

**ORDINANCE NO. 205**

**AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING SECTIONS 19.45.075, 300, 310 315, AND 340 OF THE UNIVERSITY PLACE MUNICIPAL CODE TO MODIFY SETBACKS AND SIZE OF FREESTANDING SIGNS, REDUCE MAXIMUM HEIGHT OF FREESTANDING SIGNS AND SPECIFY A MAXIMUM FREESTANDING SIGN WIDTH.**

WHEREAS, the City Council has often discussed the desire to reduce sign clutter by encouraging monument signs in the City's commercial and light industrial zones; and

WHEREAS, on July 6, 1998 the City Council adopted a new Comprehensive Land Use Plan that includes policies that specifically discourage tall signs and billboards and call for signs and other structures at pedestrian level; and

WHEREAS, the existing code discourages monument signs and other lower signs by requiring that they be set back 15 feet from the right-of-way while encouraging tall freestanding signs by allowing them to be placed closer to the right-of-way; and

WHEREAS, on September 16, 1998 the Planning Commission held a public hearing to consider amendments to the zoning code to encourage monument signs and discourage tall freestanding signs; and

WHEREAS, the Planning Commission recommended amendments to the zoning code for the height and location of monument signs; and

WHEREAS, on October 19, 1998, the City Council held a public hearing to hear testimony on the Planning Commission and staff recommendations and after hearing and duly considering the testimony and having discussed the matter further; NOW, THEREFORE,

**THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, DO ORDAIN AS FOLLOWS:**

**Section 1**     **Zoning Code Amendments:** Amending Sections 19.45.075, 300, 310 and 340 of the University Place Municipal Code. Sections 19.45.075, 300, 310 and 340 are hereby amended as follows:

**19.45.075 Exemptions.**

- A. Exemption from the sign permit request of this Chapter shall not be deemed to grant authorization for any sign constructed, erected or located in any manner in violation of the provisions of this Chapter or any other laws or ordinances of the City or the State of Washington, including the prohibition against placing signs upon City right-of-way.
- B. A sign permit will not be required for the following signs:

23. Temporary, non-illuminated real estate signs or construction signs (not more than one per tax lot), located on the property which is for sale or lease, ~~or construction signs~~ not exceeding six (6) square feet in residential areas or twelve (12) square feet in commercial and industrial areas, provided said signs are removed fifteen (15) days from the sale, lease or rental of the property or within seven (7) days of completion of the project.

#### **19.45.300 Setback Lines.**

Setbacks for signs. The setback point shall be that portion of any sign or sign structure that is closest to the property line. ~~When a sign has less than ten feet six inches (10' 6") clearance above the ground, the setback shall be not less than fifteen (15) feet from a street frontage property line nor less than five (5) feet from a side property line except in C zone. When a sign has less than thirteen feet six inches (13' 6") clearance above the ground, the setback shall not be less than five (5) feet from a street property line nor less than two (2) feet from a side property line. When a sign has thirteen feet six inches (13' 6") or more of ground clearance, the set back shall not be less than two (2) feet from a street property line nor less than two (2) feet from a side property line. No sign shall be closer than five (5) feet from the edge of a right-of-way. Signs greater than five (5) feet in height shall be set back a minimum of 15 feet from the right-of-way. Signs set back fifteen feet from the edge of the right-of-way may be up to ten (10) feet in height.- See also Diagram 1 following this Chapter.~~

#### **19.45.310 ~~Maximum Height - Generally.~~**

Sign height shall be measured from the average finished grade at the sign foundation. Maximum height of all signs or sign structures including trim any part of the sign structure shall be ~~twenty (20)~~ ten (10) feet above average finished grade ground. The average finished grade for signs on grades lower than the adjacent right-of-way shall be considered the same as the average grade of the adjacent right-of-way. See Diagram 1 following this Chapter.

#### **19.45.310 Width.**

The maximum width of a freestanding sign structure shall be twelve (12) feet.

#### **19.45.340 Sizes and Types of Signs Permitted in Various Zones.**

- A. Chart - Purpose. A description designating the various zones and sizes and types of signs permitted in each zone appears in Subsection C of this Section.

B. Application for Variances. Applications for variance of setback, height and size requirements shall be made with the Planning Department.

