

City of Sammamish Planning Commission



Regular Meeting

March 15, 2018

6:30 – 8:30 pm

Location:

Planning Commission meetings are held at City Hall in Council Chambers unless otherwise posted.

Public Access:

All meetings are open to the public and include opportunities for public comment.



PLANNING COMMISSION REGULAR MEETING
March 15, 2018 6:30 – 8:30 PM
SAMMAMISH CITY HALL 801-228TH AVE SE

AGENDA

	<u><i>Approx. start time</i></u>
CALL TO ORDER	6:30 pm
ROLL CALL	
APPROVAL OF THE AGENDA	
APPROVAL OF THE MINUTES: March 1, 2018	
PUBLIC COMMENT: Non Agenda (3 minutes per person / 5 minutes if representing an organization)	
<u>OLD BUSINESS</u>	
Signage Code Updates	6:45 pm
• Work Session	
PUBLIC COMMENTS: Agenda (7 minutes per person)	
ADJOURN	8:30 pm

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

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

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

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

Planning Commission meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request.

Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

PLANNING COMMISSION AGENDA CALENDAR

Date	Time	Type	Staff	Topics
March 15	5:00 PM	Special Meeting	Planning Staff	Planning Session: Roles, Responsibilities & Work Program
	6:30 PM	Regular Meeting	David Goodman Doug McIntyre	Work Session: Signage Code Update
April 5	6:30 PM	Special Meeting w/ Human Services Commission	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update
April 19	6:30 PM	Regular Meeting	David Goodman Doug McIntyre	Public Hearing / Deliberation: Signage Code Update
			PW Staff	Work Session: Overview of Traffic Concurrency
April 30	6:30 PM	Special Meeting w/ City Council	PW Staff	Work Session: Traffic Concurrency Update
May 3	Cancelled	Regular Meeting		
May 15	6:30 PM	Special Meeting w/ City Council	PW Staff	Work Session: Traffic Concurrency Update
May 17	Cancelled	Regular Meeting		
May 24	6:30 PM	Special Meeting	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update
June 4	6:30 PM	Special Meeting w/ City Council	PW Staff	Work Session: Traffic Concurrency Update
June 7	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Work Session: Housing Strategy Update
June 21	5:00 PM	Special Meeting w/ Parks Commission	David Goodman Parks Staff	Work Session: Urban Forest Management Plan
	6:30 PM	Regular Meeting	PW Staff	Public Hearing / Deliberation: Comprehensive Plan Amendments – Concurrency
			PW Staff	Public Hearing / Deliberation: SMC Amendments – Concurrency
July 5	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Public Hearing / Deliberation: Housing Strategy Update
July 19	6:30 PM	Regular Meeting	Doug McIntyre ARCH Staff	Deliberation: Housing Strategy Update
August		No Meetings		



MINUTES OF THE MEETING

MEETING SUMMARY

Regular Bi-monthly Meeting
Thursday, March 1, 2018, 6:30 PM
City of Sammamish Council Chambers

COMMISSIONERS PRESENT

Eric Brooks, Pos. 1
Roisin O'Farrell, Pos. 2
Larry Crandall, Pos. 4, Vice-Chair
Jane Garrison, Pos. 5
Mark Baughman, Pos. 6
Rituja Indapure, Pos. 7

COMMISSIONERS ABSENT

Shanna Collins, Pos. 3, Chair

STAFF PRESENT

Kellye Hilde, Planning Manager, Community Development
Doug McIntyre, Senior Planner, Community Development
David Goodman, Senior Management Analyst, Community Development
Kevin Johnson, Planning Commission Coordinator, Community Development
Arthur Sullivan, ARCH
Mike Stanger, ARCH

CALL TO ORDER

Vice-Chair Crandall called the Sammamish Planning Commission meeting to order at 6:30 PM

APPROVAL OF AGENDA

Vice-Chair Crandall moved to approve the March 1, 2018 meeting agenda. The meeting agenda was approved as distributed.

APPROVAL OF THE MINUTES

Vice-Chair Crandall moved to approve the February 1, 2018 meeting minutes. The meeting minutes were approved as distributed.

PUBLIC COMMENT: NON-AGENDA

James Eastman – 195th Ave NE
Topic: Stormwater / Impervious Surface

Mary Wictor – 408 208th Ave NE
Topic: Stormwater Code Impervious Surface

OLD BUSINESS 6:40 PM ([Bookmarked Video Link](#))

Sammamish Home Grown – A Plan for People, Housing, and Community

Doug McIntyre, Senior Planner summarized the input received at the February 1, 2018 meeting and provided further clarification on specific information presented as requested by the Commission. Arthur Sullivan and Mike Stanger with ARCH discussed potential key housing gaps in Sammamish to assist the Planning Commission in identifying the appropriate strategies and tools available to the City. A link to the packet material can be found [here](#).

Vice-Chair Crandall motioned for a 5-minute break

NEW BUSINESS 7:47 PM ([Bookmarked Video Link](#))

Overview of Sign Code Regulations

David Goodman, Senior Management Analyst and Doug McIntyre, Senior Planner provided an overview of the Sign Code updates adopted last year (O2017-436) to provide context for the sign code discussion that that will take place on March 15 and April 19. A link to the packet material can be found [here](#).

PUBLIC COMMENT: AGENDA

Public Comment on agenda items started at 8:16 PM and ended at 8:38 PM ([Bookmarked Video Link](#))

Paul Stickney – 504 228th AVE SE

Topic: Housing Strategy

Mary Wictor – 408 208th AVE NE

Topic: Sign Code Update

James Eastman – 195th Ave NE

Topic: Housing Strategy

Vice-Chair Crandall motioned to extend the meeting to 8:40 PM, Seconded. **APPROVED 6:0**

Vice-Chair Crandall adjourned the meeting at 8:40 PM

Vice-Chair: Larry Crandall

PC Coordinator: Kevin Johnson

[Video Audio Record 3/01/2018](#)

Roberts Rules of Order applied: [RONR (10TH Edition)]



PLANNING COMMISSION AGENDA ITEM

March 15, 2018

SUBJECT

2018 Sign Code Amendments – Work Session

STAFF CONTACTS

David Goodman, Senior Management Analyst, Community Development
425-295-0534, dgoodman@sammamish.us

DIRECTION NEEDED FROM PLANNING COMMISSION

- Action
- Discussion
- Information

SUMMARY STATEMENT

In May 2017, the City Council adopted amendments to the City of Sammamish's sign code (Ordinance O2017-436). The primary purpose of the amendments was to bring the City's code into compliance with the 2015 decision in the case of Reed v. Town of Gilbert, in which the United States Supreme Court struck down the Town of Gilbert, Arizona's content-based sign regulations as unconstitutional. A "content-based" sign regulation is any regulation that sets rules for non-commercial signs based on their content rather than their location or size (for example, treating political signs differently than community event signs). Sammamish's sign code, like many cities', contained numerous content-based regulations similar to those determined to be unconstitutional in the case. The City took the opportunity to strengthen other portions of its sign code as part of this Reed v. Gilbert compliance effort, including amendments focused on eliminating redundancies, contradictions, and anachronisms in the sign code, as well as making the code more user-friendly for staff, the public, and the City's code enforcement team.

Since the passage of Ordinance O2017-436, staff have been implementing the new regulations through permitting and enforcement. During this time, staff have become aware of minor issues with the sign code which require further consideration by the Planning Commission and City Council. These issues are non-substantive corrections, with the exception of one topic – new regulations to allow electronic reader board components to existing signs.

Electronic reader board components were previously allowed under a pilot program that ran from 2009-2014. Under this pilot program, schools on the east side of 228th Ave between SE 13th Way and NE 8th Street (which included Eastlake High School, Eastside Catholic, and Skyline High School) were allowed to install an electronic reader board of up to 32 square feet in area, with limits on operating hours and safety-related restrictions on letter height and message displays. By the time the pilot program expired in 2014, Eastlake High School and Skyline High School had installed electronic reader board signs. During the process of adopting sign code amendments in 2017, representatives from commercial properties in Town Center and other schools expressed an interest in installing electronic reader boards. At that time, the City Council determined that the creation of

new regulations for electronic reader boards was outside of the scope for the 2017 sign code update, but directed staff to review and propose new regulations for electronic reader boards in 2018.

In addition to electronic reader boards, staff have proposed a number of non-substantive clean-up amendments related to clarifying definitions and categories, reconciling inconsistencies across different regulations, adding height limits to certain permanent sign types to make them consistent with other regulations, and limiting signs associated with open houses (Exhibit 1). While these proposed changes are part of the legislative review, Planning Commission is not being asked for in-depth input on these changes, as they are non-substantive items that primarily serve to enhance the ability of staff to implementation and enforce the sign code regulations.

PROCESS

The purpose of the March 15 work session is to introduce and discuss staff's proposals for amending the City's sign code in preparation for the public hearing, deliberation, and vote on a recommendation to City Council on April 19.

On the topic of electronic reader board components, staff will present a set of proposed regulations for discussion along with a set of "levers," or different regulatory options, that the Commission can use to recommend regulations that match their vision for allowing these signs. Staff has met with the City's legal counsel to ensure that the options presented do not represent any significant risk of running afoul of content- or speaker-neutrality conventions. Among the "levers" that staff will present to the Commission are restrictions based on zoning district, primary sign type (for example, monument signs or wall signs), and street designation (principle arterial, secondary arterial, etc). The electronic reader board component proposal will also include safety-related restrictions on letter height, moving graphics, and message frequency, as well as a prohibition of message sequencing (messages that span multiple "screens"), phone numbers, website addresses, and video. Exhibit 2 to this memo summarizes staff's initial proposal as well as the different options the Commission may implement to change the proposed regulations in a legally defensible manner.

Exhibit 3 summarizes all additional proposed changes to the sign code, and includes both the original and amended text, as well as a summary of staff's rationale for proposing the change.

NEXT STEPS

Following the sign code work session on March 15, the Planning Commission will open a public hearing on the proposed sign code amendments on April 19, after which the Commission will deliberate on the amendments and vote on a recommendation to submit to the City Council.

EXHIBITS

1. Strikethrough-underline version of proposed changes to Chapters 21A.15, 21A.45, 21B.15, 21B.45, and 23.10 of the Sammamish Municipal Code
2. Electronic Reader Board Decision Matrix
3. Summary of substantive changes proposed to Chapters 21A.15, 21A.45, 21B.15, 21B.45, and 23.10 of the Sammamish Municipal Code

21A.15.469.1 Flag.

“Flag” means a fabric sheet of square, rectangular or triangular shape which is mounted on a pole, cable or rope at one end. (Ord. O2017-436 § 1 (Att. A))

21A.15.469.2 Flag, government.

“Flag, government” means any flag or badge or insignia of the United States, state of Washington, King County, City of Sammamish, or official historic plaque of any governmental jurisdiction or agency. (Ord. O2017-436 § 1 (Att. A))

21A.15.1085 Sign.

“Sign” means any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy ~~for the purpose of advertising or identifying any establishment, product, goods, or service.~~ (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1086 Sign, A-frame.

