

**CITY OF SNOHOMISH
Snohomish, Washington**

ORDINANCE 2142

**AN ORDINANCE OF THE CITY OF SNOHOMISH, WASHINGTON,
AMENDING SMC 14.245.065 RELATING TO FREESTANDING SIGNS
FOR LARGE COMMERCIAL PROPERTIES, AND AMENDING
CHAPTER 14.245 OF THE SNOHOMISH MUNICIPAL CODE**

WHEREAS, the City has adopted sign regulations, which are set forth in Chapter 14.245 of Snohomish Municipal Code; and

WHEREAS, the City Council has, in recent years, conducted multiple public hearings and has received considerable input and public participation related to sign regulations; and

WHEREAS, in response to public input, the Council directed that the regulations contained within this ordinance be discussed in a public hearing and considered for adoption; and

WHEREAS, the requested change would allow a second 18-foot-high freestanding sign upon on commercial properties 30 acres or more in size, when specific conditions are satisfied; and

WHEREAS, on January 15, 2008, a public hearing was held before the City Council on this proposed sign code amendment and all persons wishing to be heard were heard; and

WHEREAS, the City Council finds that commercial properties 30 acres or more in size and with more than 500 feet of frontage upon one street can accommodate a second, 18-foot-high freestanding sign while maintaining and achieving the City's goals and objectives in regulating commercial signs, and not diminishing the public's health, safety, and welfare; and

WHEREAS, the City Council finds that the proposed sign code amendment is consistent with the amendment approval criteria provided in SMC 14.15.090; and

WHEREAS, notification of the proposed sign code amendment was made to the Washington State Department of Community, Trade, and Economic Development as required by law; and

WHEREAS, the City Planner, acting as the City's SEPA Responsible Official, evaluated the proposed sign code amendment and subsequently issued a Determination of Non-Significance (DNS) and the associated comment and appeal periods concluded without public comment or appeal;

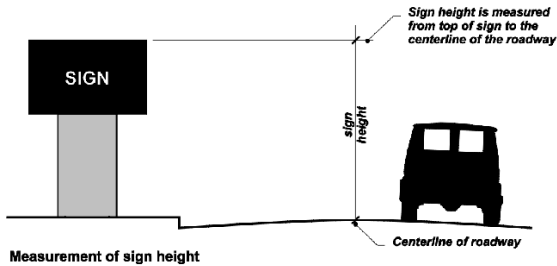
**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SNOHOMISH,
WASHINGTON, DO ORDAIN AS FOLLOWS:**

Section 1. Section 14.245.065 of the Snohomish Municipal Code and the "Freestanding Signs Table" contained therein is hereby amended to read as follows:

14.245.065 Freestanding Signs.

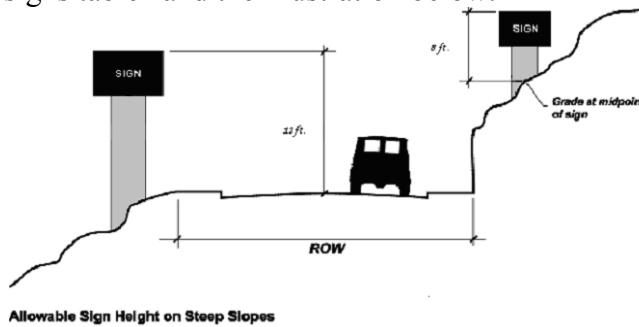
Freestanding signs shall comply with the following regulations:

- A. The maximum allowable sign height is indicated in the “Freestanding signs table” below. In those instances where the roadway is depressed below or elevated above the adjacent property, adjustments in the allowed maximum height may be allowed by the City Planner in accordance with this section.



1. The maximum height of a freestanding sign is measured from the elevation of the centerline of the adjacent roadway to the top of the frame or sign structure, whichever is tallest. Refer to the “Freestanding signs table” below and the illustration above.

- 2. If the side slope of the property perpendicular to the street right-of-way is so steep that it does not allow the construction of a 6’ tall sign within the maximum allowable height limit, the City Planner may allow the sign to extend 8’ above the grade. Refer to the “Freestanding signs table” and the illustration below.

