orientation and lighting do not adversely impact the natural and aesthetic qualities of adjacent critical areas, shorelines, or other natural open space.
- (5) Assist business owners and sign designers to better understand the City's expectations for well-designed, high-quality signs;
- (6) Assist those with the responsibility of reviewing sign permit applications to have established criteria with which to judge the appropriateness of a sign's design;
- (7) Assist decision making by the decision makers in the review of sign and Sign Program applications.

(B) Applicability.

- (1) The Sign Design Standards are applicable to all new signs and Sign Programs and the modification or reconstruction of existing signs throughout the City. The Sign Design Standards will be utilized during the City's review of Sign Permit applications or through the review of other permit applications or Sign Programs, when signs are part of a larger multiple tenant and/or multiple building project. Signs will be reviewed for their consistency with the Design Standards and the other requirements contained in the Sign Code.
- (2) The Sign Design Standards are intended to supplement the other provisions of this chapter. The Standards establish criteria for the creation of well-designed signs and further clarify and support the intent of the City's sign regulations.
- (3) Signs not consistent with the Standards stated herein may be subject to Design Review Board review.
- (4) Signs may not be changed, or installed until the Administrator or his or her designee has approved the design and a sign permit (or other approval) has been issued and/or approved.

(C) Compliance.

- (1) Compliance with Sign Design Standards. Decisions on Sign Permit and/or Sign Program applications requiring design review shall be made as provided in this section:
- (2) To achieve the Standard's purpose and intent, the Sign Design Standards are divided into the following sections:
 - (a) General Sign Design Standards. This section will describe basic sign design standards that are applicable to all signs, regardless of type.
 - (b) Design Standards for Specific Sign Types. This section describes design standards specific to sign types.
- (3) Each criterion included is meant to indicate the preferred condition, and the criteria together provide a common theme that illustrates the purpose and intent of the Sign Design Standards. Graphics are also provided to clarify the concepts behind the purpose and intent and design criteria. If there is a discrepancy between the text and the illustrations, the text shall prevail.
- (4) All applications that require design review shall comply with the purpose and intent of the Sign Design Standards.
- (5) If "shall" is used in the design criterion all applications shall comply with that specific design criterion if it applies to the application unless the applicant demonstrates that an alternate design solution provides an equal or greater level of achieving the intent of the section and the purpose of the design category.

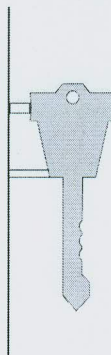
- (6) If "should" is used in the design criterion there is a general expectation that utilizing the criterion will assist in achieving the purpose and intent statement; however, there is recognition that other solutions may be proposed that are equally effective in meeting the purpose and intent of the Sign Design Standards.
 - (7) The applicant has the burden of proof and persuasion to demonstrate that the application complies with the purpose and intent statement.
 - (8) Where the decision maker concludes that the application does not comply with the purpose and intent statement or the design criteria that use the word "shall," the decision maker may condition approval based on compliance with some or all of the design criteria, or the decision maker may deny the application.
- (D) Administrative Design Flexibility. If the Administrator or Design Review Board makes a recommendation to allow a Sign Permit or Sign Program to deviate from the Sign Design purpose and intent requirements, the recommendation shall be based on the following:
- (1) The application of certain provisions of the RZC would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the underlying zone and of the design standards.
 - (2) Permitting a minor variation will not be materially detrimental to the public welfare or injurious to the property or improvements in the area.
 - (3) Permitting a minor variation will not be contrary to the objectives of the design standards.
 - (4) The minor variation protects the integrity of a historic landmark or the historic design subarea.
- (E) General Sign Design Standards
- (1) Purpose. This section provides basic design guidance for all signs, regardless of specific type or location within the community. The guidelines address issues related sign legibility, placement on the facade, color and materials, and effective illumination.
 - (2) Sign Compatibility.
 - (a) In a multi-tenant complex, no sign shall dominate the façade, unless the business it advertises is designated a major or anchor tenant by the property owner due to the size of the tenant space as compared with the other tenant spaces.
 - (b) Signs shall be designed to be consistent with the building design in terms of relative scale and overall size.
 - (c) Signs should complement and not detract from the materials, and colors of the building to which they will be attached.
 - (d) All signs should enhance and not detract from the building's architectural design. Signs should reflect the character of the building.
 - (e) Signs shall not obscure or cover architectural features of the building.
 - (f) For historic landmarks and the Old Town zone, signs should be consistent with the historic character of the landmark and/or zone. Preferred signage in the Old Town zone includes window signage, painted signage on wooden facades, wood signs, signs on awnings, signs lit by sources other than the sign itself, or decorative signs hung perpendicular to the building façade are encouraged. Wood facsimile products may be an acceptable substitute. Use of backlit plastic wall signs, extruded aluminum, changing message, or other newer technology signs should not be allowed. Use of neon signs should be limited to window signs or art deco styled buildings.
 - (g) Home businesses shall not have any signage in order to maintain the residential character of the neighborhood in which it is located.