“Sign, A-frame” means a freestanding, two-panel, foldable, portable temporary sign made of rigid material. (Ord. O2017-436 § 1 (Att. A))

21A.15.1090 Sign, awning.

“Sign, awning” means a sign painted on or attached directly to and supported by an awning. An awning may be constructed of rigid or nonrigid materials and may be retractable or nonretractable. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

~~21A.15.1095 Sign, changing message center.~~

~~“Sign, changing message center” means an electrically controlled sign that contains advertising messages that changes at intervals of three minutes or greater. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)~~

21A.15.1096 Sign, community banner.

“Sign, community banner” means a temporary sign, located on City banner poles, which advertises an event that would provide civic, cultural, educational, philanthropic, or service

opportunities hosted or promoted by the City or a community group that is not-for-profit or nonprofit and nonpolitical with an IRS designation of Section 501(c) or (d). (Ord. O2005-180 § 1)

21A.15.1097 Sign, commercial.

“Sign, commercial” means a sign erected for a business transaction or advertising the exchange of goods and services. (Ord. O2017-436 § 1 (Att. A))

21A.15.1100 Sign, community bulletin board.

Repealed by Ord. O2017-436. (Ord. O2004-153 § 1; Ord. O2003-132 § 10)

21A.15.1101 Sign, community event.

Repealed by Ord. O2017-436. (Ord. O2005-180 § 1)

21A.15.1105 Sign, directional.

“Sign, directional” means a sign that is primarily designed to guide or direct pedestrian or vehicular traffic to an area, business, place, or convenience, and may include incidental graphics such as trade names and trademarks. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1107 Sign, electronic reader board

“Sign, electronic reader board” means an electronically controlled portion of a freestanding sign that contains temporary text messages that can be changed no more often than once every sixty seconds, with no interval between messages, that displays letters that are at least 12 inches in height.

21A.15.1110 Sign, freestanding.

“Sign, freestanding” means a permanent sign fixed directly to the ground, or having one or more supports fixed directly to the ground, and being detached from any building or fence. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1115 Sign, fuel price.

“Sign, fuel price” means a manually or electronically controlled sign utilized to advertise the price of gasoline and/or diesel fuel. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1117 Sign, fundraising.

Repealed by Ord. O2017-436. (Ord. O2011-305 § 1 (Att. A))

21A.15.1120 Sign, incidental.

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

- (1) Restrooms;
- (2) Hours of operation;
- (3) Acceptable credit cards;
- (4) Property ownership or management;
- (5) Phone booths; and
- (6) Recycling containers. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1125 Sign, indirectly illuminated.

“Sign, indirectly illuminated” means a sign that is illuminated entirely from an external artificial source. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1130 Sign, monument.

“Sign, monument” means a freestanding sign that is above ground level and is anchored to the ground by a solid base, with no open space between the sign and the ground. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1131 Sign, noncommercial.

“Sign, noncommercial” means any sign that is not a commercial sign. This definition also includes signs regarding fund raising or membership drive activities for noncommercial or nonprofit entities or groups. (Ord. O2017-436 § 1 (Att. A))

21A.15.1135 Sign, off-premises directional.

“Sign, off-premises directional” means a sign that contains no advertising of a commercial nature that is used to direct pedestrian or vehicular traffic circulation to a facility, service, or business located on other premises within 660 feet of the sign. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1140 Sign, on-premises.

“Sign, on-premises” means a sign that displays a message that is incidental to and directly associated with the use of the property on which it is located. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1144 Sign, permanent.

“Sign, permanent” means any sign which is intended to be lasting and is constructed from an enduring material such as masonry and metal which remains unchanged in position, character, and condition (beyond normal wear), and is permanently affixed to the ground, wall or building, provided the sign is listed as a permanent sign in the ordinance. (Ord. O2017-436 § 1 (Att. A))

21A.15.1145 Sign, permanent residential development identification.

“Sign, permanent residential development identification” means a permanent sign identifying the residential development upon which the sign is located. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1146 Sign, pole.

“Sign, pole” means a freestanding sign having one or more supports standing directly upon the ground, and being detached from any building or fence. (Ord. O2017-436 § 1 (Att. A))

21A.15.1148 Sign, political.

Repealed by Ord. O2017-436. (Ord. O2005-180 § 1)

21A.15.1150 Sign, portable.

“Sign, portable” means a sign that is capable of being moved and is not permanently affixed to the ground, a structure, or building. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1155 Sign, projecting.

“Sign, projecting” means any sign that is attached to and supported by the exterior wall of a building with the exposed face of the sign on a plane perpendicular to the wall of the building, projecting more than one foot from the wall of a building and vertical to the ground. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1159 Sign, temporary.

“Sign, temporary” means any sign, banner, pennant, or valance ~~constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials~~ not permanently attached to the ground, wall or building, intended to be displayed for a ~~short~~ limited period of time only. (Ord. O2017-436 § 1 (Att. A))

~~21A.15.1160 Sign, time and temperature.~~

~~“Sign, time and temperature” means an electrically controlled sign that contains messages for date, time, and temperature, which changes at intervals of one minute or less. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)~~

21A.15.1165 Sign, wall.

“Sign, wall” means any sign painted on, or attached directly to and supported by, the wall of a building or structure. All wall signs are building-mounted signs. (Ord. O2017-436 § 1 (Att. A); Ord. O2003-132 § 10)

21A.15.1166 Sign, window.

“Sign, window” means any sign applied to or mounted on a window. (Ord. O2017-436 § 1 (Att. A))

Chapter 21A.45
SIGNAGE

21A.45.010 Purpose.

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

- (1) Regulating the type, number, location, size, and illumination of signs; and

(2) Recognizing the purpose of signs for identification and economic well-being of businesses in Sammamish; and

(3) Ensuring a safe driving environment; and

(4) Recognizing and protecting the use of the public right-of-way as a forum for noncommercial speech; and

(5) Facilitating fair and consistent content-neutral enforcement; and

(6) Safeguarding and enhancing property values, attracting new residents, and encouraging orderly development; and

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

(8) Upholding the goals and policies of the Comprehensive Plan. (Ord. O2017-436 § 1 (Att. A))

21A.45.020 Permit requirements.

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

(2) No permit shall be required for repainting, cleaning, or other normal maintenance and repair of a permitted sign, or for sign face and copy changes that do not alter the size or structure of the sign. (Ord. O2017-436 § 1 (Att. A))

21A.45.030 Exempt signs.

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

(1) Historic plaques, gravestones, and address numbers;

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

(3) Traffic control signs established by the Manual on Uniform Traffic Control Devices (MUTCD) or authorized by City of Sammamish department of public works;

(4) Plaques, tablets, or inscriptions which are an integral part of the building structure or are attached flat to the face of the building, which are nonilluminated, and which do not exceed four square feet in surface area;

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

(6) Government flags; and

(7) Nonverbal religious symbols attached to a place of worship. (Ord. O2017-436 § 1 (Att. A))

21A.45.040 Prohibited signs.

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

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

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

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

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

~~(6) Billboards. (Ord. O2017-436 § 1 (Att. A))~~

21A.45.050 Sign area calculation.

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

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

(3) Sign area for signs contained entirely within a cabinet and mounted on a wall, roof, or monument shall be calculated by measuring the front surface area of the cabinet.

(4) Sign area for temporary signs shall include all portions of the sign attached to the primary supporting structure of the sign, including material additions to the sign. (Ord. O2017-436 § 1 (Att. A))

21A.45.060 Permanent signs.

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

Key

X – Prohibited

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

	Residential Zone	Community Business Zone (1)(2)	Neighborhood Business Zone (1)(2)	Office Zone (1)(2)
	Freestanding Signs (3)			
Quantity (4)	X (5)	One per street frontage (6) <u>(19)</u>		One per street frontage <u>(19)</u>
Maximum Sign Area	N/A	85 square feet, + 20 square feet for each additional business in a	50 square feet	

	Residential Zone	Community Business Zone (1)(2)	Neighborhood Business Zone (1)(2)	Office Zone (1)(2)
		multiple tenant structure up to 145 square feet		
Combined Sign Area Limit for Lots with Multiple Freestanding Signs (7)	N/A	250 square feet	150 square feet	80 square feet
Maximum Height	N/A	20 feet	15 feet	
	Home Business Signs (8)			
Quantity	One	N/A		
Maximum Sign Area	6 square feet	N/A		
	Permanent Residential Development Identification Signs			
Quantity	Two one-sided signs or one two-sided sign per major entrance <u>(20)</u>	Two one-sided signs or one two-sided sign per major entrance (9)		
Maximum Sign Area	32 square feet per sign 32 square feet per sign			
Maximum Sign Height	8 feet per sign (10) <u>N/A 8 feet per sign (10)</u>			
	Projecting or Awning Signs Mounted on the Sloping Portion of Roofs (11)			
Quantity (12)	X	One allowed in lieu of wall sign		
Maximum Sign Area	N/A	No greater than 15 percent of building facade	No greater than 10 percent of building facade	

	Residential Zone	Community Business Zone (1)(2)	Neighborhood Business Zone (1)(2)	Office Zone (1)(2)
Minimum Clearance above Finished Grade (13)	N/A	8 feet		
Maximum Projection, Perpendicular from Supporting Building Facade	N/A	6 feet		
Signs on Property with Public Agency Facilities (14)				
Quantity	Two per facility(19)	X		
Maximum Sign Area	30 square feet	N/A		
Maximum Height	6 feet	N/A		
Sign on Residentially Zoned Property with Nonresidential Use (15)				
Quantity	One(19)	X		
Maximum Sign Area	25 square feet	N/A		
Maximum Height	6 feet	N/A		
Wall Signs				
Maximum Sign Area (16)	N/A (17)	15 percent of building facade	10 percent of building facade	10 percent of building facade (18)

Development Conditions.

1. Directional signs for surface parking areas or parking structures located in the R, CB, NB, and O zones shall not be included in the sign area or number limitations stated in this table, provided that they shall not exceed six square feet in surface area and are limited to one for each entrance or exit.
2. Fuel price signs shall not be included in sign area or number limitations referenced in this table, provided such signs do not exceed 20 square feet per street frontage.

3. Changing message center signs and time and temperature signs may be wall or freestanding signs, and shall not exceed the size permitted for wall or freestanding signs.
4. Corner lots with a street frontage of less than 100 feet on each street shall be permitted only one freestanding sign.
5. Freestanding signs are allowed in residential zones as home business signs, permanent residential development identification signs, signs on property with public agency facilities, and signs on residentially zoned property with nonresidential use.
6. Multiple tenant developments in the CB and NB zone that have more than 300 feet of street frontage on one street may have one additional freestanding sign for each 300 feet of street frontage, or portion thereof. Such signs shall be separated from one another by a minimum of 150 feet, if located on the same street frontage.
7. On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined.
8. Home business signs may be wall signs, freestanding-monument signs, or A-frame signs.
9. Permanent residential identification signs are only allowed in the NB, CB, and O zones as part of a mixed-use development.
10. Applicable only to freestanding signs.
11. Any sign attached to the sloping surface of a roof shall be installed or erected in such a manner that there are no visible support structures, shall appear to be part of the building itself, and shall not extend above the roof ridge line of the portion of the roof upon which the sign is attached.
12. Maximum height for awning signs shall not extend above the height of the awning upon which the awning sign is located.
13. Maximum height for projecting signs shall not extend above the highest exterior wall upon which the projecting sign is located.
14. See SMC [21A.15.915](#) for a list of permitted public agencies.