C. Where Permitted.

1. GROUP I: R1, R2, MF, and PF

- a. One (1) nameplate, not greater than two (2) square feet in gross area, not over four (4) feet in height if detached from the residence, and nonflashing.
- b. One (1) identification sign, real estate signs, not greater than twenty (20) square feet in area, not greater than five (5) feet in height, and non-flashing.
- c. Construction signs, not greater than sixteen (16) square feet in area, not greater than five (5) feet in height, and non-flashing.

2. GROUP II: C, TC, NC, MU, MU-O, IB, and Schools, Churches and Parks in any zone (except see below).

- a. Nameplates, identification, real estate and construction signs, as permitted in R1, and R2, zones.
- b. Wall signs are permitted, provided they do not total an area more than 15 percent of the building facade on which they are located;
- c. Freestanding signs:
  - i. ~~One freestanding sign not exceeding thirty (30) (twenty (20)) square feet for single tenant buildings, plus an additional twenty (20) square feet for each additional business in a multiple tenant structure but not to exceed fifty (50) square feet total, not exceeding thirty five (35) square feet for buildings or commercial centers with five (5) or fewer tenants and not exceeding fifty (50) square feet for buildings or commercial centers with six (6) or more tenants is permitted for each street frontage of the lot, provided corner lots with a street frontage of less than one hundred (100) feet on each street shall be permitted only one freestanding sign;~~
  - ii. ~~On lots where more than one freestanding sign is permitted, the sign area permitted for individual freestanding signs may be combined provided the combined sign area does not exceed fifty (50) square feet; and~~
  - iii. ~~The maximum height for freestanding signs shall be twenty (20) feet, except for one sign for a commercial center, in which case the maximum height shall be thirty (30) feet.~~

iv. ~~Commercial Centers. 1. Each commercial center may have one freestanding sign which shall not exceed a maximum height of thirty (30) feet, or a maximum size per sign face of seventy five (75) square feet. Any other freestanding signs allowed because of frontages on other streets or more than three hundred (300) feet of street frontage shall meet the size and height requirements of section 19.45.340.C.3.~~

d. Temporary Signs. One temporary sign shall be allowed per contiguous lot or business entity subject to the provisions of Section 19.45.415

\* The Planning and Community Development Department may prescribe reduced area and height, more controlled illumination and greater setback for those zones in which site plan approval is required.

**Section 2. Copy To Be Available.** One copy of this ordinance shall be available in the office of the City Clerk for use and examination by the public.

**Section 3. Severability.** If any section, sentence, clause, or phrase of this ordinance shall be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

**Section 4. Publication And Effective Date.** A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect five days after publication.

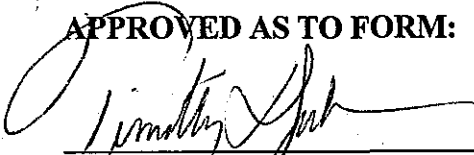
**PASSED BY THE CITY COUNCIL ON OCTOBER 19, 1998**

  
Debbie Klosowski, Mayor

**ATTEST:**

  
Susan Matthew, City Clerk

**APPROVED AS TO FORM:**



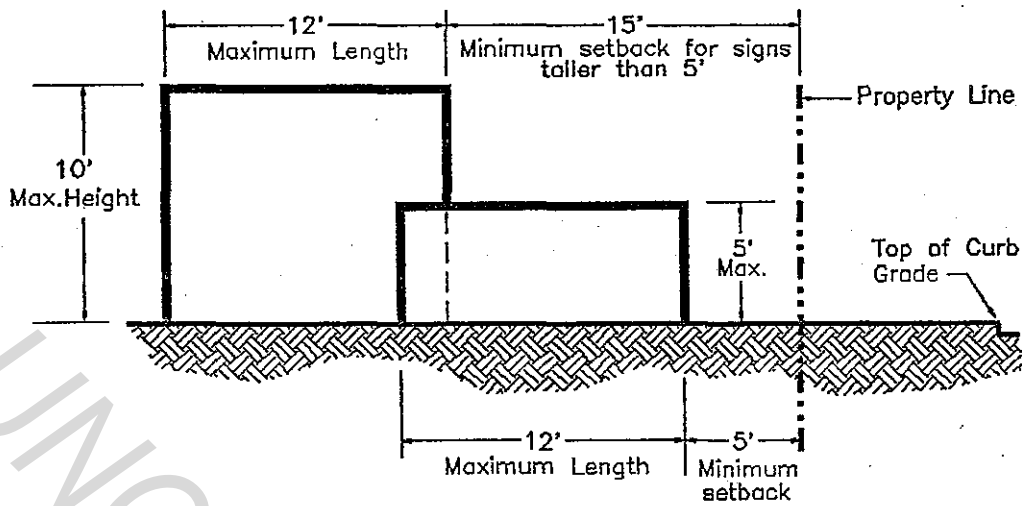
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Timothy X. Sullivan, City Attorney