- (h) Sign Programs shall be required for all new multiple tenant buildings and/or multiple building complexes. Sign Programs serve to create a coordinated project theme of uniform design elements such as lettering style and placement.
- (i) Creative design is encouraged. Imaginative and innovative signs will be allowed as long as the applicant considers the scale proportions and character of signage on the building/site in question. Applicants are also encouraged to consider the scale proportions and character of signage in the surrounding vicinity as well.
- (j) For the Neighborhood Commercial 1 (NC-1) zone, backlit plastic wall signs, extruded aluminum, changing message, neon, or other newer technology signs are prohibited.

(3) Sign Legibility.

- (a) **Use a brief message.** Signs should use the fewest words possible. A sign with a brief, succinct message is simpler and faster to read, looks cleaner, and is more attractive. Signs should be used primarily for the purpose of identification or conveying recognition of a particular development or business. The primary sign message shall contain only the business name. If secondary signage is needed to describe the business use, it should be the same size or smaller than the primary business message. Other information, such as product listing, services, slogans, phone numbers, internet information, third-party advertising, etc. shall be placed inside the windows or on permitted temporary signs for communication purposes, rather than on the exterior building façade or on a freestanding or monument sign.
- (b) **Ensure legibility.** An effective sign should do more than attract attention; it should communicate its message clearly, and ensure that signs are easy to read.
- (c) **Use easy-to-read lettering styles.** Avoid hard-to-read, intricate typefaces. Typefaces that are difficult to read reduce the sign's ability to communicate.
- (d) **Avoid spacing letters and words too close together.** Crowding of letters, words, or lines will make any sign more difficult to read.
- (e) **Use significant contrast.** If there is little contrast between the brightness or hue of the message of a sign and its background, it will be difficult to read.
- (f) **Use symbols and logos.** Pictographic images will usually register more quickly in the viewer's mind than just a written message. Logos and graphics are encouraged if they meet the purpose and intent of the Sign Design Standards and the sign area allowed under the Sign Code.

Figure 44.10: Sign Symbol



(4) Sign Placement/Location/Size.

- (a) The architecture of a building often identifies specific locations for signs, and these locations should be used. Signs shall be designed to relate to the architectural features of the building on which they are located and create visual continuity with other storefronts on the same building or on adjacent buildings within the same complex.

- (b) A well-designed building façade or storefront is created by careful coordination of sign and architectural design and an overall color scheme.
- (c) On multi-story buildings, ground floor tenants shall place signs at the storefront level.
- (d) On multi-tenant buildings, tenants shall place their signs on exterior building walls where their business is located internally.
- (e) Signs on multi-tenant buildings shall be designed and aligned to achieve a consistent and unified appearance with the other signs on the building.
- (f) Signs should be placed at or near the public entrance of the business in order to indicate the most direct access to the business.
- (g) Signs should be placed consistent with the proportions of the building's façade.
- (h) The overall size of a wall-mounted sign and the height of its lettering should consider the distance the sign is from the street and its ability to be seen clearly. Signs close to the street are more visible and therefore should use a smaller letter size than signs that are set back from the street. Signs facing SR 520 shall comply with the SR 520 Corridor Signage Policy adopted by the City Council.
- (i) The size of the letters, as well as the overall size of the sign should be proportional to the building's façade. Sign users should not overwhelm the reader with sheer size but should convey a message efficiently while at the same time design signs to fit with the overall scale of the building and its relationship to the street.
- (j) Signs shall not project above the edge of the rooflines and shall not obstruct windows and/or doorways.