15. Nonresidential uses of residential property as outlined in Chapter [21A.20](#) SMC.
16. Maximum height for wall signs and changing message center signs shall not extend above the highest exterior wall or structure upon which the sign is located.
17. Wall signs are allowed in Residential zones to identify public agency facilities, home businesses, and other nonresidential uses, subject to the regulations listed in this table.
18. Only on building facades with street frontage.

19. On property adjacent to principal arterial and minor arterial roads, freestanding Signs, signs on Property with Public Agency Facilities, and Signs on Residentially Zoned Property with Nonresidential Use may incorporate an electronic reader board sign in its structure, provided it covers between 40% and 60% of the total sign area. Electronic reader board signs shall be designed to prevent light and glare from being visible to adjacent residential properties; shall automatically dim during hours of darkness; shall be turned off between the hours of 10:00 p.m. and 6:00 a.m. except during emergencies; shall not contain moving graphics, text, or video; shall not display telephone numbers, website addresses, and instructions; and shall not display sequenced messages. Where a development spans multiple parcels pursuant to SMC 21A.15.315, only one electronic reader board is allowed for that development.

20. Permanent Residential Development Identification Signs in residential zones may only be monument signs.

(2) Illumination of Permanent Signs. The table below outlines the regulations for illumination of permanent signs in the City of Sammamish. Temporary signs, governed by SMC [21A.45.070](#), shall not be illuminated. All permanent signs, including the requested illumination, must be approved through the permitting process. All electrical components for signs shall be governed by Chapter [19.28](#) RCW and WAC [296-46-910](#).

KEY

P – Permitted, pursuant to permit issued by City

X – Prohibited

	R Zone	CB Zone	NB Zone	O Zone
Internal Illumination (1)	X	P		
Indirect Illumination (1)(2)	P			

Development Conditions.

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

(Ord. O2017-436 § 1 (Att. A))

21A.45.070 Temporary signs.

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

(1) Noncommercial Temporary Signs. No sign permit is required to post a noncommercial temporary sign in the public right-of-way or on private property if it meets the requirements in this section and in the following table. Noncommercial temporary signs not conforming to the regulations of this section may be approved through a right-of-way permit.

(a) On roads that only have a shoulder and do not have a sidewalk, noncommercial temporary signs must be placed beyond the edge of the asphalt, and may not be placed so that any part of the sign extends over the asphalt.

(b) Noncommercial temporary signs shall not be placed in a manner that negatively affects the health of trees, shrubs, or other landscaping.

	Noncommercial Temporary Sign Type I – Placed in Public Right-of-Way (Non-A-Frame)	Noncommercial Temporary Sign Type II – Placed in Public Right-of-Way (A-Frame)	Noncommercial Temporary Sign Type III – Private Property (All Sign Types) (1)
Size Limit	4 square feet	6 square feet	32 square feet
Height Limit	3 feet above grade	3.5 feet	8 feet
Duration	180 consecutive days per calendar year	5 consecutive days	180 consecutive days per calendar year

Development Conditions

1. Placement of off-premises noncommercial temporary signs on private property is subject to the landowner’s authorization.

(2) Temporary Commercial Displays. Signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year at businesses located in Sammamish in the CB, NB, or O zones. Temporary commercial displays shall meet the placement and dimensional standards for the sign type utilized.

(3) Signs Located on Property with Active Construction.

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

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

(c) Signs must be removed by the date of first occupancy of the premises or one year after placement of the sign, whichever occurs first.

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

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

	vehicle entrance to the property and closest public street.
Permitted Duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property.
Maximum Sign Area	6 square feet
	Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)
<u>Sign Quantity</u>	<u>4 per agent present</u>
Maximum Sign Area	6 square feet
Maximum Height	42 inches
	Signs on Property with Commercial or Industrial Property for Sale or Rent
Sign Quantity	One
Permitted Location	Public or private street frontage
Maximum Sign Area	32 square feet
Maximum Height	12 feet

	Signs on Newly Constructed Residential Developments for Sale
Sign Quantity	One
Permitted Location	Public or private street frontage
Maximum Sign Area	32 square feet
Maximum Height	12 feet
	Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale
Sign Quantity	Two
Permitted Location	Private property (with permission); public right-of-way
Maximum Sign Area	16 square feet
<u>Maximum Height</u>	<u>6 feet</u>

Development Conditions.

1. Only allowed for properties with a unit for sale or rent that is not located adjacent to a public street.
2. When more than three off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame, designed to allow for a minimum of six signs to be hung in a stacked fashion, to

accommodate multiple signs; frames installed to hold multiple real estate signs shall not exceed a height of six feet. Off-site signs located on a frame shall individually not exceed a height of one and a half feet, a width of two feet, and an area of three square feet.

3. Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent.

(Ord. O2017-436 § 1 (Att. A))

21A.45.080 Legal nonconforming signs.

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

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

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

(2) Loss of Legal Nonconforming Status. Nonconforming signs shall not be altered in size, shape, height, location, or structural components without being brought to compliance with the requirements of this code. Repair and maintenance are allowable, but may require a permit if structural components require repair or replacement. (Ord. O2017-436 § 1 (Att. A))

21A.45.090 Variance.

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

(2) The variance shall not constitute a grant of special privilege inconsistent with a limitation upon uses of other properties in the vicinity and zone in which such property is situated. (Ord. O2017-436 § 1 (Att. A))

21A.45.100 Enforcement.

(1) Compliance with Other Applicable Codes. All signs erected or altered under this chapter must comply with all applicable federal, state and local regulations relating to signs, including without limitation the provisions of the International Building Code as adopted in SMC [16.05.070](#) by the City. If any provision of this code is found to be in conflict with any provision of any zoning, building, fire, safety or health ordinance or code of the City, the provision which establishes the higher standard shall prevail.

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

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

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

- (a) When a sign is determined by the City engineer or director of community development to present an immediate threat to the safety, health, and welfare of the public;
- (b) When a sign is illegally placed pursuant to SMC [21A.45.070](#), within the public right-of-way, within a landscape median, landscape island, traffic circle, attached to a utility pole or city traffic sign, upon public sidewalks or roadway, or on any public building or structure when such facilities are located on public property or within public right-of-way;

(c) When a sign is determined by the City to be abandoned; provided, that the City must first provide 14 days' notice to the underlying property owner or business owner that the sign is deemed abandoned.

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

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

(b) For signs with a fair market value exceeding \$500.00, the City shall provide notice by mail to the following:

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

(ii) Underlying Property Owner. If the address of the sign owner cannot be reasonably ascertained, the City shall mail the notice to the underlying real property owner, as identified in the records of the King County Assessor's Office. (Ord. O2017-436 § 1 (Att. A))

21B.15.341 Sign.

"Sign" means any medium, device, structure, fixture, or placard, including any necessary supporting structure and component parts, that is visible from a public right-of-way or surrounding properties, and uses graphics, symbols, or written copy to convey a message, attract attention to, or advertise a product, place, activity, business, event, good, service, or land use. (Ord. O2017-436 § 1 (Att. A))

21B.15.341.1 Sign, A-frame.

"Sign, A-frame" means a freestanding, two-panel, foldable, portable temporary sign made of rigid material. (Ord. O2017-436 § 1 (Att. A))

21B.15.342 Sign, awning/marquee.

“Sign, awning/marquee” means a sign painted on or attached directly to and supported by an awning or marquee. An awning may be constructed of rigid or nonrigid materials and may be retractable or nonretractable. A marquee is a roof-like shelter, as of glass, projecting above an outer door and over a sidewalk or a terrace, which may be attached to a building or be freestanding. (Ord. O2017-436 § 1 (Att. A))

21B.15.343 Sign, blade.

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



Figure 21B.15.343. Blade sign examples.

(Ord. O2017-436 § 1 (Att. A))

21B.15.344 Sign, box/cabinet.

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



Figure 21B.15.344. Cabinet sign examples.

(Ord. O2017-436 § 1 (Att. A))

21B.15.345 Sign, building-mounted.

“Sign, building-mounted” means a sign that is attached directly to a building or indirectly attached to a building by a support structure. Building-mounted signs may include, but are not limited to, wall, hanging, blade, awning, marquee, opaque, channel, painted, shadow, and window signs. (Ord. O2017-436 § 1 (Att. A))

21B.15.346 Sign, changing message.

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



Figure 21B.15.346. Changing message sign examples.

(Ord. O2017-436 § 1 (Att. A))

21B.15.347 Sign, channel letter.

“Sign, channel letter” means a wall sign that is comprised of lettering that is attached to and supported by the exterior wall of a building or a structure with the exposed face of the lettering or graphics on a plane parallel to the wall of the building, and where the letters contain an open channel into which neon lighting is inserted.



Figure 21B.15.347. Channel letter sign examples.

(Ord. O2017-436 § 1 (Att. A))

21B.15.348 Sign, community banner.

“Sign, community banner” means a temporary sign, located on City banner poles, which advertises an event that would provide civic, cultural, educational, philanthropic, or service opportunities hosted or promoted by the City or a community group that is not-for-profit or nonprofit and nonpolitical with an IRS designation of Section 501(c) or (d). (Ord. O2017-436 § 1 (Att. A))

21B.15.349 Sign, directional.

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



Figure 21B.15.349. Directional sign examples.

(Ord. O2017-436 § 1 (Att. A))

21B.15.349.1 Sign, hanging.

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



Figure 21B.15.349.1. Hanging sign examples.

(Ord. O2017-436 § 1 (Att. A))

21B.15.349.2 Sign, incidental.

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

- (1) Restrooms;
- (2) Hours of operation;
- (3) Acceptable credit cards;
- (4) Property ownership or management;
- (5) Phone booths; and
- (6) Recycling containers. (Ord. O2017-436 § 1 (Att. A))

21B.15.349.3 Sign, freestanding.

“Sign, freestanding” means a sign standing directly upon the ground or having one or more supports standing directly upon the ground, and being detached from any building or fence. (Ord. O2017-436 § 1 (Att. A))

21B.15.349.4 Sign, fuel price.

“Sign, fuel price” means a manually or electronically controlled sign utilized to advertise the price of gasoline and/or diesel fuel. (Ord. O2017-436 § 1 (Att. A))

21B.15.349.5 Sign, logo.

“Sign, logo” means a sign, graphic representation, or symbol of a company name, trademark, or abbreviation, uniquely designed for ready recognition. A logo sign may be a wall sign or a freestanding sign. (Ord. O2017-436 § 1 (Att. A))

21B.15.349.6 Sign, monument.

