

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE
MEETING AGENDA
TUESDAY, APRIL 11, 2017**



COMMITTEE-OF-THE-WHOLE MEETING – 6:00 PM

PAGE

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT** – At this time the public may address the Council on any topic whether on the agenda or not, except those scheduled for public hearing.
4. **NEW BUSINESS**
 - A. **Sign Code Review – Grandview Municipal Code Chapter 15.16** 1-15
5. **OTHER BUSINESS**
6. **ADJOURNMENT**

Chapter 15.16 SIGN CODE

Sections:

- [15.16.010](#) Intent.
- [15.16.020](#) Definitions.
- [15.16.025](#) Real estate signs.
- [15.16.030](#) General provisions, all districts.
- [15.16.040](#) Regulation by district.
- [15.16.050](#) Administrative provisions.
- [15.16.055](#) Penalty for violation.
- [15.16.060](#) Appeals.
- [15.16.070](#) Liability.

15.16.010 Intent.

The overall purpose of this chapter is to enhance and maintain the aesthetic character, to promote the public health, safety and general welfare, and to increase the effectiveness of visual communication in the city. This chapter is also intended to avoid visual clutter that may adversely impact traffic and pedestrian safety, or be adverse to property values, business opportunities and the city's appearance, and to prevent and abate public nuisances. The purpose of this chapter is implemented by controlling the construction, location, use and maintenance of all signs and sign structures. (Ord. 2014-15 § 2).

15.16.020 Definitions.

The following definitions are specific to this chapter and are to be used only for the implementation of this chapter:

- A. "Animated sign" means any sign that flashes or simulates motion with an electronic or manufactured source of supply or contains wind-actuated motion (except for flags and banners). An animated sign may also be a sign that meets the definition of "changing message center" or "revolving sign."
- B. "Banner" means a temporary sign constructed of fabric, vinyl, or other durable material; which is not the primary identification for the organization, event or product advertised; and which is primarily promotional in nature.
- C. "Billboard" means a large outdoor advertising sign containing a message, commercial or otherwise, unrelated to the use or activity on the property on which the sign is located and/or to any use or activity in the immediate area (such as is the case with an off-premises sign) and which is customarily leased for commercial purposes. The approximate sizes of the billboard faces range from 12 to 14 feet in height and 24 to 48 feet in width.
- D. "Changing message center" means an electronically controlled message center that displays different copy changes on the same lamp bank. A digital sign is a changing message center.
- E. "Directional sign" means a sign which is located to guide or direct pedestrian or vehicular traffic to parking entrances, exits, and service areas, and may not exceed six square feet in area or 10 feet in height. For projects that have parking lots in excess of 500 spaces, the sign area may be 10 square feet and the sign height 15 feet.
- F. "Double-faced sign" means a sign with two faces.
- G. "Electrical sign" means a sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign.

H. "Facade" means the entire building front, or street wall face, including grade to the top of the parapet or eaves, and the entire width of the building elevation.

I. "Flashing sign" means an electrical sign or a portion thereof which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the nonconstant light source is off at any one time.

J. "Freestanding sign" means a sign that meets the definition of "ground sign" (also commonly referred to as a monument sign) or "pole sign." Signs attached to fences or other structures that are not defined as buildings will be considered freestanding signs.

K. "Frontage" means the measurement, in linear feet, of the length of the property line for a single-tenant building or length of leased building frontage for multitenant buildings or multibuilding complexes.

L. "Grade" means the relative existing ground level in the immediate vicinity of the sign.

M. "Ground sign" means a sign attached to the ground and supported by the ground or a built-up landscaped area such that the sign appears solid with the ground. The height of a ground sign shall be measured from the surrounding grade. Also commonly referred to as a monument sign.

N. "Identification sign" means a sign containing the name of the business establishment, occupant of the building or tenant space and/or address of the premises.

O. "Incidental sign" means a sign that is generally informational and of a noncommercial nature intended primarily for the convenience of the public and having a maximum area of two square feet. Incidental signs include, but are not limited to: signs designating restrooms, hours of operation, entrances and exits to buildings and parking lots, help wanted, public telephones, etc. Also included are property control and warning signs such as "no trespassing," "no dumping," etc., and plaques, tablets or inscriptions which are an integral part of a building.