Figure 44.11: Maximum Sign Height – Front View

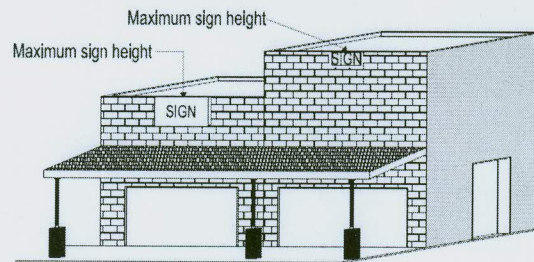
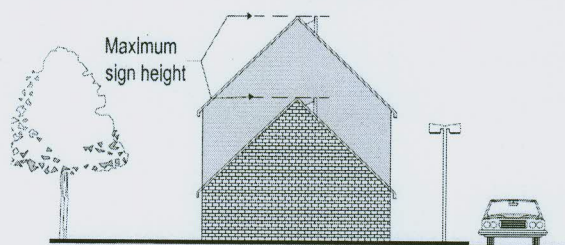


Figure 44.12: Maximum Sign Height – Side View



- (k) Signs shall be designed and located so that they have minimal impact on adjacent residential neighborhoods.
- (l) The shape of a sign should strive for simplicity with all elements constituting an integrated design.

(5) Sign Color.

- (a) Use of colors is one of the primary means of visual communication. Excessive and uncoordinated use of colors may confuse and negate the message of the sign. Sign applicants and designers should choose colors that are complementary yet provide good contrast with each other.
- (b) Bright day-glo (fluorescent) colors should be avoided as they are distracting and do not blend well with other background colors. Excessively bright colors should not be used as a means to attract attention.
- (c) Sign colors should relate to, complement, and not detract from the materials or color scheme of the buildings, including accent and trim colors.

(6) Sign Materials.

- (a) Sign materials should be selected with consideration for the architectural design of the building's façade. Sign materials should complement the materials on the façade and should contribute to the legibility of the sign.
- (b) Sign materials should be very durable. When wood is used, it should be properly sealed to keep moisture from soaking into the wood and causing the sign's lettering to deteriorate quickly.
- (c) Signs should be professionally constructed using high-quality materials.

(7) Sign Illumination.

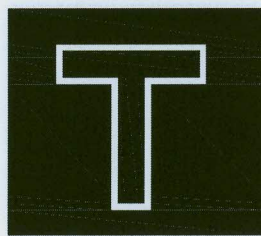
(a) Internally illuminated, backlit, halo illuminated, and other self-illuminated signs or portions of signs are prohibited in the Neighborhood Commercial 1 (NC-1) zone. Signs may be indirectly illuminated, such as with gooseneck lighting, in accordance with this section.

~~(a)(b)~~ Signs that are illuminated by a direct source of light are encouraged (but not required) over internally illuminated cabinet signs.

~~(b)(c)~~ Individually illuminated letters, either internally illuminated or backlighted solid letters (reverse channel), are a preferred alternative and should be considered over internally illuminated plastic-faced cabinet signs.

~~(c)(d)~~ Backlit, halo-lit illumination or individually cut reverse channel letter signs with halo illumination are highly encouraged for lighting purposes and should be considered. Such signs convey a subtle and attractive appearance and are very legible under moderate ambient lighting conditions.

Figure 44.13: Backlit Sign



BACK LIT SIGN

~~(d)(e)~~ If internally illuminated cabinet signs are used, it is strongly encouraged that the sign panel should be opaque so that when illuminated only the lettering, not the background, is illuminated. It is also encouraged that the background or field should have a non-gloss, non-reflective finish.

~~(e)(f)~~ Signs that use blinking, rotating, flashing, or reflecting lights are not permitted.

~~(f)(g)~~ Whenever indirect lighting fixtures are used, care shall be taken to properly shield the light source, especially to prevent glare from spilling over into residential areas and public rights of way.

(g)(h) Signs on building elevations facing or across from public trails, parks, critical areas, or residential developments should not be internally illuminated. Other building elevations facing parking lots or other buildings may be illuminated.

(h)(i) Any wall-mounted or ground-mounted external spotlight should be pointed away from passersby. The light source shall be directed solely at the sign and not towards residential properties, motorists, or pedestrians.

(i)(j) If a raceway cannot be mounted internally behind the finished exterior wall, the exposed metal surfaces of the raceway should be finished or painted to match the background wall, or integrated into the overall design of the sign.

(j)(k) If raceways are necessary, they should be as thin and narrow as possible.