“Sign, monument” means a freestanding sign that is above ground level and is anchored to the ground by a solid base, with no open space between the sign and the ground. (Ord. O2017-436 § 1 (Att. A))

21B.15.349.7 Sign, opaque.

“Sign, opaque” means a building-mounted sign that is attached to and supported by the exterior wall of a building or a structure where the surface of the sign is generally comprised of two or more opaque materials on the same plane. Where internally illuminated, the opaque material that comprises the lettering of the sign may be translucent such that it allows limited light to shine through the sign letters.



Figure 21B.15.349.7. Opaque sign examples.

(Ord. O2017-436 § 1 (Att. A))

21B.15.349.8 Sign, painted.

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



Figure 21B.15.349.8. Painted sign examples.

(Ord. O2017-436 § 1 (Att. A))

21B.15.349.9 Sign, permanent residential development identification.

“Sign, permanent residential development identification” means a permanent sign identifying the residential development upon which the sign is located. (Ord. O2017-436 § 1 (Att. A))

21B.15.349.10 Sign, pedestal.

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



Figure 21B.15.349.10. Pedestal sign examples.

(Ord. O2017-436 § 1 (Att. A))

21B.15.349.11 Sign, primary.

“Sign, primary” means a painted, opaque, awning, marquee, or channel letter sign that is designed to be the primary source of business identification to both pedestrian and vehicular traffic. (Ord. O2017-436 § 1 (Att. A))

21B.15.349.12 Sign, secondary.

“Sign, secondary” means a window, logo, blade, or hanging sign that generally contains secondary, pedestrian-oriented business identification, business product information, or hours of operation. (Ord. O2017-436 § 1 (Att. A))

21B.15.349.13 Sign, shadow.

“Sign, shadow” means a wall sign comprised of individual letters or graphics that is attached to and supported by the exterior wall of a building with the exposed face of the sign lettering or graphics on a plane parallel to the wall of the building, where the surface of the sign is generally comprised of a completely opaque material. The sign lettering or graphics are separated from the building facade such that during daylight hours the lettering generates a shadow on the building facade.



Figure 21B.15.349.13. Shadow sign examples.

(Ord. O2017-436 § 1 (Att. A))

21B.15.349.14 Sign, temporary.

“Sign, temporary” means a sign that is designed to be displayed for a limited amount of time and is not permanently placed or affixed such as to prevent its removal. (Ord. O2017-436 § 1 (Att. A))

21B.15.349.15 Sign, window.

“Sign, window” means a sign that is constructed of neon, stained glass, gold leaf, cut vinyl, etched glass, or similar material in a window. (Ord. O2017-436 § 1 (Att. A))

21B.15.349.16 Sign, wall.

“Sign, wall” means any sign painted on, or attached directly to and supported by, the wall of a building or structure. All wall signs are building-mounted signs. Wall signs may include, but are not limited to, window, opaque, shadow, painted, channel letter, and logo signs. (Ord. O2017-436 § 1 (Att. A))

Chapter 21B.45
SIGNAGE

21B.45.010 Purpose and intent.

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

- (1) Regulating the type, number, location, size, and illumination of signs; and

(2) Recognizing the purpose of signs for identification and economic well-being of businesses in the Town Center by supporting a full range of signs necessary for commercial services in the Town Center; and

(3) Ensuring a safe driving environment; and

(4) Recognizing and protecting the use of the public right-of-way as a forum for noncommercial speech; and

(5) Facilitating fair and consistent content-neutral enforcement; and

(6) Safeguarding and enhancing property values, attracting new residents, and encouraging orderly development; and

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

(8) Upholding the goals and policies of the Sammamish Comprehensive Plan and the Town Center Subarea Plan; and

(9) Promoting signs within the Town Center that contribute to the character of the Town Center, are integrated with natural surroundings and landscaping, and exhibit an intimate human scale; and

(10) Providing necessary signage to support central gathering places, increase social interaction, and encourage walkability; and

(11) Regulating signs in a manner that is timely, flexible, predictable, fair to all and that results in superior development; and

(12) Creating a vibrant and inviting commercial node that is reflected in the character and design of Town Center signage. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.020 Applicability.

Except as provided for in SMC [21B.45.060](#), Exempt signs, all signs shall be subject to the design provisions of this chapter; provided, that specific sign standards and design

requirements may be further established through a unified zone development or building permit review and shall be determined during the applicable review process. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.030 Permit required.

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

(2) No permit shall be required for repainting in like colors, cleaning, or other normal maintenance and repair of a permitted sign, or of sign face and copy changes that do not alter the size or structure of the sign or compliance with the design standards. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.040 Application information.

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

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

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

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

(4) If design and compatibility review is required pursuant to SMC [21B.45.080](#), the applicant shall submit a compatibility analysis addressing the design criteria enumerated in SMC [21B.45.130](#), Design and compatibility review. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.050 Prohibited signs.

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

- (1) Any sign that is otherwise allowed, but does not comply with the provisions of this chapter;
- (2) Signs attached to a fence;
- (3) Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination, may be confused with traffic control signs or signals;
- (4) Temporary signs except as specifically allowed in SMC [21B.45.140](#);
- (5) Except as specifically allowed, signs located in the public right-of-way, or within travel lanes or sidewalks, or attached to traffic control signs, utility or signal poles;
- (6) Changing message center signs or signs containing moving graphics, text, or video, or that are flashing, moving, rotating, animated, or inflated;
- (7) A sign that extends higher than the peak of the roof, ridge line, or parapet of a building to which it is attached;
- (8) Visible ballast boxes or other sign equipment;
- (9) Posters, pennants, strings of lights, moving/flashing/blinking lights, balloons, searchlights, exposed electrical conduits, and other displays of a carnival nature, except on a limited basis as provided for in SMC [21B.45.140](#) as temporary business displays;
- (10) Box or cabinet signs;
- (11) Pole-mounted freestanding signs;
- (12) Roof-mounted signs; and
- (13) Billboards. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.060 Exempt signs.

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

- (1) Historic plaques not exceeding three square feet in area, and address numbers;
- (2) Official or legal notices issued and posted by any public agency or court;

(3) Traffic control signs established by the Manual on Uniform Traffic Control Devices (MUTCD) or authorized by City of Sammamish department of public works;

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

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

(6) Government flags; and

(7) Nonverbal religious symbols attached to a place of worship. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.070 Interpretation of tables and design standards.

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

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

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

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

(5) If the number “2” appears in the box at the intersection of the column and the row, the sign type is allowed subject to the sign design standards, general requirements, and the compatibility and design review specified in SMC [21B.45.130](#). (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

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

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

Sign Types	TOWN CENTER ZONES					
	ROW	TC-A	TC-B	TC-C	TC-D	TC-E
Building-Mounted Signs:						
Blade	2(1)	1	2	2	2	2
Opaque/Painted		2	2	2	2	2
Channel Letter/Shadow		2	2			
Hanging		1	2			
Marquee/Awning		2	2			
Window		1	2			
Freestanding Signs:						
Community Banner	1					
Directional (Pedestrian)	2	1	1	1	1	1
Directional (Vehicle)	2	1	1	1	1	1
Monument		2(2)(3)	2(3)	2(3)	2(3)	2(3)
Changing Message Center					2	

Development Conditions.

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

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

(3) These signs may include an electronic reader board component, provided the electronic reader board component covers between 40% and 60% of the total sign area. The electronic reader board component shall be designed to prevent light and glare from being visible to adjacent residential properties; shall automatically dim during hours of darkness; shall be turned off between the hours of 10:00 p.m. and 6:00 a.m. except during emergencies; shall not contain

moving graphics, text, or video; shall not display telephone numbers, website addresses, and instructions; and shall not display sequenced messages.

(Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.090 Review and modifications to standards.

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

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

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

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

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

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

(3) The director may approve applicant-proposed modifications of up to 25 percent of the sign area, height, width, and other dimensional standards as part of the Level 2 design and compatibility review process, pursuant to SMC [21B.45.130](#); provided, that any such approval shall be based upon an overall sign concept that is integrated with the building and is consistent with the goals of SMC [21B.45.130](#), Design and compatibility review. Applicant-proposed modifications to the number of signs allowed, illumination standards, the types of signs allowed,

or sign modifications that would result in a sign that is not designed consistent with this purpose of this chapter shall not be considered.

(4) Applicants proposing a sign that is subject to the Level 1 basic sign review may choose to request a Level 2 design and compatibility review in order to take advantage of the director's ability to modify sign standards, pursuant to subsection (3) of this section. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.100 Sign area calculation.

(1) Sign area shall be calculated as follows:

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

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

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

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

(2) Maximum Sign Height.

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

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

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

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

(5) The lineal feet of building facade is calculated by measuring the width of the building or tenant space associated with the commercial use. Building modulation(s) are not included in the lineal feet of building facade. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.110 General sign design standards.

(1) General Requirements.

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

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

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

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

(e) Maximum height for building-mounted signs shall not extend above the highest exterior wall upon which the sign is located; provided, that blade signs shall not exceed the roofline of the building along the facade that the blade sign is attached to;

(f) Total sign area for primary and secondary wall signs associated with uses occupying the ground level of a building shall not exceed 10 percent of the ground-level building facade associated with the sign; provided, that there is a minimum allowed sign area of 10 square feet and a maximum allowed sign area of 320 square feet;

(g) Total sign area for primary and secondary wall signs associated with uses that do not occupy the ground level of a building (e.g., the use is on the second or third story) shall not exceed five percent of the building facade associated with the use;

(h) Tenants are allowed one primary sign regulated by this chapter per building facade that contains a public entry (open during all business hours), up to a maximum of two facades;

(i) Tenants are allowed three secondary signs regulated by this chapter per building facade that contains a public entry (open during all business hours);

(j) Wall sign width shall not exceed a width of two-thirds of the lineal width of the building facade associated with the sign;

(k) Signs shall not cover windows, building trim, or architectural ornamentation.

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

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

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

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

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

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

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

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

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

(a) Building-Mounted Signs.

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

(b) Freestanding Signs.

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

(4) Sign Standards along 228th Avenue SE.

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

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

(c) For other design standards, see Chapter [21B.30](#) SMC. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.120 Design standards for specific sign types.

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

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

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

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

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

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

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

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

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

(a) Channel letter, opaque, painted, or shadow signs that are also wall signs shall be attached directly to the building facade, such that there is a maximum protrusion of one foot unless the sign incorporates sculptural elements or architectural devices. The sign

frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(h) Marquee and awning signs may be externally illuminated pursuant to SMC [21B.45.110](#)(2).