P. "Mansard roof" means a sloped roof or roof-like facade architecturally able to be treated as a building wall.

Q. "Marquee" means a permanent structure attached to, supported by, and projecting from a building and providing protection from the weather elements. For the purpose of this chapter, a freestanding, permanent roof-like structure providing protection from the elements, such as a service station gas pump canopy, will also be considered a marquee. The term "marquee" also includes canopy.

R. "Marquee sign" means any sign which forms part of or is integrated into a marquee and which does not extend horizontally beyond the limits of such marquee. For the purpose of this chapter, a marquee sign will be considered as a wall sign.

S. "Median sign" means a sign that is placed within the median of a public street.

T. "Multiple-building complex" means a group of commercial or industrial structures, developed as a group either simultaneously or in phases, with more than one building per parcel.

U. "Multiple-tenant building" means a single structure housing more than one retail business, office or commercial venture but not including residential apartment buildings, which share the same lot, access and/or parking facilities.

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

W. "Off-premises sign" means any sign which advertises an establishment, merchandise, service, goods, or entertainment which is sold, produced, manufactured, or furnished at a place other than on the property on which said sign is located.

X. "Parapet" means a false front or wall extension above the roofline.

Y. "Perimeter" means a square or rectangle required to enclose the sign area.

Z. "Portable sign" means any sign made of any material, including paper, cardboard, wood or metal, which is capable of being moved easily and is not permanently affixed to the ground, structure or building. This also includes sidewalk or sandwich board signs, except those worn by a person.

AA. "Premises" means the real estate as a unit which is involved by the sign or signs mentioned in this chapter.

BB. "Projecting sign" means a sign which is attached to a structure or building wall in such a manner that the leading edge extends more than 16 inches beyond the surface of said structure or wall but does not extend more than five feet beyond the property line, extends no more than six inches above any roofline, and meets all standards for ground clearance. Signs that meet the definition of "marquee sign" or "suspended sign" will not be considered a "projecting sign."

CC. "Real estate sign" means a portable sign erected by the owner, or the owner's agent, advertising the real estate upon which the sign is located for rent, lease or sale.

DD. "Revolving sign" means any sign that rotates or turns in motion by electrical or mechanical means in a circular pattern.

EE. "Roof sign" means a sign erected upon or above a roof or parapet of a building or structure. Mansard roof signs shall be considered as wall signs. Roof signs may not extend more than five feet in height above the roof.

FF. "Sign" means any visual communication device, structure, or fixture which is visible from any right-of-way intended to aid a land use in promoting the sale or identification of a product, good or service using graphics, symbols, or written copy. For the purpose of this chapter, a sign shall not be considered to be building or structural design. It shall be restricted solely to graphics, symbols, or written copy that is meant to be used in the aforementioned way. This definition shall include inflatable signs, balloons or other similar devices.

GG. "Sign area" means:

1. The total area of a sign visible from any one viewpoint or direction, excluding the sign support structure, architectural embellishments, or framework that contains no written copy, and includes only one side of a double-faced sign.
2. Individual letter signs using a wall as the background without added decoration or change in wall color shall be calculated by measuring the perimeter enclosing each letter. The combined total area of each individual letter shall be considered the total area of the sign.
3. Module signs consisting of more than one sign cabinet shall be computed by adding together the total area of each module.
4. Perimeter of sign area shall be established by the smallest rectangle enclosing the extreme limits of the letter module or advertising message being measured.

HH. "Sign height" means the vertical distance measured from the adjacent grade to the highest point of the sign.

II. "Sign structure" means any structure that supports or is capable of supporting any sign as defined in this chapter. A sign structure may be a single pole or may or may not be an integral part of the building or structure.

JJ. "Single-tenant building" means a commercial building or structure that contains one enterprise or occupant. Buildings within a multibuilding complex may not be considered single-tenant buildings.

KK. "Special event signage" means temporary signs including posters, flags, pennants, and inflatable materials, which are not the primary identification for the organization, event or product advertised, and which are primarily intended for very short-term promotional periods.

LL. "Suspended sign" means a sign that is attached to and suspended from a marquee or canopy, and subject to right-of-way and clearance regulations.

