



**REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION
Wednesday January 21, 2026, 6:30 PM
City Hall, 920 SE Cedar Falls Way, North Bend, WA**

AGENDA

- 1) Call to order and roll call, Planning Commission**
- 2) Opportunity for public comment on non-agenda items**
- 3) Approval of minutes from December 3, 2025**
- 4) Sign Regulation amendments - Residential sign design standards**
- 5) Adjournment by 8:30 unless otherwise approved**

PLEASE NOTE: Members of the public may choose to attend the meeting in person or by teleconference. Members of the public attending the meeting in-person will have an opportunity to provide public comment and if attending the meeting by teleconference may submit written comments via in-person drop off, mail, fax, or e-mail to planning@northbendwa.gov. All written comments must be received by 4 p.m. on the day of the scheduled meeting and must be 350 words or less. If an individual requires accommodation because of difficulty attending the public meeting, the city requests notice of the need for accommodation by 3:30 p.m. on the day of the scheduled meeting. Participants can request an accommodation to be able to provide remote public comments by contacting the City by phone (425) 888-5633 or by e-mail to planning@northbendwa.gov. No other remote public comment will be permitted.

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**REGULAR MEETING OF THE
NORTH BEND PLANNING COMMISSION
- ACTION MEETING MINUTES -
Wednesday December 3, 2025, 6:30 PM**

This meeting was held at City Hall, 920 SE Cedar Falls Way, North Bend, WA, and was also available online. A complete video recording of this meeting is available on the City of North Bend YouTube website, at www.youtube.com, under “City of North Bend.”

1) Call to order and roll call, Planning Commission

Planning Commissioners present: Hannah Thiel, Stephen Matlock, Chris Coulon, James Boevers, and Juliano Pereira, Sam White, Brian Fitzgibbon

City Staff Present: Mike McCarty, Planning Manager; Caitlin Hepworth, Associate Planner

Meeting was called to Order at 6:30p.m.

2) Opportunity for public comment on non-agenda items

No comments.

3) Approval of minutes from November 5, 2025

Motion by Commissioner Coulon, seconded by Commissioner Perreira to approve the November 5, 2025 meeting minutes. The motion passed unanimously.

4) Sign Regulations – including Nonconforming signs, maintenance and removal of signs, administrative enforcement, review processes, and civil infractions

Caitlin Hepworth provided an overview of draft amendments. Commissioners provided staff with suggestions for revisions. No action was taken at the meeting and the amendments will be brought back for further review by the Commission.

5) Review and recommendation on 2026 Docket List and Planning Commission Work Plan.

Mike McCarty provided a summary of the two dockets received this year and the proposed work plan for 2026 and addressed questions of the Commissioners. Commissioner White provided a motion to recommend Council approval of the staff-recommended 2026 dockets and the 2026 Planning Commission Work Plan. The motion was seconded by Commissioner Coulon and passed unanimously.

6) Request for Planning Commission Chair to present 2025 Planning Commission accomplishments and 2026 Work Plan to City Council at January 6, 2026 Council meeting.



Chair Theil confirmed that she is willing to come and present the Planning Commission accomplishments at the January 6, 2026 Council Meeting.

7) Adjournment by 8:30 unless otherwise approved

The meeting was adjourned at 7:41 p.m

MEMO

To: Planning Commission
From: Planning Division
Prepared By: Caitlin Hepworth
Re: Amendments to Sign Code General Design and Residential Standards



Dear Planning Commission,

Included in your January 21, 2026 Agenda Packet are the draft amendments to the following sections of the Municipal Code:

- *Amended:* General Design Standards NBMC 18.20.050
- *Amended:* Permitted Permanent On-Site Signs NBMC 18.20.060
- **New:** Permanent On-Site Sign Standards NBMC 18.20.065

The purpose of this memo is to identify the changes and staff consideration of such proposed amendments. The January 21st meeting does not include a hearing and there is no Planning Commission action or decision requested at this time – this meeting is intended to gather final feedback on these sections and determine a confirmed direction on substantive amendments to design regulations.

Please note, the above sections of code subject to feedback at the January 21st meeting is focused on permanent signs in residential zones only. You will see amendments to the above sections to include additional signs allowed in non-residential zones separately.

Amended Changes to General Design Standards (NBMC 18.20.050)

The *General Design Standards* section of the code has some substantial additions that strengthen the city's ability to enforce the sign code, have comprehensive aesthetic standards, and allows for more flexibility in design.