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

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

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

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

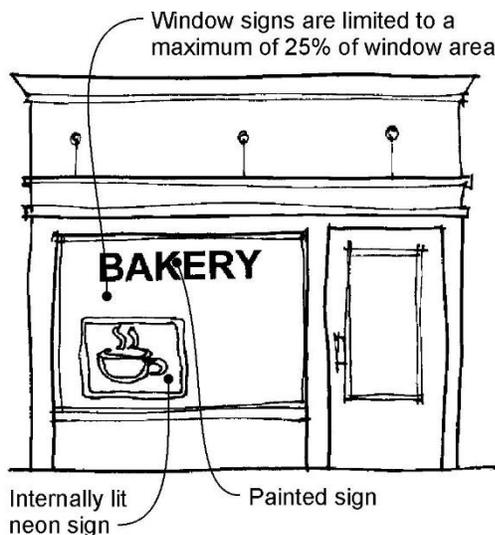


Figure 21B.45.120a. Window sign example.

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

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

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

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

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

(b) One monument sign is allowed associated with a single-family subdivision or multifamily residential development, provided the sign shall not exceed a height of 48 inches;

(c) Monument signs may only be indirectly illuminated;

(d) Monument signs shall be designed incorporating natural materials (e.g., granite or basalt stone facing, wood, landscaping), muted colors, and design styles characteristic to the Northwest;

(e) The total sign area contained within a monument sign shall not exceed 48 square feet.

(6) Directional Signs. Directional signs may be allowed pursuant to SMC [21B.45.080\(1\)](#); provided, that:

(a) Pedestrian-Oriented Directional Signs.

(i) Signs shall be located within 10 feet of the intersection of two or more pedestrian sidewalks or paths;

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

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

(b) Vehicle-Oriented Directional Signs.

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

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

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

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

- (ii) Signs shall not exceed a height of eight feet;
- (iii) Sign lettering and graphics shall not exceed a height of 10 inches; and
- (iv) All signs located on a street corner or driveway shall conform with Chapter [14.01](#) SMC, Public Works Standards Adopted, and SMC 21B.25.220, Sight distance requirements. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.130 Design and compatibility review.

(1) The goal of the Level 2 design and compatibility review is:

- (a) To encourage interesting, creative, and unique sign design that is consistent with the character of the Town Center;
- (b) To encourage signs that are timeless, create an intimate pedestrian environment, and incorporate natural materials (e.g., granite or basalt stone, wood, landscaping) or colors (muted earthen tones) associated with the Northwest; and
- (c) To ensure that signs are part of, and consistent with, the overall design approach of a project.

(2) The following criteria are the parameters that will be used for reviewing signs for compatibility and design to achieve the goals listed above and the purpose of this chapter; these criteria are in addition to the sign design standards contained within SMC [21B.45.110](#) and [21B.45.120](#):

- (a) Architectural Compatibility. The signs shall be compatible in size, proportion, shape, character, and quality of design with the exterior architecture of the premises and other structures in the immediate area.
- (b) Simplicity. To the extent feasible, the sign should be graphic and with limited use of words, with the design emphasis on simplicity of style. A simple design or abstract graphic design is preferred. Similarly, a simple sign frame and supporting structure is preferred.
- (c) Target Audience. Only one sign per building facade should be designed for vehicle and pedestrian use. Signs that are targeted primarily to serve pedestrians are generally preferred over signs targeted for both pedestrian and vehicle audiences.

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

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

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

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

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

(i) Compatibility with Adjacent Uses. The design, illumination, and location of a sign shall not impair the visibility or the design quality of existing, conforming signs, adjacent buildings, or adjacent uses. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.140 Temporary signs.

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

(1) Noncommercial Temporary Signs. No sign permit is required to post a noncommercial temporary sign in the public right-of-way or on private property if it meets the requirements in this section and in the following table. Noncommercial temporary signs not conforming to the regulations of this section may be approved through a right-of-way permit.

(a) On roads that only have a shoulder and do not have a sidewalk, noncommercial temporary signs must be placed beyond the edge of the asphalt, and may not be placed so that any part of the sign extends over the asphalt.

(b) Noncommercial temporary signs shall not be placed in a manner that negatively affects the health of trees, shrubs, or other landscaping.

	Noncommercial Temporary Sign Type I Public Right-of-Way (Non-A-Frame)	Noncommercial Temporary Sign Type II Public Right-of-Way (A-Frame)	Noncommercial Temporary Sign Type III – Private Property (All Sign Types)(1)
Size Limit	4 square feet	6 square feet	32 square feet
Height Limit	3 feet above grade	3.5 feet	8 feet
Duration	180 consecutive days per calendar year	5 consecutive days	180 consecutive days per calendar year

Development Conditions

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

(2) Commercial Temporary Signs.

(a) Temporary Commercial Displays. On-premises signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year for businesses located in Sammamish Town Center. Temporary commercial displays shall meet the placement and dimensional standards for the sign type utilized.

(b) Signs Located on Property with Active Construction.

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

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

(iii) Signs must be removed by the date of first occupancy of the premises or one year after placement of the sign, whichever occurs first.

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

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

Sign Quantity	One (2)
Permitted Location	Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street.
Permitted Duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property.
Maximum Signze Area	4 <u>6</u> square feet
	Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)
Maximum Sign Area	6 square feet
Maximum Height	42 inches
	Signs on Property with Commercial or Industrial Property for Sale or Rent
Sign Quantity	One
Permitted Location	Public or private street frontage
Maximum Signze Area	32 square feet

Maximum Height	12 feet
	Signs on Newly Constructed Residential Developments for Sale
Sign Quantity	One
Permitted Location	Public or private street frontage
Maximum <u>Sign Size</u> Area	32 square feet
Maximum Height	12 feet
	Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale
Sign Quantity	Two
Permitted Location	Private property (with permission); public right-of-way
Maximum Sign Area	16 square feet
<u>Maximum Height</u>	<u>6 feet</u>

Development Conditions.

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

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

(3) Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent.

(4) Community Banner Signs.

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

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

(c) Community banner signs shall not be illuminated or have any attention-getting lights; and

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

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

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

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

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

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

(e) The frames and other support structures shall be consistent with the building's architectural character in terms of form, color, and materials such that there is a consistent design theme. (Ord. O2017-436 § 1 (Att. A); Ord. O2010-293 § 1 (Att. A))

21B.45.150 Legal nonconforming signs.

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

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

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

(2) Loss of Legal Nonconforming Status. Nonconforming signs shall not be altered in size, shape, height, location, or structural components without being brought to compliance with the requirements of this code. Repair and maintenance are allowable, but may require a permit if structural components require repair or replacement. (Ord. O2017-436 § 1 (Att. A))

21B.45.160 Variance.

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

(2) The variance shall not constitute a grant of special privilege inconsistent with a limitation upon uses of other properties in the vicinity and zone in which such property is situated. (Ord. O2017-436 § 1 (Att. A))

21B.45.170 Enforcement.

(1) Compliance with Other Applicable Codes. All signs erected or altered under this chapter must comply with all applicable federal, state and local regulations relating to signs, including without limitation the provisions of the International Building Code as adopted in

SMC [16.05.070](#) by the City. If any provision of this code is found to be in conflict with any provision of any zoning, building, fire, safety or health ordinance or code of the City, the provision which establishes the higher standard shall prevail.

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

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

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

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

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

(c) When a sign is determined by the City to be abandoned; provided, that the City must first provide 14 days' notice to the underlying property owner or business owner that the sign is deemed abandoned;

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

(i) The City shall hold a sign for at least seven days. After seven days the City may dispose of the sign without prior notice to the sign owner. The City shall not be responsible for damage or loss during removal or storage of any signs in violation of

this code. Sign owners wishing to reacquire possession of removed signs prior to their disposal shall pay an impoundment fee pursuant to SMC [23.100.010](#).

(ii) For signs with a fair market value exceeding \$500.00, the City shall provide notice by mail to the following:

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

(B) Underlying property owner. If the address of the sign owner cannot be reasonably ascertained, the City shall mail the notice to the underlying real property owner, as identified in the records of the King County assessor's office. (Ord. O2017-436 § 1 (Att. A))

23.10.020 Scope.

This chapter shall be applied for the purposes of enforcing Sammamish Municipal Code (SMC) Titles 13, 14, 14A, 15, 16, 21A, [21B](#), 25 and other codes, ordinances, resolutions, or public rules that promote or protect the public health, safety, or welfare and the environment. The provisions of this title are not exclusive and may be used in addition to other applicable provisions of the Sammamish Municipal Code or other applicable law or regulation.

Issue	Staff Proposal	Commission Options
1. In what zones can signs include an ERB component?	<ul style="list-style-type: none"> • Community Business Zone • Neighborhood Business Zone • Office Zone • Residentially Zoned Property with Nonresidential Use (Public Agency Facility, School, Church, Park, etc) • Town Center A, B, C, D, and E Zones 	<p>All of those included in the staff proposal, as well as:</p> <ul style="list-style-type: none"> • Residential Zone
2. What type of sign can include an ERB component?*	<ul style="list-style-type: none"> • Freestanding signs in approved zones <ul style="list-style-type: none"> • Monument signs and pole signs 	<p>All of those included in the staff proposal, as well as:</p> <ul style="list-style-type: none"> • Home business signs • Wall signs • Permanent Residential ID signs • Projecting or Awning Signs
3. On what types of streets can an ERB component be installed?	No restriction	<ul style="list-style-type: none"> • Principle arterials (228th Ave, Issaquah-Pine Lake, Issaquah-Fall City, Duthie Hill) • Minor arterials (E Lk Sammamish Pkwy, Inglewood Hill Rd, 244th Ave, SE 32nd) • Collectors
4. What proportion of that sign can be an ERB component?*	Between 40-60% of total sign area	Any proportion
5. How tall or wide can the ERB component be?	No restriction	Any height or width
6. Where on the sign can the ERB component be?	No restriction	Any location on the sign
7. What hours can the ERB component be in operation?	ERB components may be in operation between 6 AM and 10 PM.	Any time
8. How often can the message on the ERB change?	Once every 60 seconds	Any frequency
9. To what safety-related restrictions must the ERB adhere?	<ul style="list-style-type: none"> • Letter height must be at least 12 inches • No interval between message • No message sequencing • No moving graphics, text, or video • No telephone numbers, website addresses, and instructions 	<p>Any variation of those included in the staff proposal, as well as:</p> <ul style="list-style-type: none"> • Restriction on number of lines of text and characters per line • Spacing between characters • Uppercase/lowercase

*Signs which include an ERB component must meet existing dimensional requirements.