MM. "Temporary sign" means any sign or advertising display constructed of wood, vinyl, cloth, canvas, light fabric, paper, cardboard, or other light materials, with or without frames, intended to be displayed for a limited time only. This definition shall include inflatable signs.

NN. "Traffic hazard" means any sign which does not meet city standards for clear zone or sight distance or which does not meet the requirements of the Americans with Disabilities Act.

OO. "Wall sign" means a sign attached or erected parallel to and extending not more than 16 inches from the facade or face of any building to which it is attached and supported through its entire length, with the exposed face of the sign parallel to the plane of said wall or facade. "Window signs" which do not meet the definition of a "temporary sign" shall be considered as wall signs.

PP. "Window sign" means a sign located inside or affixed to windows of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building. (Ord. 2014-15 § 2).

15.16.025 Real estate signs.

No sign permit is required, except as provided in subsection F of this section. All exterior real estate signs must be of wood or plastic or other durable material.

The permitted signs are as follows:

A. Residential "for sale" and "sold" signs: such signs shall be limited to one sign per street frontage not to exceed five square feet in sign area per side, placed entirely on the property for sale, and not to exceed a height of four feet.

B. Residential directional "open house" signs: such signs shall be limited to one sign per street frontage on the premises for sale and three off-premises signs. However, if a broker/agent has more than one house open for inspection in a single development or subdivision, he/she is limited to four off-premises "open house" signs in the entire development or subdivision. No such sign shall exceed five square feet in sign area per side. The sign may be placed along the periphery of a public right-of-way, provided it does not interfere with traffic safety, but it may not be attached to a utility pole or traffic safety device.

C. Undeveloped commercial and industrial property "for sale or rent" signs: one sign per street frontage advertising undeveloped commercial and industrial property for sale or for rent is permitted while the property is actually for sale or rent. The sign shall not exceed 32 square feet in sign area per side and eight feet in height.

D. Developed commercial and industrial property "for sale or rent" signs: one sign per street frontage advertising a commercial or industrial building for rent or sale is permitted while the building is actually for rent or sale. If one face of the building is less than 10 feet from the building line, the sign shall be placed on the building or in a window. The sign shall not exceed eight feet in height; if freestanding, it shall be located more than 15 feet from

any abutting property line and a public right-of-way line. Said sign shall not exceed 32 square feet in sign area per side.

E. Undeveloped residential property "for sale" signs: one sign per street frontage advertising undeveloped residential property for sale is permitted not exceeding 24 square feet in area per side, nor exceeding a height of six feet.

F. Additional signs: the building official may grant written authorization to allow temporary off-premises signs in addition to those permitted above. The size of these signs shall be determined by the building official based on factors including but not limited to surrounding land uses, sight distance and traffic safety, but in no instances shall the height of the sign exceed eight feet and the total sign face area exceed 64 square feet. Such additional signs may be used to advertise open houses, to advertise properties for sale, lease or rent, to provide directions to new developments, or similar purposes. Such signs may be placed within the public right-of-way, provided they do not interfere with traffic safety, but they may not be attached to utility poles or traffic safety devices. For the placement of signs within the public right-of-way, the building official shall consult with the public works director, police chief, and other staff as appropriate regarding the placement, size and number of signs that may be permissible within the public right-of-way and may require hold harmless agreements or similar legal instrument prior to sign placement as a condition of authorization. The building official shall determine the number and locations of such signs, and the period during which they may be displayed. The building official shall take into account the number of existing signs in any proposed location, and may limit or prohibit new ones so as to prevent a traffic safety hazard or a detrimental effect on neighboring property. (Ord. 2014-15 § 2).

15.16.030 General provisions, all districts.

A. Community Signs. The building official may approve and permit to be erected entrance signs, at or near the city limits, on city public right-of-way or on privately owned parcels with the owner's permission, on which may be listed institutional names, service clubs or organizations or points of interest or similar public information. Right-of-way use permits may be required for signs located in the public right-of-way.