Major changes to this section include:

- **Sign Categories:** Permitted types of signs are organized into one or two of the following sign categories which will inform the number and size of signs allowed on an overall site under NBMC 18.20.065.
- **Number of Signs and Maximum Sizing:** A new table has been added to describe each property or building's allowed amount of signage. There have been some minor increases to maximum site sign area.
- **Sign Design and Compatibility:** The most substantive changes are in this subsection which describes more specific design standards that are easier for staff to measure or identify compliance with.
- **Lighting Standards:** Similarly, more specific lighting standards for signs are proposed.

Amended Changes to Permitted Permanent On-Site Signs (NBMC 18.20.095)

The *Permitted Signs and Sign Standard* section has been significantly revised to only focus on a table describing permitted permanent on-site sign types allowed by zone. Staff are moving away from regulating signs by zone and use; instead staff will only regulate allowed sign types by zone. Regulating allowed signs by associated use has raised concerns from the International Sign Association (ISA) and the city's legal team around content neutrality. While there are uses with specialized sign needs, granting greater allowances for sign area and sign types that are different for other uses in the same zone is biased. By regulating by zone only, it creates a more homogenous aesthetic and sign allowance that is equitable to all uses in the same zone.

The table is organized by the below zone categories. These categories were selected to appropriately group together the general intensity and character of each zone.

- Residential (CLDR, LDR, MDR, HDR)
- Non-Residential (NMU, NB, IC, IMU, BP, EP)
- Downtown Commercial (DC)
- Parks/Open Space/Public Facilities (POSPF)

The table includes four different symbols representing what sign types are permitted:

- “P” indicates the sign type is outright permitted.
- “P*” indicates the sign type is allowed subject to specific standards.
- “T” indicates the sign type is allowed subject to temporary sign regulations.
- X” indicates the sign type is prohibited.

This table previously embedded specific sign standards as regulated by zone and use. Staff determined this made the table confusing and more challenging to understand, and a majority of standards were relocated to new NBMC 18.20.065.

New Section for Permanent On-Site Sign Standards (NBMC 18.20.065)

This new section of code describes specific standards for each type of zone and includes some zone-specific standards. Regulations generally described:

- Sign Allowance
- Sign Category
- Maximum number of sign type allowed per property/building
- Permitted locations
- Maximum area per sign
- Height regulations
- Setbacks
- Landscaping
- Design
- Illumination/Lighting

Sign Code Survey – Results

Sign code survey results were provided to Ms. Hepworth by staff on January 13th, 2026. Ms. Hepworth will evaluate results and be able to present business feedback at the next planning commission meeting.

Next Steps by Staff

By the next Planning Commission meeting on February 4, 2026, staff intend to:

- Incorporate Planning Commission feedback into the 1/21/26 set of draft amendments.
- Present first round review of POSPF sign standards.
- Assess business community feedback from the sign survey.

Request for Commissioners at Next Meeting

At the next Planning Commission meeting, staff will be asking for the following:

- Open feedback/questions on proposed general sign design standards and POSPF sign standards.

Proposed Amendments to NBMC 18.20

NBMC 18.20.050 General ~~and specific~~ sign design standards.

A. General Design Standards. Sign Categories. Signs are categorized into one of the following three sign categories:

1. Primary Sign. A primary sign is defined as the main sign that advertises a business, enterprise, public facility, commercial center, or building.
2. Secondary Sign. A secondary sign is defined as a smaller, supplementary sign advertising a business, enterprise, public facility, commercial center, or building.
3. Additional Sign. In addition to a primary and secondary sign, an additional sign is intended to support supplementary, specialty sign needs. The primary intent of additional sign is to assist pedestrians, bicyclists, and drivers to find or be directed to a location.
 - a. Only one additional sign is permitted per property.
 - b. An additional sign is only permitted in a non-residential zone or the POSPF zone.
 - c. The additional sign must meet maximum cumulative sign area requirements as described under Table 18.20.050(C).
 - d. The sign must meet associated sign-type performance standards described in NBMC 18.20.065.

B. Number of Signs and Maximum Sizing. Signage is regulated by the number of primary and secondary signage, cumulative sign area for the overall site, and sign specific standards described in NBMC 18.20.065.

1. Table 18.20.050(C) documents the amount of signage allowed per building and by zone.
2. Table 18.20.050(C) does not apply to properties or uses subject to subarea sign regulations described in NBMC 18.20.040(A).
3. Signs exempt from permitting requirements as described in NBMC 18.20.040(B) are allowed outright for all eligible properties and do not contribute toward maximum cumulative sign area for the site.