#	Section	Original	Amended	Rationale
1.	21A.15.1085 Sign	“Sign” means any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy for the purpose of advertising or identifying any establishment, product, goods, or service.	“Sign” means any device, structure, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, or written copy. for the purpose of advertising or identifying any establishment, product, goods, or service.	Removed overly prescriptive definition.
2.	21A.15.1095 Sign, changing message center.	“Sign, changing message center” means an electrically controlled sign that contains advertising messages that changes at intervals of three minutes or greater.	Removed	Changing message center signs now covered under electronic reader board signs definition (see also #3).
3.	21A.15.1107 Sign, electronic reader board	None	<u>“Sign, electronic reader board” means an electronically controlled portion of a freestanding sign that contains temporary text messages that can be changed no more often than once every sixty seconds, with no interval between messages, that displays letters that are at least 12 inches in height.</u>	Added to address Council desire to permit electronic reader board signs.
4.	21A.15.1115 Sign, fuel price	“Sign, fuel price” means a sign utilized to advertise the price of gasoline and/or diesel fuel.	“Sign, fuel price” means a <u>manually or electronically controlled</u> sign utilized to advertise the price of gasoline and/or diesel fuel.	Added “manually or electronically controlled” to clarify that all fuels signs fall under this category (see also #15).
5.	21A.15.1159 Sign, temporary	“Sign, temporary” means any sign, banner, pennant, or valance constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials not permanently attached to the ground, wall or building, intended to be displayed for a short period of time only.	“Sign, temporary” means any sign, banner, pennant, or valance constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials not permanently attached to the ground, wall or building, intended to be displayed for a short <u>limited</u> period of time only.	Removed – overly prescriptive definition.
6.	21A.15.1160 Sign, time and temperature	“Sign, time and temperature” means an electrically controlled sign that contains messages for date, time, and temperature, which changes at intervals of one minute or less.	Removed	Time and temperature signs now covered under electronic reader board signs definition (see also #3).

#	Section	Original	Amended	Rationale
7.	21A.45.040 Prohibited signs	<p>(1) Portable signs including, but not limited to, sandwich/A-frame signs and mobile readerboard signs, and excluding signs permitted under SMC 21A.45.070;</p> <p>(2) Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination may be confused with traffic control signs or signals;</p> <p>(3) Signs located in the public right-of-way, except where permitted in this chapter; provided, that in no case shall temporary signs permitted under SMC 21A.45.070 be located within travel lanes or sidewalks, or be attached to traffic control signs, utility or signal poles;</p> <p>(4) Posters, pennants, strings of lights, blinking lights, balloons, searchlights, and other displays of a carnival nature; except as architectural features, or on a limited basis as seasonal decorations or as provided for in SMC 21A.45.070 as temporary commercial displays;</p> <p>(5) Changing message center signs, where the message changes more frequently than every three minutes; and</p> <p>(6) Billboards.</p>	<p>(1) Portable signs including, but not limited to, sandwich/A-frame signs and mobile readerboard signs, and excluding signs permitted under SMC 21A.45.070;</p> <p>(2) Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination may be confused with traffic control signs or signals;</p> <p>(3) Signs located in the public right-of-way, except where permitted in this chapter; provided, that in no case shall temporary signs permitted under SMC 21A.45.070 be located within travel lanes or sidewalks, or be attached to traffic control signs, utility or signal poles;</p> <p>(4) Posters, pennants, strings of lights, blinking lights, balloons, searchlights, and other displays of a carnival nature; except as architectural features, or on a limited basis as seasonal decorations or as provided for in SMC 21A.45.070 as temporary commercial displays; <u>and</u></p> <p>(5) Changing message center signs, where the message changes more frequently than every three minutes; and</p> <p>(6) Billboards.</p>	<p>Removed reference to changing message center signs, which category has been removed per #2.</p>

#	Section	Original	Amended	Rationale
8.	21A.45.050 Sign area calculation	<p>(1) Sign area for pole signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.</p> <p>(2) Sign area for letters or symbols painted or mounted directly on walls or monument signs or on the sloping portion of a roof shall be calculated by measuring the smallest single rectangle that will enclose the combined letters and symbols.</p> <p>(3) Sign area for signs contained entirely within a cabinet and mounted on a wall, roof, or monument shall be calculated by measuring the front surface area of the cabinet.</p>	<p>(1) Sign area for pole signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.</p> <p>(2) Sign area for letters or symbols painted or mounted directly on walls or monument signs or on the sloping portion of a roof shall be calculated by measuring the smallest single rectangle that will enclose the combined letters and symbols.</p> <p>(3) Sign area for signs contained entirely within a cabinet and mounted on a wall, roof, or monument shall be calculated by measuring the front surface area of the cabinet.</p> <p><u>(4) Sign area for temporary signs shall include all portions of the sign attached to the primary supporting structure of the sign, including material additions to the sign.</u></p>	Added to address sign "riders."

#	Section	Original	Amended	Rationale																																																																						
9.	21A.45.060 Permanent signs – Freestanding Signs	<table border="1"> <thead> <tr> <th></th> <th>Residential Zone</th> <th>CB Zone (1)(2)</th> <th>NB Zone(1)(2)</th> <th>Office Zone (1)(2)</th> </tr> </thead> <tbody> <tr> <td colspan="5">Freestanding Signs (3)</td> </tr> <tr> <td>Quantity (4)</td> <td>X (5)</td> <td colspan="2">One per street frontage (6)</td> <td>One per street frontage</td> </tr> <tr> <td colspan="5">Signs on Property with Public Agency Facilities (14)</td> </tr> <tr> <td>Quantity</td> <td>Two per facility</td> <td colspan="3">X</td> </tr> <tr> <td colspan="5">Sign on Residentially Zoned Property with Nonresidential Use (15)</td> </tr> <tr> <td>Quantity</td> <td>One</td> <td colspan="3">X</td> </tr> </tbody> </table>		Residential Zone	CB Zone (1)(2)	NB Zone(1)(2)	Office Zone (1)(2)	Freestanding Signs (3)					Quantity (4)	X (5)	One per street frontage (6)		One per street frontage	Signs on Property with Public Agency Facilities (14)					Quantity	Two per facility	X			Sign on Residentially Zoned Property with Nonresidential Use (15)					Quantity	One	X			<table border="1"> <thead> <tr> <th></th> <th>Residential Zone</th> <th>CB Zone (1)(2)</th> <th>NB Zone(1)(2)</th> <th>Office Zone (1)(2)</th> </tr> </thead> <tbody> <tr> <td colspan="5">Freestanding Signs (3)</td> </tr> <tr> <td>Quantity (4)</td> <td>X (5)</td> <td colspan="2">One per street frontage (6)(19)</td> <td>One per street frontage (19)</td> </tr> <tr> <td colspan="5">Signs on Property with Public Agency Facilities (14)</td> </tr> <tr> <td>Quantity</td> <td>Two per facility(19)</td> <td colspan="3">X</td> </tr> <tr> <td colspan="5">Sign on Residentially Zoned Property with Nonresidential Use (15)</td> </tr> <tr> <td>Quantity</td> <td>One(19)</td> <td colspan="3">X</td> </tr> </tbody> </table> <p><u>19. These signs may include an electronic reader board component, provided the electronic reader board component covers between 40% and 60% of the total sign area. The electronic reader board component shall be designed to prevent light and glare from being visible to adjacent residential properties; shall automatically dim during hours of darkness; shall be turned off between the hours of 10:00 p.m. and 6:00 a.m. except during emergencies; shall not contain moving graphics, text, or video; shall not display telephone numbers, website addresses, and instructions; and shall not display sequenced messages. Where a development spans multiple parcels pursuant to SMC 21A.15.315, only one electronic reader board is allowed for that development.</u></p>		Residential Zone	CB Zone (1)(2)	NB Zone(1)(2)	Office Zone (1)(2)	Freestanding Signs (3)					Quantity (4)	X (5)	One per street frontage (6)(19)		One per street frontage (19)	Signs on Property with Public Agency Facilities (14)					Quantity	Two per facility(19)	X			Sign on Residentially Zoned Property with Nonresidential Use (15)					Quantity	One(19)	X			Amended to allow electronic reader board signs to be installed as a portion of freestanding signs in CB, NB, and O-Zones, and in Residential Zones as a sign on property with public agency facilities and a sign on residentially zoned property with nonresidential use, with restrictions on size of sign, size of message, message frequency, and operating hours (see also #16).
	Residential Zone	CB Zone (1)(2)	NB Zone(1)(2)	Office Zone (1)(2)																																																																						
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10.	21A.45.060 Permanent signs – Home Business Signs		Residential Zone	Community Business Zone	Neighborhood Business Zone	Office Zone		Residential Zone	Community Business Zone	Neighborhood Business Zone	Office Zone	Clarified that only monument signs are allowed for home businesses; amended to exclude pole signs
			Home Business Signs (8)					Home Business Signs (8)				
		Quantity	One	N/A			Quantity	One	N/A			
		Maximum Sign Area	6 square feet	N/A			Maximum Sign Area	6 square feet	N/A			
		8. Home business signs may be wall signs, freestanding signs, or A-frame signs.					8. Home business signs may be wall signs, freestanding monument signs, or A-frame signs.					