B. Temporary Signs.

1. Special event signage may be allowed subject to the following:

- a. Use of such signage is limited to 30 days per display, not to exceed 60 days in any 120-day period;
- b. The area of any single sign shall not exceed 30 square feet;

2. Banners may be allowed subject to the following:

- a. No more than two such signs may be used per site at any given time;
- b. Use of such signs is limited to 30 consecutive days, and may not exceed 60 days in any 120-day period;
- c. The area of any single banner used by a single business on a site shall not exceed 32 square feet;

3. Signs which are placed upon or within a window and which are intended to be viewed from the right-of-way shall not exceed 50 percent of the window area;

4. Permits are not required, except that signs exceeding the allowable size and time duration must receive a permit issued by the building official if special circumstances exist that warrant the additional signage;

5. All temporary signs shall be maintained in a suitable manner. Torn or faded signs must be removed;

6. Hand painted/hand written/stenciled signs are prohibited in all districts, except yard sale signs and chalk board type sandwich boards advertising a daily special.

C. Civic Events.

1. Except as provided herein below, banners over public streets, alleys, and rights-of-way shall be prohibited.
2. Whenever any nonprofit group desires to hang banners across public rights-of-way, they must first contact the public works director to obtain the standards for hanging such banners and to make application to hang banners. The public works director will review their application for the proposed banner and wording on that banner to ensure that it complies with said standards. If the application complies with the standards, the public works director will notify the building official to issue the permit.
3. Only nonprofit groups advertising community events will be allowed to hang banners over city rights-of-way. No private businesses or for-profit groups will be allowed to utilize banners over public rights-of-way.
4. The requesting agency shall make arrangements with Pacific Power and Light Company to hang the banner from existing cables supported and anchored by methods approved by the public works director.
5. All banners shall be removed within two weeks after the event has occurred.
6. Banner design specifications shall be on file with the public works director and a copy thereof may be obtained from the public works director's office upon request.
7. Banner design specifications may be changed from time to time as determined by the public works director.
8. The requesting group shall, prior to hanging a banner, execute an agreement indemnifying and holding the city of Grandview harmless against any and all claims or damages arising from the use of or hanging of such banners over the city of Grandview's right-of-way.

D. Sign Lighting Provisions.

1. All lighting shall be arranged to reflect away from any residential zone. No person shall construct, establish, create or maintain any stationary exterior lighting or illumination system or any interior system which is intended to be viewed from a street, highway or other public thoroughfare used for vehicular traffic which system contains or utilizes:
 - a. Any exposed incandescent lamp with wattage in excess of 25 watts;
 - b. Any exposed incandescent lamp with a metallic reflector;
 - c. Any exposed incandescent lamp with an external reflector;
 - d. Any revolving beacon light;
 - e. Any continuous or sequential flashing operation, except as allowed for changing message center signs in subsection F of this section;
2. The provisions of subsection (D)(1) of this section shall not apply to:
 - a. Lighting systems owned or controlled by any public agency for the purpose of directing or controlling navigation, traffic, or highway or street illumination.

E. Construction Provisions, Sight Distance, Exposed Angle Iron and Wire.

1. Each sign shall be adequately constructed in accordance with the requirements of the International Building Code, as amended;
2. Signs containing electrical circuitry shall meet the requirements of the National Electrical Code and all state laws, and shall include an approved testing lab sticker;
3. Signs must meet vehicular sight distance requirements established in GMC 15.50.010(C);
4. When a projecting sign is used, no angle irons, guy wires or braces shall be visible, except those that are an integral part of the overall design, such as decorative metals or woods, or unless they are required for safety.

F. Changing Message Center Signs. Where permitted under this chapter, changing message center signs shall comply with the following requirements; provided, that changing message center signs that only display time and temperature or similar public service information shall be exempt from these requirements.

1. Where Allowed. Changing message center signs shall only be allowed in the PF, C-1, C-2, M-1 and M-2 zones.
 - a. In the C-1 and C-2 zones, changing message center signs shall only be allowed on the addressed side of the building.
 - b. In the C-1 district, no changing message center sign shall operate between the hours of 10:00 p.m. and 6:00 a.m.
2. No more than one changing message center sign per street frontage shall be permitted on each property.
3. Size. Changing message center signs may not exceed 105 square feet.
4. Display.
 - a. The display of the sign shall not change more rapidly than once every one and one-half seconds.
 - b. No scrolling message shall require more than five seconds to be displayed in its entirety.
5. Light Levels.
 - a. Changing message center signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the sign based on ambient light conditions.
 - b. At no time shall a changing message center sign be operated at a brightness level greater than the manufacturer's recommended levels.
 - c. All lighting shall be arranged to reflect away from any residential zone. The building official shall have the authority to require a sign permit application include information to ensure the intent of this requirement is met.
 - d. The brightness level shall not exceed 8,000 nits when measured from the sign's face at its maximum brightness during daylight hours and 500 nits when measured from the sign's face at its maximum brightness between dusk and dawn.