Table 18.20.050(C) Maximum Signage Allowance per Zoned Property

<u>Zone</u>	<u>Overall Property Signage Allowances</u>				
	<u>Façade Front Area¹ (sf)</u>	<u>Number of Primary Signs</u>	<u>Number of Secondary Signs</u>	<u>Number of Additional Signs</u>	<u>Maximum Cumulative Signage Area per Property (or business in the case of multi-tenant buildings) (sf)</u>
<u>Residential (CLDR, LDR, MDR, HDR)</u>					
	<u>0- 299sf</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>25 sf</u>
	<u>300 – 500 sf</u>	<u>1</u>	<u>0</u>	<u>0</u>	<u>Whichever is lower: 10% of the area of the façade or 40sf</u>
	<u>500sf– 999sf</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>Whichever is higher: 10% of the area of the façade or 60sf</u>
	<u>>1,000sf</u>	<u>1</u>	<u>2</u>	<u>0</u>	<u>80sf</u>
<u>Nonresidential</u>					
<u>POSPE</u>					

Commented [CH1]: Note to Planning Commission: Staff currently propose to regulate allowed signs by zone and by façade area. We have received some feedback around regulating signs allowed by use which may be a content neutrality issue. Staff are meeting with the legal team to discuss further on 1/15/26, which is after the agenda packet is distributed. Staff will provide an update on the conversation at the 1/21/26 meeting.

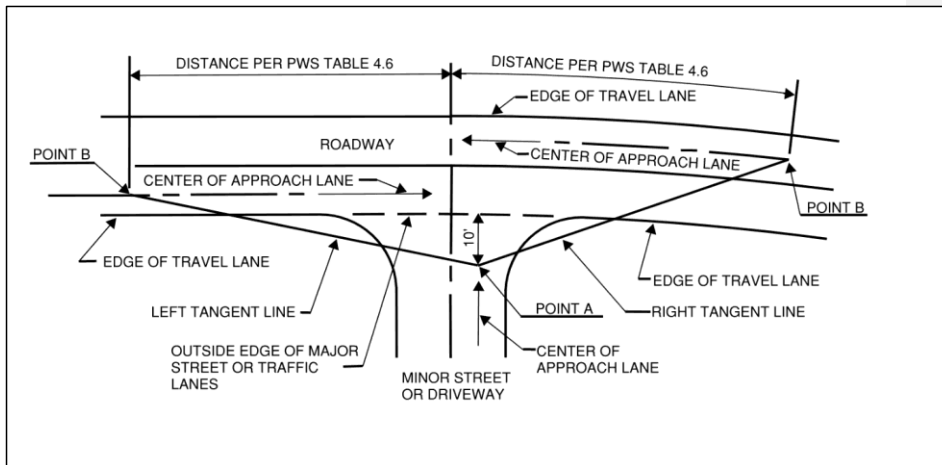
1. Front Façade Area is defined as the cumulative ground-floor wall area where the primary entrance of for the primary building or structure, or applicable business within such building, is located. If a property has more than one primary façade, the larger of the two façades shall determine the allowed maximum signage area and number of signs.

A.C. Sign Design and Compatibility

1. Compatibility~~Integration with Site Building Design, and Surroundings. The design of signs shall be compatible at the sole discretion of the city, with the overall site design, and surroundings, and not be a separate design statement.~~ Integration with Building Design. The design of signs, attached or detached, shall ~~reflect be~~ compatible with the design of the primary building with which they are associated through the following compatibility requirements:
 - a. Colors that complement the primary building's color scheme;
 - b. Materials and textures that reflect the architectural style of the primary building;
2. Subordination. Signs shall be subordinate to the primary building and not obscure or detract from the architecture, scale, materials, and color of associated buildings the sign is placed upon.
 - a. Signs shall not obscure or cover architectural features.
 - a-b. Signs shall be consistent with maximum sizing allowances as described in Table 18.20.050(C).
 - a. Signs shall not adversely impact views of Mt. Si, Rattlesnake Mountain, other peaks in the vicinity, or public lands and private conservation lands by exceeding the height requirements outlined in this chapter.
3. Quality. Signs shall be of professional quality ~~as determined by the city,~~ in design, materials, construction, graphics, lettering, and installation. "Professional quality" includes artisan-developed signs.
 - a. Design and graphics shall be the minimum necessary to convey the message of the sign and shall be limited to four colors.
 - b. Materials shall be weather resistant and produced by a professional sign manufacturer.
 - c. Construction and installation shall be completed in accordance with the current version of the adopted building code.
 - d. Sign installation shall reflect the intended design as reviewed under the associated permit.
4. Lettering.
 - a. The number of letter styles in a sign shall not be limited.
 - b. Letters, numbers and logos shall be clearly articulated on the sign and shall not present any challenge to the reader to identify the message.
 - c. The size of letters on signs shall be proportionate to the building façade and should not overwhelm the reader.
 - d. Secondary signs shall be oriented towards the street level and shall be primarily intended for pedestrians.
 - e. Painted signs shall have letters evenly distributed throughout the area of the sign and shall be professionally painted to have an intentional and purposeful appearance.
5. ~~Freestanding signs~~ Sign Placement.
 - a. Signs on multi-tenant buildings or centers.

