

Ordinance No. 00225

[Council Mtg Minutes 00/01/18](#)

ORDINANCE NO. 225

AN ORDINANCE of the City Council of the City of Lakewood, Washington, amending Paragraph CC of Section 18.45.030 of the Lakewood Municipal Code and Section 18.45.130 of the Lakewood Municipal Code relating to sign code regulations

WHEREAS, at the time of the incorporation of the City of Lakewood, the City Council put into place sign code regulations, based to a significant extent, upon the preexisting Pierce County Regulations, with some modifications as indicated in the public testimony and through the efforts of members of the community who participated in development of the City's initial sign codes; and,

WHEREAS, several times since incorporation, the City has engaged in a review of its sign code provisions, meeting with members of the public, representatives the business community and others involved in sign code issues, to develop modifications of the sign code which resulted in further customization of the sign code which resulted in further customization of the sign code to meet the particular needs of the City of Lakewood; and,

WHEREAS, as a result of such review, and in an effort to address concerns identified by representatives of the Chambers of Commerce and other members of the community, City Staff has developed proposed changes to the sign code to meet the needs of the community, and address the identified concerns; and,

WHEREAS, in order to meet the needs of certain business properties that do not currently meet the definition of Major Commercial or Economic Centers, and their need for advertising signage, it is appropriate to amend the definitions in the sign code based on the size of the lot and allow for contiguous lots with different ownership the opportunity to be classified as a Major Center; and,

WHEREAS, such amended definition would also provide for greater application of the definition, more in tune with the intent of the sign code to provide special consideration for commercial and employment uses which have an impact on the community due to size and intensity.

WHEREAS, a public hearing on the proposed modifications to the City of Lakewood sign code was held before the City of Lakewood Planning Advisory Board on the 29th day of December, 1999, to consider the proposed changes and to hear the comments and concerns of all persons wishing to speak to said issue, after which the Planning Advisory Board recommended approvals consistent with the provisions herein contained.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1. That Paragraph CC of Section 18.45.030 of the Lakewood Municipal Code be, and the same hereby is, amended to read as follows:

18.45.030 - Definitions

CC. Major Commercial or Employment Centers. A major center is an integrated planned development within the CC, MUD, MUC, and EC zoning districts with contiguous ownership larger than twelve (12) acres in size. Contiguous properties under separate ownership or control, but which function as an integrated center and when combined are larger than twelve (12) acres in size and have at least eight hundred (800) feet of street frontage, shall be considered a major center. Major Commercial Center" means one or more contiguous lots or Pierce County Assessor's tax parcel(s) under one ownership in the Major Urban Center Zone which is comprised of more than two (2) businesses; more than two-hundred thousand (200,000) feet of commercial buildings, and has a minimum of five hundred (500) feet

of street frontage.

Section 2. That Section 18.45.130 of the Lakewood Municipal Code be, and the same hereby is, amended to read as follows:

18.45.130 - Signs in the EC, MUC, CC, NC and MUD Zones

The following signs, when displayed in accordance with this chapter, are allowed within the EC, MUC, CC, NC, MUD, OLB-1, and OLB-2 Zones:

A. Nameplates.

- 1. Not more than one per building,**
- 2. not greater than two (2) square feet in gross area,**
- 3. not over four (4) feet in height if detached from the building, and**
- 4. non-flashing.**

B. Wall signs.

1. Wall, projecting, awning, and permanent window signs are allowed within the zones in accordance with Table 18.45-130A below.

TABLE 18.45.130A

WALL, PROJECTING, AWNING, AND WINDOW SIGNS

CC. Major Commercial or Employment Centers. A major center is an integrated planned development within the CC, MUD, MUC, and EC zoning districts with contiguous ownership larger than twelve (12) acres in size. Contiguous properties under separate ownership or control, but which function as an integrated center and when combined are larger than twelve (12) acres in size and have at least eight hundred (800) feet of street frontage, shall be considered a major center. Major Commercial Center" means one or more contiguous lots or Pierce County Assessor's tax parcel(s) under one ownership in the Major Urban Center Zone which is comprised of more than two (2) businesses, more than two-hundred thousand (200,000) feet of commercial buildings, and has a minimum of five hundred (500) feet of street frontage.