6. **Additional Requirements.** A copy of the manufacturer's operating manual shall be provided to the city upon request.

G. **Change of Copy.** The holder of a permit, for the duration thereof, shall have the right to change the advertising copy on the structure or sign for which the permit was issued without being required to pay any additional fees.

H. **Exemptions.** Unless otherwise specified or unless expressly prohibited, it is not the intent of this chapter to regulate the following signs:

1. The flag of a government or noncommercial institutions such as schools, with the poles treated as structures;
2. Official public notices and official court notices;
3. Signs not visible from public right-of-way;
4. Lettering or symbols painted directly onto or flush-mounted magnetically onto an operable vehicle;
5. Painting, repainting, cleaning, repairing, and other normal maintenance unless structural or electrical changes are made;
6. Religious symbols not attached to a permitted sign;
7. Memorial signs or tablets, names of buildings, dates of erection and the like, which are incorporated into the building material and facade;
8. Signs required by law, traffic or pedestrian control signs, signs indicating scenic or historic points of interest, which are erected by or on the order of a public officer in the performance of his or her public duty;
9. Sculptures, fountains, mosaics, and design features which do not incorporate advertising or identification.

I. **Prohibited Signs.** From and after the effective date of the ordinance codified in this chapter it shall be unlawful for any person to erect or place within the city, except as otherwise authorized:

1. A swinging projecting sign;
2. Banners, pennants, ribbons, streamers, spinners, rotating or blinking lights, strings of lights, or similar devices, except as permitted by subsection B of this section (Temporary Signs);
3. Flashing signs, except as permitted in subsection D of this section (Sign Lighting Provisions);
4. Changing message center signs, except as allowed in the PF, C-1, C-2, M-1 and M-2 zones;
5. Signs attached to, or placed on, a vehicle or trailer parked on private or public property that is not associated with the business advertised on said sign(s). This provision is not to be construed as prohibiting the identification of a firm or its principal products on a vehicle used in the normal course of business. This does not include automobile for sale signs or signs attached to franchised buses or taxis;
6. Private signs placed in or on a public right-of-way, except for as expressly permitted by this chapter;
7. Any sign which constitutes a traffic hazard or detriment to traffic safety by reason of its size, location, movement, coloring, or method of illumination, or by obstructing the vision of drivers, or detracting from the visibility of any official traffic control device by diverting or tending to divert the attention of drivers of moving vehicles from traffic movement on streets, roads, intersections, or access facilities. No sign shall be erected

so that it obstructs the vision of pedestrians by glare or method of illumination or constitutes a hazard to traffic. No sign may use words, phrases, symbols or characters in such a manner as to interfere with, mislead, or confuse traffic;

8. Any sign or advertising structure or supporting structure that is torn, damaged, defaced or destroyed;

9. Signs attached to poles installed by governmental agencies, utility poles, trees, rocks or other natural features;

10. Signs attached to benches, garbage cans, or other street furniture located within the public right-of-way;

11. Billboards;

12. Any sign which does not structurally or materially conform to the requirements of the city's adopted building code;

13. Under no circumstances shall any building facade or structure be covered with more than 20 percent signage, including temporary and permanent signs.

J. Nonconforming Signs. Permanent signs established legally prior to the adoption of the ordinance codified in this chapter that do not conform to the regulations of this chapter with regard to number, size, height or location shall be allowed to remain as legal nonconforming signs except as follows:

1. Whenever a new building replaces the principal building.

2. When there is an expansion of an existing building, the requirements of this section shall apply only if there is an increase in floor area of 25 percent or more, including the cumulative increase of previous expansions after the effective date of the ordinance amending this section.