1. Signs shall be coordinated and create visual continuity with other storefronts in the same building or development.
2. Signs associated with a ground floor tenant shall be placed at a storefront level.
3. Signs shall be placed in the location of the associated business, unless it is a freestanding, monument, or center identification sign.
- b. Signs shall not project above the edge of the roofline and shall not obstruct windows or doorways.
- c. Signs overhanging a sidewalk have a minimum clearance of 10ft between the ground or sidewalk and the sign.
- d. Signs overhanging an alleyway or ROW shall have a minimum clearance of 14ft between the ground and the sign.
- e. Freestanding signs, including but not limited to monument, pole, or center identification signs, shall be placed to minimize the potential for conflict with features of the public rights-of-way, including street trees, lighting standards, utility poles and related streetscape improvements.
- b.f. Sign Sightlines: Signs between 42 inches and 10ft in height above the existing grade level must be placed outside of the sight distance triangle of intersections as shown below. See Public Works Standards Section 4.18 and Table 4.6 for additional details.

Figure NBMC 18.20.050(C)(5)(f): Sign Sightlines



~~c. Signs shall be subordinate to the building;~~

~~d. Signage shall be compatible with and not obscure or detract from the architecture, scale, materials, and color of associated buildings in the sole opinion of the city.~~

2.6. ~~Innovative Graphic Design~~ Creative/Innovative Sign Design Program. The use of a creative or innovative graphic design approach is encouraged and may result in increases to sign area or the number of allowed signs as provided under the incentives below.

a. Criteria of innovative graphic design elements shall include at least three of the following characteristics:

1. Easily identifiable, nonverbal graphic symbols or icons reflecting the specific type of product or service being provided, excluding brand logos; -are preferred-
2. Stand-alone raised letters, or channel lettering, -is;
 - a. Standalone raised or channel lettering preferred against a facade in contrast to letters on a sign panel that is attached to the façade;-
3. Graphic d~~Designs that are unique and demonstrate a high degree of thoughtfulness, imagination, inventiveness, and spirit by way of incorporation of materials and forms not typical to mass-produced signs, and individual craftsmanship and manufacturing techniques such as carving, engraving, shaping and painting individual components and forms of such signs;~~
4. A unique, articulated shape forms the overall sign perimeter (not square or rectangular);
- ~~2.5.~~ Designs that emphasize the community's "mountain town" aesthetic;
- ~~3.6.~~ Signs that are incorporated with murals or other forms of public art;
7. Downtown Commercial Zone: Designs that emphasize the historic character of downtown by meeting the design criteria within the *Historic Sign Design Guidelines* by choice.

b. Incentives. The City shall grant administrative departures from the Sign Code in exchange for innovative graphic designs that meet the criteria of the Creative/Innovative Sign Design Program. A qualifying applicant may select one of the following incentives:

1. Increase in Subject Sign Area: An individual sign that demonstrates creative or innovative design shall have increased sign area allowance of 15%;

2. Increase in Overall Site Maximum Sign Area: If a creative or innovative design is proposed on-site, the overall site's maximum allotted sign area shall have an increase of 20%; or
3. Increase in Number of Signs: If a creative or innovative design is proposed on-site, the overall number of signage may increase by one Additional Sign.
4. Franchises and Chains: Franchise and chain businesses with at least five established locations may use company colors and sign texture/materials.
5. Lighting: Alternative methods of sign illumination may be permitted, such as incandescent bulbs or neon, if all required lighting safety standards can otherwise be met.