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11.	21A.45.060 Permanent signs – Permanent Residential Development Identification Signs	<table border="1" data-bbox="446 191 1333 971"> <thead> <tr> <th></th> <th>Residential Zone</th> <th>Community Business Zone</th> <th>Neighborhood Business Zone</th> <th>Office Zone</th> </tr> </thead> <tbody> <tr> <td></td> <td colspan="4">Permanent Residential Development Identification Signs</td> </tr> <tr> <td>Quantity</td> <td>Two one-sided signs or one two-sided sign per major entrance</td> <td colspan="3">Two one-sided signs or one two-sided sign per major entrance (9)</td> </tr> <tr> <td>Maximum Sign Area</td> <td>32 square feet per sign</td> <td colspan="3">32 square feet per sign</td> </tr> <tr> <td>Maximum Sign Height</td> <td>8 feet per sign (10)</td> <td colspan="3">N/A</td> </tr> </tbody> </table> <p data-bbox="446 1011 1333 1076">9. Permanent residential identification signs are only allowed in the NB, CB, and O zones as part of a mixed-use development.</p> <p data-bbox="446 1117 1333 1149">10. Applicable only to freestanding signs.</p>		Residential Zone	Community Business Zone	Neighborhood Business Zone	Office Zone		Permanent Residential Development Identification Signs				Quantity	Two one-sided signs or one two-sided sign per major entrance	Two one-sided signs or one two-sided sign per major entrance (9)			Maximum Sign Area	32 square feet per sign	32 square feet per sign			Maximum Sign Height	8 feet per sign (10)	N/A			<table border="1" data-bbox="1360 115 2179 943"> <thead> <tr> <th></th> <th>Residential Zone</th> <th>Community Business Zone</th> <th>Neighborhood Business Zone</th> <th>Office Zone</th> </tr> </thead> <tbody> <tr> <td></td> <td colspan="4">Permanent Residential Development Identification Signs</td> </tr> <tr> <td>Quantity</td> <td>Two one-sided signs or one two-sided sign per major entrance <u>(20)</u></td> <td colspan="3">Two one-sided signs or one two-sided sign per major entrance (9)</td> </tr> <tr> <td>Maximum Sign Area</td> <td colspan="4"><u>32 square feet per sign</u></td> </tr> <tr> <td>Maximum Sign Height</td> <td colspan="4"><u>8 feet per sign (10)</u></td> </tr> </tbody> </table> <p data-bbox="1360 984 2179 1049">9. Permanent residential identification signs are only allowed in the NB, CB, and O zones as part of a mixed-use development.</p> <p data-bbox="1360 1089 2179 1122">10. Applicable only to freestanding-monument signs.</p> <p data-bbox="1360 1162 2179 1227"><u>20. Permanent Residential Development Identification Signs in residential zones may only be monument signs.</u></p>		Residential Zone	Community Business Zone	Neighborhood Business Zone	Office Zone		Permanent Residential Development Identification Signs				Quantity	Two one-sided signs or one two-sided sign per major entrance <u>(20)</u>	Two one-sided signs or one two-sided sign per major entrance (9)			Maximum Sign Area	<u>32 square feet per sign</u>				Maximum Sign Height	<u>8 feet per sign (10)</u>				Amended to extend 8 feet sign height limit to all permanent residential identification signs and to limit permanent residential identification signs in residential zones to monument signs.
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12.	21A.45.070(2) Temporary signs - Temporary Commercial Displays	Signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year at businesses located in Sammamish in the CB, NB, or O zones.	Signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year at businesses located in Sammamish in the CB, NB, or O zones. <u>Temporary commercial displays shall meet the placement and dimensional standards for the sign type utilized.</u>	Amended to clarify applicable regulations for temporary commercial displays (see also #18).														
13.	21A.45.070(4) Temporary signs – Signs Associated with Properties for Sale or Rent - Portable Off- Premises Residential Directional Signs for Active Open Houses for Sale or Rent	<table border="1"> <tr> <td></td> <td>Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)</td> </tr> <tr> <td>Maximum Sign Area</td> <td>6 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>42 inches</td> </tr> </table> <p>3. Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent.</p>		Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)	Maximum Sign Area	6 square feet	Maximum Height	42 inches	<table border="1"> <tr> <td></td> <td>Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)</td> </tr> <tr> <td><u>Sign Quantity</u></td> <td><u>4 per agent present</u></td> </tr> <tr> <td>Maximum Sign Area</td> <td>6 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>42 inches</td> </tr> </table> <p>3. Such signs shall be permitted only when the agent or seller is in attendance at the property for sale or rent.</p>		Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)	<u>Sign Quantity</u>	<u>4 per agent present</u>	Maximum Sign Area	6 square feet	Maximum Height	42 inches	Amended to add quantity restriction to open house signs.
	Portable Off-Premises Residential Directional Signs for Active Open Houses for Sale or Rent (3)																	
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14.	21A.45.070(4) Temporary signs – Signs Associated with Properties for Sale or Rent - Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale	<table border="1"> <tr> <td data-bbox="443 178 650 326"></td> <td data-bbox="650 178 1279 326">Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale</td> </tr> <tr> <td data-bbox="443 326 650 430">Sign Quantity</td> <td data-bbox="650 326 1279 430">Two</td> </tr> <tr> <td data-bbox="443 430 650 544">Permitted Location</td> <td data-bbox="650 430 1279 544">Private property (with permission); public right-of-way</td> </tr> <tr> <td data-bbox="443 544 650 657">Maximum Sign Area</td> <td data-bbox="650 544 1279 657">16 square feet</td> </tr> </table>		Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale	Sign Quantity	Two	Permitted Location	Private property (with permission); public right-of-way	Maximum Sign Area	16 square feet	<table border="1"> <tr> <td data-bbox="1354 178 1561 326"></td> <td data-bbox="1561 178 2190 326">Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale</td> </tr> <tr> <td data-bbox="1354 326 1561 430">Sign Quantity</td> <td data-bbox="1561 326 2190 430">Two</td> </tr> <tr> <td data-bbox="1354 430 1561 544">Permitted Location</td> <td data-bbox="1561 430 2190 544">Private property (with permission); public right-of-way</td> </tr> <tr> <td data-bbox="1354 544 1561 657">Maximum Sign Area</td> <td data-bbox="1561 544 2190 657">16 square feet</td> </tr> <tr> <td data-bbox="1354 657 1561 761"><u>Maximum Height</u></td> <td data-bbox="1561 657 2190 761"><u>6 feet</u></td> </tr> </table>		Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale	Sign Quantity	Two	Permitted Location	Private property (with permission); public right-of-way	Maximum Sign Area	16 square feet	<u>Maximum Height</u>	<u>6 feet</u>	Amended to add height restriction (see also #23).
	Directional Signs Located Off-site of Newly Constructed Residential Developments for Sale																					
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15.	21B.15.349.4 Sign, fuel price	“Sign, fuel price” means a sign utilized to advertise the price of gasoline and/or diesel fuel.	“Sign, fuel price” means a <u>manually or electronically controlled</u> sign utilized to advertise the price of gasoline and/or diesel fuel.	Added “manually or electronically controlled” to clarify that all fuels signs fall under this category (see also #4).																		

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16.	21B.45.080 Table of allowed sign types and design review.	<p>(4) If the number “1” appears in the box at the intersection of the column and the row, the sign type is allowed in that district subject to the sign design standards specified in SMC 21B.45.110, 21B.45.120, and the general requirements of the code.</p> <p>(5) If the number “2” appears in the box at the intersection of the column and the row, the sign type is allowed subject to the sign design standards, general requirements, and the compatibility and design review specified in SMC 21B.45.130.</p> <table border="1" data-bbox="446 586 1327 834"> <thead> <tr> <th></th> <th colspan="6">TOWN CENTER ZONES</th> </tr> <tr> <th>Sign Types</th> <th>ROW</th> <th>TC-A</th> <th>TC-B</th> <th>TC-C</th> <th>TC-D</th> <th>TC-E</th> </tr> </thead> <tbody> <tr> <td colspan="7">Freestanding Signs:</td> </tr> <tr> <td>Community Banner</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Directional (Pedestrian)</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Directional (Vehicle)</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Monument</td> <td></td> <td>2(2)</td> <td>2</td> <td>2</td> <td>2</td> <td>2</td> </tr> <tr> <td>Changing Message Center</td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td></td> </tr> </tbody> </table> <p>Development Conditions.</p> <p>(1) Only allowed as part of a unified zone development plan application approved pursuant to Chapter 21B.95 SMC; and provided, that no sign shall extend into the vehicle travel lanes.</p> <p>(2) Only allowed in the TC-A-4 and in the TC-A-5 zones.</p>		TOWN CENTER ZONES						Sign Types	ROW	TC-A	TC-B	TC-C	TC-D	TC-E	Freestanding Signs:							Community Banner	1						Directional (Pedestrian)	2	1	1	1	1	1	Directional (Vehicle)	2	1	1	1	1	1	Monument		2(2)	2	2	2	2	Changing Message Center					2		<p>(4) If the number “1” appears in the box at the intersection of the column and the row, the sign type is allowed in that district subject to the sign design standards specified in SMC 21B.45.110, 21B.45.120, and the general requirements of the code.</p> <p>(5) If the number “2” appears in the box at the intersection of the column and the row, the sign type is allowed subject to the sign design standards, general requirements, and the compatibility and design review specified in SMC 21B.45.130.</p> <table border="1" data-bbox="1360 435 2225 716"> <thead> <tr> <th></th> <th colspan="6">TOWN CENTER ZONES</th> </tr> <tr> <th>Sign Types</th> <th>ROW</th> <th>TC-A</th> <th>TC-B</th> <th>TC-C</th> <th>TC-D</th> <th>TC-E</th> </tr> </thead> <tbody> <tr> <td colspan="7">Freestanding Signs:</td> </tr> <tr> <td>Community Banner</td> <td>1</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Directional (Pedestrian)</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Directional (Vehicle)</td> <td>2</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> <td>1</td> </tr> <tr> <td>Monument</td> <td></td> <td>2(2)(3)</td> <td>2(3)</td> <td>2(3)</td> <td>2(3)</td> <td>2(3)</td> </tr> <tr> <td>Changing Message Center</td> <td></td> <td></td> <td></td> <td></td> <td>2</td> <td></td> </tr> </tbody> </table> <p>Development Conditions.</p> <p>(1) Only allowed as part of a unified zone development plan application approved pursuant to Chapter 21B.95 SMC; and provided, that no sign shall extend into the vehicle travel lanes.</p> <p>(2) Only allowed in the TC-A-4 and in the TC-A-5 zones.</p> <p><u>(3) These signs may include an electronic reader board component, provided the electronic reader board component covers between 40% and 60% of the total sign area. The electronic reader board component shall be designed to prevent light and glare from being visible to adjacent residential properties; shall automatically dim during hours of darkness; shall be turned off between the hours of 10:00 p.m. and 6:00 a.m. except during emergencies; shall not contain moving graphics, text, or video; shall not display telephone numbers, website addresses, and instructions; and shall not display sequenced messages.</u></p>		TOWN CENTER ZONES						Sign Types	ROW	TC-A	TC-B	TC-C	TC-D	TC-E	Freestanding Signs:							Community Banner	1						Directional (Pedestrian)	2	1	1	1	1	1	Directional (Vehicle)	2	1	1	1	1	1	Monument		2(2)(3)	2(3)	2(3)	2(3)	2(3)	Changing Message Center					2		Amended to allow electronic reader board components to be installed as a portion of monument signs in TC-A, TC-B, TC-C, TC-D, and TC-E, with restrictions on size of sign, size of message, message frequency, and operating hours (see also #9).
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17.	21B.45.110(2) General sign design standards – Illumination	<p>(2) Illumination. Signs may be illuminated as follows:</p> <p>(a) Illumination shall be limited to indirect lighting unless otherwise specifically allowed by the specific sign type design standards; provided, that no sign may be both internally and indirectly illuminated;</p> <p>(b) Indirect sign illumination shall be no further away from the sign than the height of the sign;</p> <p>(c) Externally illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way;</p> <p>(d) External sign light fixtures shall complement the design of the sign and building facades or structures associated with the sign;</p> <p>(e) External sign lighting shall be “full cutoff” and shall not result in direct illumination of the sky and adjacent properties and structures, and shall be designed to minimize reflected glare to adjacent properties and structures;</p> <p>(f) Sign illumination shall automatically turn off within one hour of the close of the business, use, or activity; and</p> <p>(g) Additional illumination standards may be contained in SMC 21B.45.120, Design standards for specific sign types, or adopted through the approval of a unified zone development plan application pursuant to Chapter 21B.95 SMC.</p>	<p>(2) Illumination. Signs may be illuminated as follows:</p> <p>(a) Illumination shall be limited to indirect lighting unless otherwise specifically allowed by the specific sign type design standards; provided, that no sign may be both internally and indirectly illuminated;</p> <p>(b) Indirect sign illumination shall be no further away from the sign than the height of the sign;</p> <p>(c) Externally <u>Indirectly</u> illuminated signs shall be arranged so that no direct rays of light are projected from such artificial source into residences or any street right-of-way;</p> <p>(d) External <u>Indirect</u> sign light fixtures shall complement the design of the sign and building facades or structures associated with the sign;</p> <p>(e) External <u>Indirect</u> sign lighting shall be “full cutoff” and shall not result in direct illumination of the sky and adjacent properties and structures, and shall be designed to minimize reflected glare to adjacent properties and structures;</p> <p>(f) Sign illumination shall automatically turn off within one hour of the close of the business, use, or activity; and</p> <p>(g) Additional illumination standards may be contained in SMC 21B.45.120, Design standards for specific sign types, or adopted through the approval of a unified zone development plan application pursuant to Chapter 21B.95 SMC.</p>	Amended to establish consistent terminology.