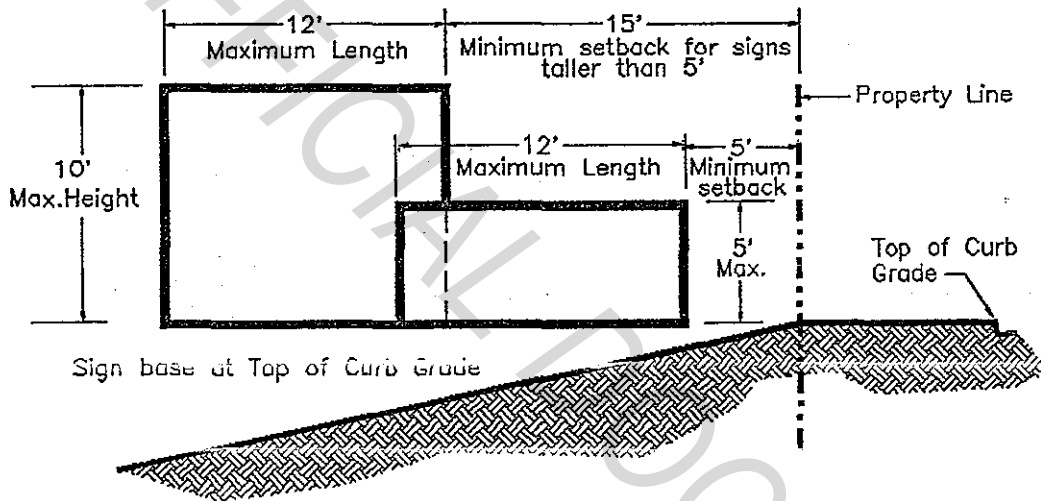
Date of Publication: 10/22/98

Effective Date: 10/27/98

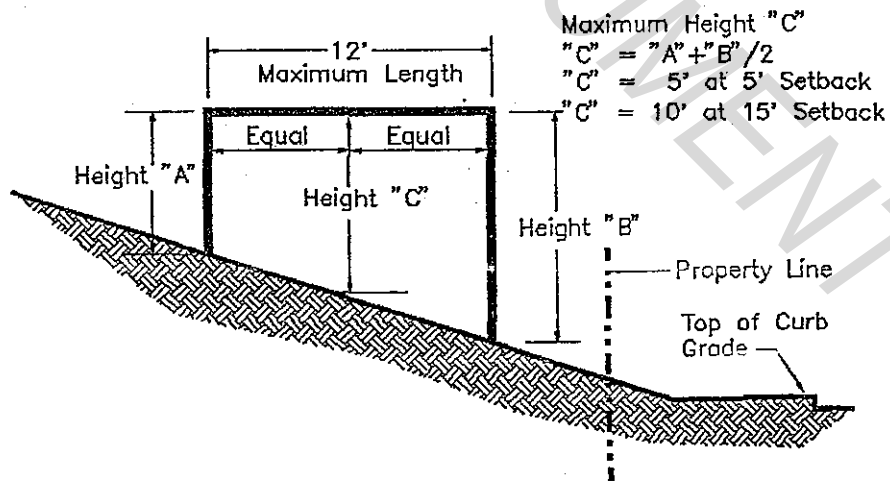
Diagram 1



### Sign Setback and Size Limits



### Requirements for Down Slopes



### Size Determination for Up Slopes