Figure NBMC 18.20.050(C)(6): Innovative Sign Examples



- c. Procedure. If an applicant is interested in submitting for the Creative Sign Design Program, a narrative shall be provided alongside the sign permit application requesting consideration of the proposal for the Creative Sign Design Program and describe the following:
1. The proposed intent and purpose of the creative or innovative sign;
 2. Creative or innovative design approaches implemented into the subject sign;
 3. How the sign is compatible with the subject property and land use;
and
 4. Describe how the sign meets the Creative Sign Design Program criteria.

D. Sign Lighting.

1. Lighting Standards. Type and intensity of sign lighting shall be reviewed and approved as a part of the sign permit.

a. Lighting shall be the minimum lighting needed to convey the sign's message.

a-b. Sign illumination shall not produce an excessively bright light level in the determination by the city, including glare, an island of light, or overpower other signs on a business site.

1. Lighting shall not exceed 0.2 foot-candles measured five feet from an exterior property line in accordance with NBMC 18.40.030(D).

b-c. Lighting shall not be so bright or distracting that it creates a traffic hazard.

1. Strobe lights, lasers, revolving beacons, and other continuous or sequential flashing is prohibited.

d. All lighting shall be energy efficient lighting, such as LED, and capable of being dimmed separately from other lighting sources.

e. External sign lighting shall be shielded so the light falls on the face of the sign or on the building, structure or site.

f. External lighting shall not shine directly off-site or into the sky and shall be downcast only.

g. Lighting color temperature for white light may not exceed 3,000K.

h. Sign lighting shall visually integrate with the location it is placed, such as landscaping or architectural compatibility.

1. Lighting providing through raceways and transformers shall be painted to match the building exterior.

i. Reflective sign materials may not be used when signs are proposed to be lit to enhance the brightness of the sign.

e-j. Halo lighting must be a white light source.

k. Lighting systems owned or operated by any public agency for the purpose of traffic, safety, or navigation are exempt from lighting standards.

2. Methods of Lighting for Permanent Signage.

a. Exterior Lighting:

1. Exterior lighting is permitted with associated landscaping or architectural accent lighting as described in NBMC 18.40.090-100.

2. Exposed incandescent lamp with a wattage in excess of 25 watts is prohibited.

a. Lighting may be permitted when a dimmer is attached.

b. Internal Sign Lighting:

1. Residential Zones: Internal sign lighting is prohibited, with exception to the HDR zone which may allow halo-lit and channel letter lighting.

2. Non-residential Zones: Internally lit signage is allowed under limitations described in this subject chapter.
 - a. Neon lighting is permitted for signs described in NBMC 18.20.040(B)(6).
3. POSPF zones: Internally lit signage is allowed under limitations described in this subject chapter.

3. Methods of Lighting for Temporary or Off-Site Signage: Lighting for temporary or off-site signage is prohibited.

B. Specific Design Standards.

- 1.** Franchise Signs. Franchise and/or chain commercial establishments shall be allowed to use their standard corporate signage and logos.
- 2.4.** Freestanding Signs. The base of freestanding signs shall be visually integrated with grade level. Base landscaping, masonry treatment, or other base treatments shall be incorporated as necessary to integrate the sign base with the grade.
- 3.** Quality. Signs shall be of professional quality as determined by the city, in design, materials, construction, graphics, lettering, and installation. "Professional quality" includes artisan-developed signs.
- 4.** Size. Sign size standards are provided in Table 18.20.060.
- 5.** Illumination. Type and intensity of sign lighting shall be reviewed and approved before installation.
 - a. Externally lit signs shall be shielded so the light falls on the face of the sign or on the building, structure or site. External lighting shall not shine directly off site or into the sky.
 - b. Sign illumination shall not produce an excessively bright light level in the determination by the city, including glare, an island of light, or overpower other signs on a business site.
- 6.** Graphics/Lettering. The number of letter styles in a sign shall not be limited.
- 7.** Color. Sign colors shall be coordinated with and complement each other on a given site and the site building(s).
- 8.** Message. For franchise businesses and for all other businesses whose goods and services are clearly reflected by the business name and/or business logo, advertisement of goods and services shall be prohibited on all permanent principal signs (i.e., monument, wall and pole), specifically excluding changeable copy reader board signs. Limited use of qualifiers to characterize the business by naming the attributes of the type of products or services provided by the business on the primary sign is allowed; this does not apply to franchise business or other

Commented [CH2]: Standards in this section are relocated above, relocated to sign specific standards in proposed NBMC 18.20.065, or have been replaced with other language in this section.