(k)(l) All exposed conduit, wiring, and junction boxes shall be concealed from public view.

(i) Use of energy-efficient, high-intensity discharge lamps should be used over non-energy-efficient lighting.

(F) Design Standards for Specific Sign Types.

(1) Introduction. Each of the various sign types present particular issues that need to be considered. The guidelines in this section address issues of good design, placement, and compatibility for each of the following sign types:

- Wall Signs
- Projecting Signs
- Blade Signs (Hanging Signs)
- Awning Signs
- Window Signs
- Monument Signs (Freestanding Signs)

(2) Wall Signs.

Figure 44.14: Wall Sign



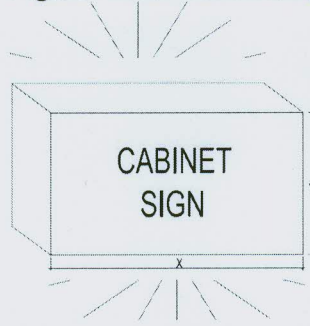
(a) A wall sign should be located where the architectural features or details of the building suggest a location, size, or shape for the sign. The best location for a wall sign is generally a band or blank area between the first and second floors of a building if the building architecture allows for it.

(b) New wall signs in a multi-tenant building and/or multi-building complex shall be part of an approved Sign Program before being installed. Sign Programs establish visual continuity among storefronts and create a unified appearance for the center.

(c) Wall signs should not project from the surface upon which they are attached more than that required for construction purposes.

(d) Although internally illuminated cabinet-type signs with opaque backgrounds are allowed by the Sign Code, they are strongly discouraged. If signs are to be illuminated, individually cut channel letters or solid backlit letters or the use of external, direct illumination are the preferred methods.

Figure 44.15: Cabinet Sign



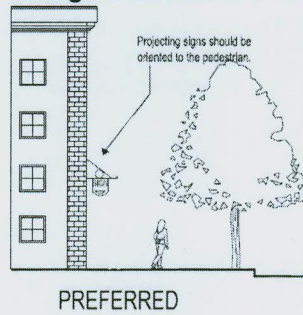
- (e) Signs should be designed to create a clearly defined edge, provide shadow relief, and an attractive appearance. This effect is generally difficult to achieve by painting a sign directly on a building façade. For this reason, painted signs are generally discouraged.
 - (f) Multiple wall signs along the same façade (for the same tenant) are not permitted. In lieu of this, a perpendicular, pedestrian-oriented sign, such as a bracket sign and/or a blade (hanging sign) may be allowed on the same façade, in addition to the permitted wall sign.
 - (g)
- (3) Projecting Signs.

Figure 44.16: Projecting Sign



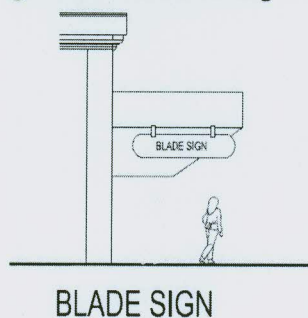
- (a) Wall signs are preferred over projecting signs and should be considered in lieu of a projecting sign.
- (b) The scale of projecting signs should be consistent with the architectural character of the building.

Figure 44.17: Design Standard for Projecting Signs



- (c) Sign supports and brackets should be consistent with the design and scale of the sign and the architectural design of the building.
 - (d) Projecting signs that identify the occupant business through the use of graphic or crafted symbols, such as shoes, keys, glasses, bicycles, fish, coffee cups, or books are encouraged. A projecting sign meeting the requirements of this section is considered a bracket sign if it is six square feet or smaller.
 - (e) External illumination of projecting signs is encouraged.
- (4) Blade Signs (Hanging Signs).

Figure 44.18: Blade Sign



- (a) Where overhangs or covered walkways exist, pedestrian-oriented blade signs (hanging signs) are encouraged. Signs should be hung over the pedestrian right-of-way consistent with all applicable Codes.
- (b) Blade signs (hanging signs) should be simple in design and should be considered secondary with any other allowed signage on-site, such as wall signs.
- (c) Blade signs (hanging signs) that identify the occupant business through the use of graphic or crafted symbols, such as shoes, keys, glasses, bicycles, fish, coffee cups, or books are encouraged.

- (d) Supporting brackets and braces should be simple in design and in proportion with the size of the sign they support.
- (e) External illumination of blade signs (hanging signs) is encouraged.