Section 2. That Section 18.45.130 of the Lakewood Municipal Code be, and the same hereby is, amended to read as follows:

18.45.130 - Signs in the EC, MUC, CC, NC and MUD Zones

The following signs, when displayed in accordance with this chapter, are allowed within the EC, MUC, CC, NC, MUD, OLB-1, and OLB-2 Zones:

A. Nameplates.

1. Not more than one per building,
2. not greater than two (2) square feet in gross area,
3. not over four (4) feet in height if detached from the building, and
4. non-flashing.

B. Wall signs.

1. Wall, projecting, awning, and permanent window signs are allowed within the zones in accordance with Table 18.45-130A below.

TABLE 18.45.130A

WALL, PROJECTING, AWNING, AND WINDOW SIGNS

	Limitations ¹	Maximum Sign Face Area
Wall Signs	<p>1 primary sign per street frontage</p> <p>--</p> <p>Max. 18 inches in thickness</p>	<p>Combined area of all wall, awning, projecting, and window signs shall not exceed:</p> <p>10% of the building street facade</p>
Awning Signs	<p>--</p> <p>Max. area is</p>	<p>Or</p>
Projecting Signs	<p>16 square feet per face.</p> <p>Max. projection is</p> <p>4 feet</p>	<p>200 square feet,</p> <p>whichever is less</p>
Window Signs ²	<p>Max. 30% of each window</p>	

Table Notes:

1. Review Sections 18.45.080 Requirements Applicable to All Signs and 18.45.060 Prohibited Signs for specific limitations and requirements.

2. Temporary window signs do not require a Temporary Commercial Sign Permit if the total combined area of all signs does not exceed 10% of the building street facade or 200 square feet, whichever is less.

2. Major Commercial or Employment Centers within the CC, MUC, MUD, and EC zoning districts.

a. A major center is an integrated planned development with contiguous ownership larger than twelve (12) acres in size. Contiguous properties under separate control, but which function as an integrated center, and when combined are larger than twelve (12) acres in size, may be considered a major center.

b. Major centers may vary from the development standards of this section by obtaining approval of a binding wall sign plan for the center.

1) The sign plan for the center shall be reviewed as a Conditional Use Permit.

2) In approving the sign plan for the center, the Hearing Examiner must make a finding that the sign plan is proportionate to the intensity of the major commercial or employment center and consistent with the intent of this Sign Code, specifically Sections 18.45.090 and 18.45.160.K.

C. Free standing signs.

1. Free standing signs are allowed within the zones in accordance with Table 18.45-130B below.

**TABLE 18.45.130B
FREE STANDING SIGNS**

Street Frontage ¹		Maximum		Number of Signs Allowed
Street Frontage (feet)	Set Back ²	Height (feet)	Area (square feet)	Per Each Street Frontage ¹
<35	NA	NA	NA	0
35 - 250	8 feet	Ground: 7	Ground: 30	1 ground
251 - 500	8 feet	Pole: 15 Ground: 7	Pole: 40 Ground: 30	1 pole or 2 ground ⁴⁻³
>500 and 200,000-square feet of building area:	8 feet	Pole: 20 Ground: 7	Pole: 48 Ground: 30	1 pole or 1 ground sign per 250 feet of frontage ⁴⁻³

Major Commercial &
Employment Centers in
the MUC zone Conditional Use Permit for Signage³.

in the MUC zone

Table Notes:

1. Street frontage does not include frontage dedicated to driveways.
2. Review Sections 18.45.080 Requirements Applicable to All Signs and 18.45.080 Prohibited Signs for specific limitations and requirements.
3. Major Commercial Centers sign requirements may be negotiated under the administrative process of a Conditional Use Permit. The signage permitted under a Conditional Use Permit must be proportionate to and follow the intent of the general sign development standards.
4. Ground signs must be separated a minimum of 200 feet.

Ground signs must be separated a minimum of 200 feet.