Commented [CH3]: It is not recommended by the ISA to grant outright allowances for franchise signs as this is not content neutral. Corporate colors may be used if they can be compatible with the associated building OR if they can submit a request for a Creative Sign Design

business whose goods and services are clearly reflected by the business name or logo.

Proposed Amendments to NBMC 18.20

NBMC 18.20.060 Permitted permanent on-site signs and ~~sign standards~~.

A. Permitted Permanent On-Site Signage

1. Table 18.20.060(A) lists the permitted types of signs by subject property's zone.

i. "Residential" zones are identified in Table 18.10.030 and include the following zones: ~~signs~~ are signs that identify a specific subdivision or residential complex, or are associated with residential uses listed under Table 18.10.030(1.00).

1. Constrained Low Density Residential (CLDR)

2. Low Density Residential (LDR)

3. Medium Density Residential (MDR)

4. High Density Residential (HDR)

ii. "Non-residential" zones are identified in Table 18.10.030 as "commercial" or "industrial" zones and include the following zones: ~~signs that identify a business, industrial or commercial use listed under Table 18.10.030(2.00), (3.00) or (6.00).~~

1. Neighborhood Mixed Use (NMU)

2. Downtown Commercial (DC)

3. Interchange Commercial (IC)

4. Interchange Mixed Use (IMU)

5. Neighborhood Business (NB)

6. Business Park (BP)

7. Employment Park (EP)

iii. The Parks/Open Space/Public Facility (POSPF) zone describes properties owned and/or maintained by a public sector entity or nonprofit.

Table 18.20.060(A): Permitted Permanent On-Site Signage^{1,2,3,4}

<u>Sign Type</u>	<u>Subject Property Zone</u>			
	<u>Residential</u> <u>(CLDR, LDR,</u> <u>MDR, HDR)</u>	<u>Non-Residential</u> <u>(NMU, NB, IC,</u> <u>IMU, BP, EP)</u>	<u>Downtown</u> <u>Commercial</u>	<u>POSPF</u>
<u>A-Frame Sign</u>	T			
<u>Animated Sign</u>	X			
<u>Automobile Fueling Station Sign</u>	X			
<u>Awning Sign</u>	X			
<u>Banner</u>	T ¹			
<u>Blade Sign</u>	P*			
<u>Bracket Sign</u>	P*			
<u>Canopy Sign</u>	X			
<u>Center Entrance Sign</u>	X			
<u>Center Identification Sign</u>	X			
<u>Community Facility Sign</u>	P*			
<u>Drive-Thru Sign</u>	X			
<u>Freestanding Sign</u>	X			
<u>Kiosk</u>	X			
<u>Marquee Sign</u>	X			
<u>Monument Sign</u>	P*			
<u>Neon Sign</u>	X			
<u>Outdoor Vendor Sign</u>	T ⁵			
<u>Pole Sign</u>	X			
<u>Projecting Sign</u>	X			
<u>Readerboard Sign</u>	X			
<u>Site Entrance Sign</u>	X			
<u>Wall Sign</u>	P*			
<u>Window Sign</u>	P*			

¹ The following table indicates the sign types that are permitted (P), permitted with specific performance standards (P*), permitted as a temporary sign (T) or are prohibited (X) for each associated site use.

² Table 18.20.060(A) does not apply to properties or uses subject to subarea sign regulations described in NBMC 18.20.040(A).

³ Signs exempt from permitting requirements as described in NBMC 18.20.040(B) are allowed outright for all eligible properties.

⁴ Signs prohibited outright throughout the city as described in NBMC 18.20.035 are not included in Table 18.20.060(A).

⁵ Sign is permissible on a temporary basis when associated with a Special Event Permit.

Commented [CH2]: Note to Planning Commission:

All signs for uses allowed in residential zones shall contextually be low in height and relative impact (i.e. small accent signs or subdivision/complex entrance signs).

Commented [CH1]: Note to Planning Commission:

These are all the types of signs we define in our code and did not list under the Exemptions and Prohibitions list.

Proposed Amendments to NBMC 18.20

NEW: NBMC 18.20.065 Permanent On-Site Sign Standards

This section describes performance standards for permitted types of signage and zone-based regulations. Any signs exempt from standards under NBMC 18.20.040 are not subject to the below standards.