3. Whenever a nonconforming use is replaced by a conforming use, the requirements of this section shall apply in full to the new use if and only if there is a change in required signage due to the zoning district.

4. Any sign, including the sign structure, now or hereafter existing which no longer advertises a bona fide business conducted or a product sold. Such sign(s) shall be taken down and removed by the owner, agent or person having the beneficial use of the land, building or structure upon which such sign may be found within 30 days after written notification from the building official.

5. Currently existing temporary signs.

K. Master Sign Plans Authorized. The building official has the authority to require a master sign plan to ensure a consistent and coordinated signage scheme for development proposals. In approving master sign plans under the provisions of this subsection, the building official has the authority to approve signage schemes that allow for signs greater in area and height than allowed in the particular zone in which the development is located when a coordinated signage scheme is used. Master signage plans shall be recorded.

L. Maintenance and Safety. All permanent, temporary and portable signs and components thereof must be maintained in good repair and in a safe, neat, clean and attractive condition. Failure to maintain a sign(s) in accordance with this subsection shall be subject to the code compliance provisions of the Grandview Municipal Code.

M. Yard/Garage Sale Signs. Permission shall be obtained from the owner of each property where signs are located if not at the sale location. Said signs shall not be placed in any public right-of-way, on any public utility pole, sign posts, traffic control sign or device, public structure or building, or shade tree. Each sign placed off the premises of the sale shall include the date(s) of the sale and written address of the location where the sale is

conducted. Such signs shall not be posted more than 24 hours prior to the sale and shall be removed within two hours after the close of the sale. The person or persons for whom the sign is displayed shall be responsible for its removal and subject to penalties as provided in this code. In addition to any remedy for violation of this code, any sign without the required information, in disrepair or in violation of the provisions regulating placement is subject to immediate removal by the city and no attempt will be made to notify the permit holder or property owner. Failure to remove a sign at the conclusion of a sale shall constitute a separate violation.

N. Outdoor Advertising of Alcohol. A maximum of four signs referring to alcoholic beverages, brand names, or manufacturers that are affixed or hanging in the windows and on the outside of the premises that are visible to the general public from the public right-of-way. Such signs shall be limited to 11 square feet and shall count as part of maximum sign coverage calculations.

O. Murals. Murals which are based upon accurate historical facts, and which have been approved by the city of Grandview's beautification commission for application upon any external or interior wall, are subject to this section. Murals located on the walls of a building within the city of Grandview must, prior to painting or affixing to such wall, be submitted and approved by the beautification commission. In the event a mural design is rejected by the commission, the presenter of said design may appeal the decision to the Grandview hearing examiner pursuant to Chapter 2.50 GMC.

P. Political Signs. Political signs which, during a campaign, advertise a candidate or candidates for public elective office, a political party, or promote a position on a public issue provided:

1. All political signs shall be removed within 15 days following the election, except that in cases where a general election follows a primary election, those signs for candidates whose names will appear on the ballot in the general election may be displayed during the interim period and up to 15 days after the general election.
2. No political sign shall be erected upon any private property without the permission of the resident or owner thereof.
3. Political signs may be placed upon public rights-of-way in those areas in the rights-of-way where the posting of such signs does not impede sight distances or interfere with city maintenance of said rights-of-way.
4. In the event that any sign is not picked up by the candidate or campaign within 15 days after the general election, said signs may be removed by the city public works department and any costs incurred by the city in doing so shall be assessed against the candidate or campaign. In the event said signs must be removed for maintenance or due to the impeding of sight distance or are unsightly, they may be removed by the city, taken to the public works department and any costs of removal shall be assessed against the candidate or campaign. (Ord. 2014-15 § 2).

15.16.040 Regulation by district.

A. R-1S, R-1P, R-1, R-2, R-3, MR Zoning Districts.

1. Residential entry monument: a cumulative area of 50 square feet or six feet in height (highest point of sign structure) not to exceed two per entrance; provided, that no sign exceeds 32 square feet in area.
2. Signs may be indirectly illuminated only.
3. Address and name plates not to exceed four square feet.