2. 1: Street frontage does not include frontage dedicated to driveways.

3. 2: Landscaping for freestanding signs. All permanent free standing signs shall include landscaping at their base to prevent automobiles from hitting the sign-supporting structure and to improve the overall appearance of the installation. The planting area shall be a minimum of one (1) square foot for each square foot of sign surface area and shall include shrubs and ground cover. The landscaped area shall be maintained.

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4. 3: If the landscaping is not installed concurrently with the sign, the applicant for a new sign permit shall provide a performance guarantee in the form of a cash bond, held by the City, amounting to one-hundred and fifty (150) percent of the estimated cost of installing the required landscaping.

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5. Major Commercial or Employment Centers within the CC, MUC, MUD, and EC zoning districts.

a. A major center is an integrated planned development with contiguous ownership larger than twelve (12) acres in size. Contiguous properties under separate control, but which functions as an integrated center, and combined are larger than twelve (12) acres in size, may be considered a major center.

b. Major centers may vary from the development standards of this section by obtaining approval of a binding wall sign plan for the center.

1) The sign plan for the center shall be reviewed as a Conditional Use Permit.

2) In approving the sign plan for the center, the Hearing Examiner must make a finding that the sign plan is proportionate to the intensity of the major commercial or employment center and consistent with the intent of this Sign Code, specifically Sections 18.45.090 and 18.45.160.K.

D. Temporary signs in accordance with Sections 18.45.140 and 18.45.150.

E. Entrance and Exit Signs. Entrance and exit signs and/or other similarly worded signs when used for the purpose of controlling mobile traffic shall be limited to the following:

1. One (1) sign per entrance or exit.
2. Sign height shall not to exceed thirty-six (36) inches in height
3. Sign width shall not exceed sixteen(16) inches.
4. The maximum sign area shall be six (6) square feet.

F. Entrance and Exit Ways - Ingress and Egress - Gateways. The use of concrete, wood, stone, brick, steel, masonry and/or other similar materials in constructing entrance and exit ways and/or gateways shall be subject to:

1. Location to be approved by the City Manager or designee.
2. Height shall be limited to three (3) feet above natural grade, except when such structures are twenty-five (25) feet from a secondary highway or thirty-five (35) feet from a primary highway.
3. The incorporation of signs, plaques, emblems and/or other similar items in or on such structures shall be by special permission of the Code Administrator

G Landscaped berms and decorative block edged berms

1. Landscaped berms or decorative block edged berms of two (2) feet or less in height shall not be included in the height calculations of a ground sign.
2. Landscaped berms must have a height-to-width ratio of not more than one-to-three (1:3) to be consider a landscaped berm. Berms with a greater ratio shall be included in the height calculations of the sign.

Figure 18.45.130.G-1

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3. As an option, a monument sign may be placed in a landscaped island enclosed by decorative landscaping block or other City approved retaining material. The maximum height of the landscaping island is two (2) feet. The landscaping island and sign height shall not exceed nine (9) feet nor the sign structure height exceed seven (7) feet above the top of the landscaping island. The required landscaping, equal to the size of the sign face, shall be enclosed within the landscaping island. The landscaping must extend above the top of the landscaping block.

Figure 18.45.130.G-2



4) Plans submitted for sign permits must clearly indicate the use of a landscaped berm or landscaped block edged berm .

H. Flag poles. Up to six (6) flag poles per tax parcel are permitted, providing a maximum of one (1) per tax parcel utilized for a single-family dwelling unit.

(Ord. 177 § 1 (part), 1998; Ord. 135 § 1 (part), 1997; Ord. 59 § 1 (part), 1996.)

Section 3. If any portion of this Ordinance or its application to any person or circumstances is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 4. That this Ordinance shall become effective five (5) days after publication of the Ordinance Summary as required by law.

ADOPTED by the City Council this 18th day of January, 2000.

CITY OF LAKEWOOD

Bill Harrison, Mayor

Attest:

Alice M. Bush, CMC/AAE, City Clerk

Approved as to Form:

Daniel B. Heid, City Attorney