- A. A-Frame Sign
- B. Animated Sign
- C. Automobile Fueling Station Sign
- D. Awning Sign
- E. Banner
- F. Blade and Bracket Signs
 - 1. General Standards
 - a. Use. Blade and Bracket Signs utilized as a secondary sign and shall be at least 20% smaller than the primary sign.
 - b. Projection. Signs shall extend no more than two feet from the building or surface the sign is affixed to.
 - 1. Signs shall not be placed upon a parapet, eave, canopy, marquee, or awning.
 - 2. Signs shall be set back at least two feet from the curb or edge of a vehicular surface.
 - c. Placement. Blade signs shall be placed perpendicular to the sidewalk and bracket signs shall be placed parallel to the sidewalk.
 - d. Brackets. Sign supports and brackets shall be consistent with the architectural design and scale of the associated building or structure.
 - e. Illumination. Internal lighting of blade/bracket signs is prohibited.
 - 2. Zone Specific Standards:
 - a. HDR: Signs are only permitted as a secondary sign.

Table 18.20.065(F) Blade and Bracket Sign Performance Standards

<u>Zoning District</u>	<u>Allowance</u>	<u>Sign Category</u>	<u>Max Number of Sign Type</u>	<u>Permitted Location</u>	<u>Max Area (Per Face)</u>	<u>Height</u>
CLDR, LDR, MDR	<u>Permitted</u>	<u>Primary, Secondary</u>	<u>1</u>	<u>On-site along the Primary Frontage</u>	<u>6sf</u>	<u>Minimum: 10ft</u>
<u>HDR</u>					<u>10sf</u>	
<u>DC, NMU</u>						
<u>NB, IC, IMU</u>						
<u>EP, BP</u>						
<u>POSPF</u>						

G. Canopy Sign

H. Center Entrance Sign

I. Community Facility Sign

1. General Standards

a. Electronic Messaging.

1. Electronic message boards may compromise a portion of a community facility sign.
2. Up to forty percent of the sign may have an electronic message component.
3. Electronic messages shall be legible with a black or white background and legible, readable text.

Figure 18.20.065(I)(1)(a): Electronic Message Sign Coloration

- b. Setbacks:
1. Signs shall be setback at least 5ft from any property line if they have a height of five feet or less.
 2. Signs shall be setback and additional foot for every two feet of additional height.
 3. Signs shall meet sightline requirements.
- c. Landscaping. Signs shall be placed within a landscaped area and shall have groundcover surrounding the base of the sign.
- d. Maximum Area. The sign area shall be measured by the message, advertising or otherwise, on the sign and shall not include the frame, structure, or base of the sign.
- e. Maximum Height. The maximum height of the sign shall include the frame or structure of the sign.
- f. Design. Sign bases shall be made of brick, stone, granite, wood, or a simulated natural appearing material.
1. If there are financial obstacles in providing a sign of this nature, signs with natural colors or coloration may be provided in lieu of natural or simulated natural materials.
- f-g. Illumination. Signs may have internal or external illumination.

Table 18.20.065(I) Community Facility Sign Performance Standards

Zoning District	Allowance	Sign Category	Max Number of Sign Type	Permitted Location	Max Area (Per Face)	Max Height
CLDR, LDR, MDR	Permitted with Conditions	Primary	1	On-site along the Primary Frontage	32sf	8ft
HDR						
DC, NMU						
NB, IC, IMU						
EP, BP						
POSPE						

- J. Drive-Thru Sign
- K. Freestanding Sign
- L. Kiosk
- M. Marquee
- N. Monument Sign

1. General Standards

a. Setbacks:

1. Monument signs shall be setback at least 5ft from any property line if they have a height of five feet or less.
2. Signs shall be setback and additional foot for every two feet of additional height.
3. Signs shall meet sightline requirements.

b. Landscaping. Monument signs shall be placed within a landscaped area and shall have groundcover surrounding the base of the sign.

c. Maximum Area. The sign area shall be measured by the message, advertising or otherwise, on the sign and shall not include the frame, structure, or base of the sign.

d. Maximum Height. The maximum height of the sign shall include the frame or structure of the sign.

e. Separation. Monument signs shall be placed at least 200 lineal feet from any other monument sign on-site.

f. Design. Monument signs shall be made of brick, stone, granite, wood, or a simulated natural appearing material.

1. If there are financial obstacles in providing a sign of this nature, signs with natural colors or coloration may be provided in lieu of natural or simulated natural materials.

f.g. Electrical and Digital Monument Signs: Electrical or digital monument signs are prohibited.