B. C-1 Zoning District.

1. Maximum sign area of all signs is 250 square feet per frontage.
2. Freestanding Signs.
 - a. Total number permitted: one per frontage not to exceed two total.
 - b. Maximum height: 18 feet.
 - c. Maximum area: 100 square feet per face, calculated at a rate of one square foot of sign area for every two lineal feet of frontage. Minimum entitlement for freestanding signs shall be one sign at 32 square feet for those sites with less than 64 feet of frontage.
3. Wall Signs.
 - a. Total number permitted: one per frontage.
 - b. Maximum area: 20 percent of facade area.
 - c. Signs may be directly or indirectly illuminated.
4. Projecting Signs.
 - a. Total number permitted: one in lieu of a permitted freestanding sign.
 - b. Maximum height: 18 feet.
 - c. Maximum area: 50 percent of the area allowed for single freestanding signs.
5. Portable Signs. One portable sign may be allowed for each business entrance, not to exceed one portable sign per building frontage, subject to the following:
 - a. May be placed within public right-of-way subject to the guidelines provided by the building official such that sign does not interfere with pedestrian or vehicular traffic and conforms to the requirements of the Americans with Disabilities Act.
 - b. May not exceed 36 inches in height and 30 inches in width and be limited to two faces.
 - c. May be displayed during business hours only.
 - d. Must be constructed of either wood or another sturdy material to ensure stability in the wind.
 - e. May not move, spin, flash, or otherwise be animated.

C. PF Zoning District.

1. Freestanding Signs.
 - a. Maximum height: 18 feet.
 - b. Maximum area: 150 square feet per face, calculated at a rate of one square foot of sign area for every two lineal feet of frontage. The minimum entitlement for freestanding signs is one sign at 32 square feet.
 - c. For projects, parcels or complexes that have a single street frontage and more than 300 feet of street frontage, a changing message center sign may be permitted subject to the following:
 - i. Only one changing message center is provided.

- ii. Multiple signs are separated by at least 150 feet.

2. Wall Signs.

- a. Total number permitted: two per street frontage.
- b. Maximum area: 20 percent of facade.
- c. Signs may be directly or indirectly illuminated.

D. M-1, M-2 Zoning Districts.

1. Maximum sign area of all signs is 250 square feet.

2. Freestanding Signs.

- a. Total number permitted: two per frontage not to exceed four total.
- b. Maximum height: 30 feet.
- c. Maximum area: 125 square feet per face, calculated at a rate of one square foot of sign area for every two lineal feet of frontage. Minimum entitlement for freestanding signs is 32 square feet for those sites without 64 feet of frontage.
- d. The total area of freestanding signs on any given frontage shall not exceed the area allowed for a single freestanding sign.
- e. The maximum height of signs located on a second or third frontage shall be 20 feet.
- f. Multiple freestanding signs must be separated by 150 feet measured in a straight-line distance.

3. Wall Signs (for Building or Tenant Space).

- a. Total number permitted: one per frontage.
- b. Maximum area: 20 percent of facade.

4. Projecting Signs.

- a. Total number permitted: one in lieu of a permitted freestanding sign.
- b. Maximum height: not to exceed the building height.
- c. Maximum area: 50 percent of the area allowed for single freestanding sign.

E. C-2 Zoning District.

1. Maximum sign area of all signs is 200 square feet.

2. Hanging signs that are designed to display the availability of a specific product in a business, limited to six square feet and no more than two such signs per business, shall be considered permanent signs.

3. Freestanding Signs.

- a. Total number permitted: one per frontage not to exceed two total.
- b. Maximum height: 20 feet.

c. Maximum area: 150 square feet per face, calculated at a rate of one square foot of sign area for each two lineal feet of frontage. Minimum entitlement for freestanding signs shall be one sign at 32 square feet.

4. Wall Signs.

a. Total number permitted: one per frontage.

b. Maximum area: 20 percent of facade area.

5. Portable Signs. One portable sign may be allowed for each business entrance, not to exceed one portable sign per building frontage, subject to the following:

a. May be placed within public right-of-way subject to the guidelines provided by the building official such that sign does not interfere with pedestrian or vehicular traffic and conforms to the requirements of the Americans with Disabilities Act.

b. May not exceed 36 inches in height and 30 inches in width and be limited to two faces.

c. May be displayed during business hours only.

d. Must be constructed of either wood or another sturdy material to ensure stability in the wind.

e. May not move, spin, flash, or otherwise be animated.

f. Shall meet applicable supplemental design requirements of the Grandview design standards when located in the central business overlay district.