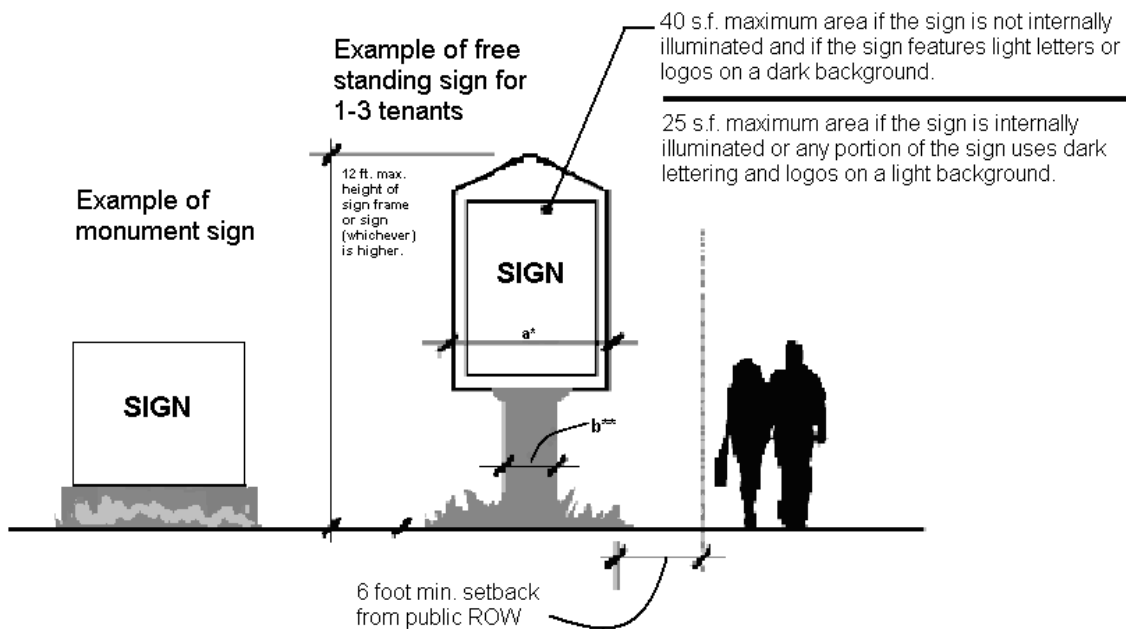


- B. A freestanding sign may have two faces. If the two faces are located in such relationship to each other that both cannot be viewed from any point at the same time, only one face will be counted in totaling the number of signs or sign area.
- C. The maximum allowable sign face area, excluding the frame and mounting, shall be as set forth in the following “Freestanding signs table” and as illustrated below:

Freestanding signs table

# tenants OR acreage (not both)	Square foot area of allowable text on sign	Sign height limit	Sign width limit
1-3 tenants	40 sq feet if sign face is not internally illuminated and uses light lettering and logos on dark back ground 25 square feet if the sign face is internally illuminated or does not use light lettering and logos on a dark background	12’	5’

4-7 tenants	60 sq feet if sign face is not internally illuminated and uses light lettering and logos on dark back ground 40 square feet if the sign face is internally illuminated or does not use dark lettering and logos on a light background	12'	6'
8+ tenants	75 sq feet if sign face is not internally illuminated and uses light lettering and logos on dark back ground 50 square feet if the sign face is internally illuminated or does not use dark lettering and logos on a light background	15'	8'
7 acres or more	125 sq feet if sign face is not internally illuminated or uses light lettering and logos on dark back ground AND is a non-internally illuminated monument sign with design elements related to the principal structures on site identifying the name of the development 75 square feet if the sign face is internally illuminated or does not use light lettering and logos on a dark background In both of the above situations one additional monument sign may be installed with a maximum sign height of 5 feet above the ground and a maximum sign width of 8 feet. Said monument sign shall include design elements consistent with the principal structures on the site and shall relate to the entire site rather than an individual tenant. For commercial developments 30 acres or more in size, a second 18-foot-high freestanding sign may be installed in lieu of the 5-foot-monument sign where: 1) the commercial development has more than one driveway along that street frontage; and 2) two freestanding signs are separated by a minimum of 500 feet.	18'	--



** "b" must be at least 1/3 "a" or be architecturally treated to reflect the sign frame or on-site buildings.

- D. In the “Freestanding signs table” above, “light” and “dark” refer to the amount of light reflected by a color. A dark color reflects less light than a light color. The City Planner shall have the authority to interpret the lightness of lettering/logos and other graphics relative to the lightness of the sign background.
- E. Sign base. Freestanding signs must have a substantial base with a length of at least one third the maximum length of the sign at its maximum cross-section as illustrated above.
- F. Location.
1. Any portion of a freestanding sign must maintain a six foot minimum setback from the public right-of-way and a five foot minimum setback from any property line.
 2. Freestanding signs shall meet the sight distance requirements of the City of Snohomish Public Works Standards.
- G. Number per site and minimum spacing.
1. One freestanding sign per site is allowed, except that a business with frontage on a City street and a State highway, where the building is not visible from the highway, may have an additional freestanding sign facing the highway, provided that the sign shall not exceed 18 feet in height as measured from pre-existing grade or finished grade of the sign location and shall not exceed 50 square feet in area.
 2. Sites fronting on two streets may have one freestanding sign per street, provided that these signs are at least 150 feet apart.
- H. Materials used in the sign construction.
1. Sign frame construction must be durable and comply with the City Building Code. The sign and sign base should be architecturally integrated with the primary building or buildings on site.
 2. Sign faces constructed of metal, wood, concrete, masonry or rock are encouraged. Plastic is discouraged except for backlit lettering.
- I. Landscaping.
1. A sufficient defined landscaped area shall be provided around the base of the freestanding sign to make the base of the sign and any ground based lighting more attractive and deter vehicles, shopping carts and people from contacting the base of the sign. The landscaping shall consist of a combination of ground cover materials and low growing shrubs.
- J. Architectural embellishment.
1. An additional allowance of two feet in sign height and width is permitted for architectural embellishment, which shall not include any logo, writing, or other form of business identification or advertisement.

Section 2. Severability. If any section, subsection, paragraph, sentence, clause or phrase of this ordinance or its application to any person or circumstance be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by state or federal law or regulation, such a decision or preemption shall not affect the validity or constitutionality of the remaining portions of this ordinance or its application to any other persons or circumstances.

Section 3. Effective Date. This ordinance shall be effective five days after adoption and publication.

ADOPTED by the City Council and **APPROVED** by the Mayor this 15th day of January, 2008.

CITY OF SNOHOMISH

By _____
RANDY HAMLIN, MAYOR

Attest:

By _____
TORCHIE COREY, CITY CLERK

Approved as to form:

By _____
GRANT K. WEED, CITY ATTORNEY