2. Zone Based Standards: Zone based standards are described in Table 18.20.065(P) and below.

a. CLDR, LDR, and MDR:

1. Subdivisions of at least 20 units may have a monument sign to identifying the subdivision.
2. Monument signs may otherwise be permitted on individual lots of at least 20,000sf.
3. Illumination: Signs may only be externally illuminated through front lighting.

b. HDR:

1. A property with at least six residential units is permitted to have a monument sign.
2. Illumination: Signs may only be externally illuminated through front lighting.

Table 18.20.065(P) Monument Sign Performance Standards

<u>Zoning District</u>	<u>Allowance</u>	<u>Sign Category</u>	<u>Max Number of Sign Type</u>	<u>Permitted Location</u>	<u>Max Area (Per Face)</u>	<u>Max Height</u>
CLDR, LDR, MDR	<u>Permitted with Conditions</u>	Primary	1	On-site along the Primary Frontage	25sf	5ft
HDR						
DC, NMU						
NB, IC, IMU						
EP, BP						
POSPE						

O. Neon

P. Outdoor Vendor Sign

Q. Pole Sign

R. Projecting Sign

S. Readerboard Sign

T. Site Entrance Sign

U. Wall Sign

1. General Standards

a. Placement.

1. Wall signs shall be placed on a permanent architectural structural feature of a building.
 - a. Wall signs may not be placed on a canopy, awning, roof, or similar features.
2. Wall signs shall face the primary entrance to the building and/or the primary frontage.
3. Wall signs shall be placed on the building façade where architectural features or details of the building suggest a location, size, or shape for a sign.
4. Wall signs may be physically affixed to or painted upon a building.
5. Wall signs shall be placed parallel to the right-of-way.
 - a. If a structure is greater than 30ft in height, a perpendicular placement is permitted.

b. Projection.

1. Wall signs may not project more than 12 inches from the building façade they are affixed.

2. Wall signs may not project above the roofline, eave, or cornice.
2. Zone-Specific Standards
 - a. CLDR, LDR, MDR:
 1. Internal illumination is prohibited.
 - b. HDR:
 1. A wall sign may be used as an additional sign when a property is located along two frontages. The shorter of the two frontages may have one additional wall sign that has a reduced sign area of at least 15%.

Table 18.20.065(U) Wall Sign Performance Standards

<u>Zoning District</u>	<u>Allowance</u>	<u>Sign Category</u>	<u>Max Number of Sign Type</u>	<u>Permitted Location</u>	<u>Max Area (Per Face)</u>	<u>Max Height</u>
CLDR, LDR, MDR	<u>Permitted with Conditions</u>	<u>Primary, Secondary, Additional</u>	<u>1</u>	<u>On-site; on the façade of a building.</u>	<u>4sf</u>	<u>4ft</u>
HDR			<u>2</u>		<u>Up to 25% of length of the primary frontage</u>	<u>4ft</u>
DC, NMU						
NB, IC, IMU						
EP, BP						
POSPF						

V. Window Sign

1. General Standards
 - a. Permitting. Window signs are exempt from permitting requirements, however when combined with a request for other permanent signs on-site the window signs shall be included in the formal application.
 - b. Placement. Window signs may be placed indoors or outdoors.
 1. Window signs are only permitted on the first story of a building.
 2. If signs are placed outdoors, the subject sign shall be professionally affixed to the window and weather resistant.

- c. Proximity Placement. Signs that are within three feet of a window and are oriented to face the sidewalk or right-of-way are considered a window sign.
- d. Sign Area. The maximum sign area may be composed of a combination of window signs.
- e. Illumination. Window signs may not be internally illuminated.

2. Zone-Specific Standards

Table 18.20.065(V) Window Sign Performance Standards

<u>Zoning District</u>	<u>Allowance</u>	<u>Sign Category</u>	<u>Max Number of Sign Type</u>	<u>Permitted Location</u>	<u>Max Area</u>	<u>Max Height</u>
<u>CLDR, LDR, MDR</u>	<u>Permitted with Conditions</u>	<u>Secondary, Additional</u>	1	<u>Window</u>	2sf	2ft
<u>HDR</u>			2		Up to 25% of total window area	4ft
<u>DC, NMU</u>						
<u>NB, IC, IMU</u>						
<u>EP, BP</u>						
<u>POSPF</u>						