6. Supplemental Sign Standards, C-2 Zone.

a. Sign Design and Construction.

i. All signs, other than temporary signs, shall be made of professional, durable materials such as wood, metal, and/or glass.

ii. Signs that are indirectly illuminated shall have their light sources shielded from view.

b. Sign Placement.

i. Signs shall be oriented toward pedestrian visibility and shall be positioned at such a height as to be readable by pedestrians.

ii. Externally mounted wall signs shall not be mounted so as to block building windows. (Ord. 2014-15 § 2).

15.16.050 Administrative provisions.

A. Permits Required. No signs shall hereafter be erected, re-erected, constructed, altered, or maintained, except as provided by this chapter and, when required, a building permit for the same has been issued by the building official. A separate permit shall be required for a sign or signs for each business entity and/or a separate permit shall be required for each group of signs on a single supporting structure.

B. Application for Permits. Application for sign permits shall be made to the building official on a form as provided by the building department. Such application shall require:

1. Name of business and address where work is to be performed.

2. Name and address of property owner.
3. Name and title of the person completing the application.
4. Name, address, and telephone number of the person or firm doing the work.
5. Washington contractor's registration number.
6. A site plan showing location of the sign in relation to buildings, property lines and street rights-of-way including the size and location of all existing signs on the property.
7. A scale drawing of the proposed sign or sign revision showing size, height, copy, structural and footing details, and material specifications.
8. A description of work to be performed and type of sign.
9. Electrical load with name of electrical contractor responsible for installation of service feed wires if other than sign contractor.
10. Structural engineer's stamp required on those signs and sign structures subject to wind and seismic forces.

C. **Revocation of Permit.** The building official may, in writing, suspend or revoke a permit issued under the provisions of this chapter whenever building official reasonably believes the permit is issued in error or on the basis of incorrect information supplied, or in violation of any ordinance or regulation or any of the provisions of this chapter.

D. **Permit Fee Schedule.** The fees prescribed in GMC 15.70.020 (Exhibit D) must be paid to the city for each sign installation for which a permit is required by this chapter and must be paid before any such permit is issued by the building official. (Ord. 2014-15 § 2).

15.16.055 Penalty for violation.

Penalty for the violation of any of the provisions of this chapter shall be as set forth in Chapter 15.72 GMC. (Ord. 2014-15 § 2).

15.16.060 Appeals.

A. An applicant requesting an appeal under the provisions of this chapter shall submit the following, along with the required filing fee:

1. A letter in memorandum format outlining how the request is consistent with the criteria of this subsection.
2. A site plan that is accurately drawn to an engineered scale of one inch equals 40 feet, one inch equals 20 feet, or one inch equals 10 feet that includes the following information:
 - a. Boundaries and dimensions of the site.
 - b. Location of buildings, parking areas and adjacent streets.
 - c. Graphic representations of all existing signs including their size, height and placement on the site.
 - d. Graphic representation of the proposed sign(s) subject to the request.
 - e. Building elevation showing the placement of the sign on that elevation, if applicable.

B. The action of the building official rejecting, approving or modifying any decision or application is a final administrative decision subject to appeal to the city's hearing examiner. Appeals of administrative decisions with regard to this chapter shall be processed consistent with Chapter 2.50 GMC.

C. The building official may allow for the repair or replacement of nonconforming signs that have a significant historical or cultural element or are integral components of a building roof or facade that has a significant historical or cultural element to which the sign is a contributing component. (Ord. 2014-15 § 2).

15.16.070 Liability.

This chapter shall not be constituted to relieve from or lessen the responsibility of any person owning, building, altering, constructing, removing or moving any sign in the city for damages to anyone injured or damaged either in person or property by any defect therein; nor shall the city, or any agent thereof, be held as assuming such liability by reason of permit or inspection authorized herein or a certificate of inspection issued by the city or any of its agents. (Ord. 2014-15 § 2).

The Grandview Municipal Code is current through Ordinance 2017-3, passed January 24, 2017.

Disclaimer: The City Clerk's Office has the official version of the Grandview Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