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18.	21B.45.140(2)(a) Temporary signs - Commercial Temporary Signs	(a) Temporary Commercial Displays. On-premises signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year for businesses located in Sammamish Town Center.	(a) Temporary Commercial Displays. On-premises signs, posters, pennants, strings of lights, blinking lights, balloons, and searchlights are permitted for a period of up to 30 consecutive days once each calendar year for businesses located in Sammamish Town Center. <u>Temporary commercial displays shall meet the placement and dimensional standards for the sign type utilized.</u>	Amended to clarify applicable regulations for temporary commercial displays (see also #12).																								
19.	21B.45.140(3) Temporary signs – Signs Associated with Properties for Sale or Rent - Signs Located on Property with Individual Unit for Sale or Rent	<table border="1"> <thead> <tr> <th></th> <th>Signs Located on Property with Individual Unit for Sale or Rent</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>One per public or private street frontage</td> </tr> <tr> <td>Permitted Location</td> <td>Public or private street frontage</td> </tr> <tr> <td>Permitted Duration</td> <td>Signs shall be removed within five days after closing of the sale, lease or rental of the property.</td> </tr> <tr> <td>Maximum Size Area</td> <td>8 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>6 feet</td> </tr> </tbody> </table>		Signs Located on Property with Individual Unit for Sale or Rent	Sign Quantity	One per public or private street frontage	Permitted Location	Public or private street frontage	Permitted Duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property.	Maximum Size Area	8 square feet	Maximum Height	6 feet	<table border="1"> <thead> <tr> <th></th> <th>Signs Located on Property with Individual Unit for Sale or Rent</th> </tr> </thead> <tbody> <tr> <td>Sign Quantity</td> <td>One per public or private street frontage</td> </tr> <tr> <td>Permitted Location</td> <td>Public or private street frontage</td> </tr> <tr> <td>Permitted Duration</td> <td>Signs shall be removed within five days after closing of the sale, lease or rental of the property.</td> </tr> <tr> <td>Maximum Signze Area</td> <td>8 square feet</td> </tr> <tr> <td>Maximum Height</td> <td>6 feet</td> </tr> </tbody> </table>		Signs Located on Property with Individual Unit for Sale or Rent	Sign Quantity	One per public or private street frontage	Permitted Location	Public or private street frontage	Permitted Duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property.	Maximum Signze Area	8 square feet	Maximum Height	6 feet	Edited typo.
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20.	21B.45.140(3) Temporary signs – Signs Associated with Properties for Sale or Rent - Signs Located Off-Site of Property with Individual Unit for Sale or Rent	<table border="1" data-bbox="446 151 1091 873"> <thead> <tr> <th colspan="2" data-bbox="446 151 1091 264">Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1)</th> </tr> </thead> <tbody> <tr> <td data-bbox="446 264 607 378">Sign Quantity</td> <td data-bbox="607 264 1091 378">One (2)</td> </tr> <tr> <td data-bbox="446 378 607 597">Permitted Location</td> <td data-bbox="607 378 1091 597">Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street.</td> </tr> <tr> <td data-bbox="446 597 607 760">Permitted Duration</td> <td data-bbox="607 597 1091 760">Signs shall be removed within five days after closing of the sale, lease or rental of the property.</td> </tr> <tr> <td data-bbox="446 760 607 873">Maximum Size Area</td> <td data-bbox="607 760 1091 873">4 square feet</td> </tr> </tbody> </table> <p data-bbox="491 914 1330 1304"> (1) Only allowed for properties with a unit for sale or rent that is not located adjacent to a public street. (2) When more than three off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame, designed to allow for a minimum of six signs to be hung in a stacked fashion, to accommodate multiple signs; frames installed to hold multiple real estate signs shall not exceed a height of six feet; off-site signs located on a frame shall individually not exceed a height of one and one-half feet, a width of two feet, and an area of three square feet. </p>	Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1)		Sign Quantity	One (2)	Permitted Location	Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street.	Permitted Duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property.	Maximum Size Area	4 square feet	<table border="1" data-bbox="1357 151 2002 873"> <thead> <tr> <th colspan="2" data-bbox="1357 151 2002 264">Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1)</th> </tr> </thead> <tbody> <tr> <td data-bbox="1357 264 1518 378">Sign Quantity</td> <td data-bbox="1518 264 2002 378">One (2)</td> </tr> <tr> <td data-bbox="1357 378 1518 597">Permitted Location</td> <td data-bbox="1518 378 2002 597">Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street.</td> </tr> <tr> <td data-bbox="1357 597 1518 760">Permitted Duration</td> <td data-bbox="1518 597 2002 760">Signs shall be removed within five days after closing of the sale, lease or rental of the property.</td> </tr> <tr> <td data-bbox="1357 760 1518 873">Maximum Sign ze Area</td> <td data-bbox="1518 760 2002 873">4 <u>6</u> square feet</td> </tr> </tbody> </table> <p data-bbox="1357 914 2217 1336"> (1) Only allowed for properties with a unit for sale or rent that is not located adjacent to a public street. (2) When more than three off-site real estate signs are proposed for a location, the fourth proposed sign owner shall install and make available to other licensed real estate agents a frame, designed to allow for a minimum of six signs to be hung in a stacked fashion, to accommodate multiple signs; frames installed to hold multiple real estate signs shall not exceed a height of six feet; off-site signs located on a frame shall individually not exceed a height of one and one-half feet, a width of two feet, and an area of three square feet. </p>	Signs Located Off-Site of Property with Individual Unit for Sale or Rent (1)		Sign Quantity	One (2)	Permitted Location	Public right-of-way adjacent to the intersection of the primary vehicle entrance to the property and closest public street.	Permitted Duration	Signs shall be removed within five days after closing of the sale, lease or rental of the property.	Maximum Sign ze Area	4 <u>6</u> square feet	Edited typo. Maximum size amended to match Chapter 21A.45 SMC.
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21.	21B.45.140(3) Temporary signs – Signs Associated with Properties for Sale or Rent - Signs on Property with Commercial or Industrial Property for Sale or Rent	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="443 164 1139 277">Signs on Property with Commercial or Industrial Property for Sale or Rent</th> </tr> </thead> <tbody> <tr> <td data-bbox="443 277 618 370">Sign Quantity</td> <td data-bbox="618 277 1139 370">One</td> </tr> <tr> <td data-bbox="443 370 618 488">Permitted Location</td> <td data-bbox="618 370 1139 488">Public or private street frontage</td> </tr> <tr> <td data-bbox="443 488 618 602">Maximum Size Area</td> <td data-bbox="618 488 1139 602">32 square feet</td> </tr> <tr> <td data-bbox="443 602 618 716">Maximum Height</td> <td data-bbox="618 602 1139 716">12 feet</td> </tr> </tbody> </table>		Signs on Property with Commercial or Industrial Property for Sale or Rent		Sign Quantity	One	Permitted Location	Public or private street frontage	Maximum Size Area	32 square feet	Maximum Height	12 feet	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="1354 164 2050 277">Signs on Property with Commercial or Industrial Property for Sale or Rent</th> </tr> </thead> <tbody> <tr> <td data-bbox="1354 277 1529 370">Sign Quantity</td> <td data-bbox="1529 277 2050 370">One</td> </tr> <tr> <td data-bbox="1354 370 1529 488">Permitted Location</td> <td data-bbox="1529 370 2050 488">Public or private street frontage</td> </tr> <tr> <td data-bbox="1354 488 1529 602">Maximum Sign ze Area</td> <td data-bbox="1529 488 2050 602">32 square feet</td> </tr> <tr> <td data-bbox="1354 602 1529 716">Maximum Height</td> <td data-bbox="1529 602 2050 716">12 feet</td> </tr> </tbody> </table>		Signs on Property with Commercial or Industrial Property for Sale or Rent		Sign Quantity	One	Permitted Location	Public or private street frontage	Maximum Sign ze Area	32 square feet	Maximum Height	12 feet	Edited typo.
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23.	21B.45.140(3) Temporary signs – Signs Associated with Properties for Sale or Rent - Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale	<table border="1" data-bbox="446 164 1139 651"> <thead> <tr> <th colspan="2" data-bbox="446 164 1139 329">Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale</th> </tr> </thead> <tbody> <tr> <td data-bbox="446 329 620 423">Sign Quantity</td> <td data-bbox="620 329 1139 423">Two</td> </tr> <tr> <td data-bbox="446 423 620 537">Permitted Location</td> <td data-bbox="620 423 1139 537">Private property (with permission); public right-of-way</td> </tr> <tr> <td data-bbox="446 537 620 651">Maximum Sign Area</td> <td data-bbox="620 537 1139 651">16 square feet</td> </tr> </tbody> </table>	Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale		Sign Quantity	Two	Permitted Location	Private property (with permission); public right-of-way	Maximum Sign Area	16 square feet	<table border="1" data-bbox="1357 164 2163 716"> <thead> <tr> <th colspan="2" data-bbox="1357 164 2163 277">Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale</th> </tr> </thead> <tbody> <tr> <td data-bbox="1357 277 1532 371">Sign Quantity</td> <td data-bbox="1532 277 2163 371">Two</td> </tr> <tr> <td data-bbox="1357 371 1532 488">Permitted Location</td> <td data-bbox="1532 371 2163 488">Private property (with permission); public right-of-way</td> </tr> <tr> <td data-bbox="1357 488 1532 602">Maximum Sign Area</td> <td data-bbox="1532 488 2163 602">16 square feet</td> </tr> <tr> <td data-bbox="1357 602 1532 716"><u>Maximum Height</u></td> <td data-bbox="1532 602 2163 716"><u>6 feet</u></td> </tr> </tbody> </table>	Directional Signs Located Off-Site of Newly Constructed Residential Developments for Sale		Sign Quantity	Two	Permitted Location	Private property (with permission); public right-of-way	Maximum Sign Area	16 square feet	<u>Maximum Height</u>	<u>6 feet</u>	Amended to add maximum height (see also #14).
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24.	23.10.020 Civil Code Compliance - Scope	This chapter shall be applied for the purposes of enforcing Sammamish Municipal Code (SMC) Titles 13, 14, 14A, 15, 16, 21A, 25 and other codes, ordinances, resolutions, or public rules that promote or protect the public health, safety, or welfare and the environment. The provisions of this title are not exclusive and may be used in addition to other applicable provisions of the Sammamish Municipal Code or other applicable law or regulation.	This chapter shall be applied for the purposes of enforcing Sammamish Municipal Code (SMC) Titles 13, 14, 14A, 15, 16, 21A, <u>21B</u> , 25 and other codes, ordinances, resolutions, or public rules that promote or protect the public health, safety, or welfare and the environment. The provisions of this title are not exclusive and may be used in addition to other applicable provisions of the Sammamish Municipal Code or other applicable law or regulation.	SMC Title 21B added to provide codification of City’s ability to enforce Town Center sign code regulations																		