(5) Awning Signs.

Figure 44.19: Design Standard for Awning Signs



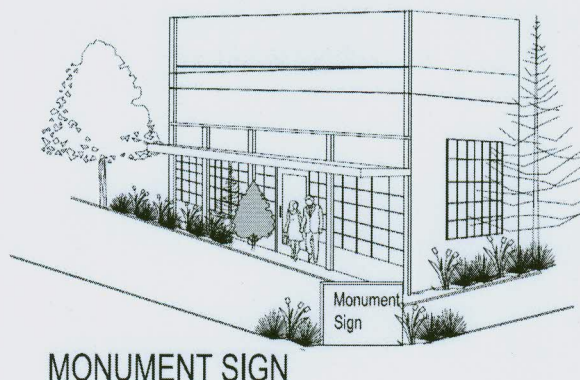
- (a) Signs on awnings should generally be limited to ground floor and second floor uses only.
- (b) The text of the sign should be located only on the valance/edge portion of the awning. Letter color should be complementary to the awning and the building color scheme.
- (c) The shape, design, and color of the awnings should be carefully designed to coordinate with, and not dominate, the architectural style of the building. Where multiple awnings are used on the building, the design and color of the sign awnings should be consistent with all other awnings.
- (d) Backlit, internally illuminated awnings are strongly discouraged. If an awning is internally illuminated, only the sign message area shall be illuminated, not the entire awning. Lighting directed downward that does not illuminate the awning is allowed for pedestrian lighting and security purposes.
- (e) Awnings with a solid color are preferred. Striped awnings may be appropriate for some buildings without ornamental facades. Striped awnings with highly contrasting, bright colors are strongly discouraged.
- (f) Multiple signs on awnings on a single façade are not permitted.
 - (i) Awnings and signs on awnings should be regularly cleaned and kept free of dust and visible defects.

(6) Window Signs.

- (a) Window signs (permanent or temporary) are strongly encouraged not to completely block all views into the business. This is not only good for business, but it also increases visibility for security and safety purposes.
- (b) Window graphics, with no copy or lettering, may be used, with City approval, to cover or completely cover windows. The City would encourage that there be other windows that have no window signage in them for security and safety purposes.
- (c) Window sign decals should be primarily individual letters placed on the interior surface of the window and intended to be viewed from outside. Glass-mounted graphics may be applied by painting, silk screening, or vinyl die-cut forms.

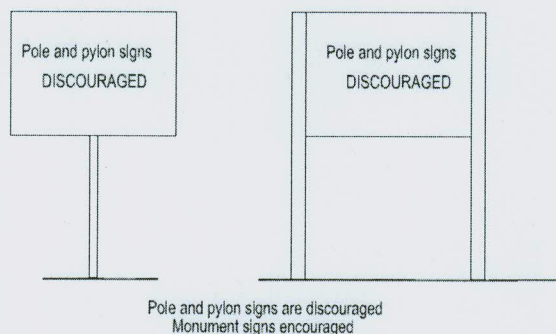
(7) Monument (Freestanding) Signs.

Figure 44.20: Monument Sign



- (a) Freestanding monument-type signs (on the ground) are strongly encouraged and should be considered over signs mounted on poles (pole signs).

Figure 44.21: Design Standard for Monument Signs



- (b) Monument signs may be internally illuminated; however, it is encouraged that the sign copy should be the only portion of the sign face that is illuminated. The sign background or field is encouraged to be opaque with a non-gloss, non-reflective finish, wherever possible.
- (c) The sign area and height of the sign should be in proportion to the site and surrounding buildings. Signs should not be so large as to be a dominant feature of the site.
- (d) Monument signs shall be placed so that sight lines at entry driveways and circulation aisles are not blocked.
- (e) Monument signs that are externally illuminated, either with light cast directly on to the sign or with individually backlit letters, or stenciled panels with three-dimensional push-through graphics should be considered as an alternative.
- (f) Monument signs should be designed to create visual interest and complement their surroundings. Monument signs should incorporate architectural elements, details, and articulation when possible.
- (g) Monument signs should incorporate landscaping at their base.
- (h) Berming shall not be used to exceed the maximum allowable height of signs.
- (i) Freestanding signs should be sited so that they integrate with the location of street trees and other site landscaping, and to avoid obscuring the view of adjacent freestanding signs.