

**Recommended Code Amendments**

(added text is underlined, deleted text is shown with ~~strikethrough~~)

**32.32.020 Standards in the Commercial/Mixed Use, Campus Institution 2, Employment, and Industrial Zones.**

**A.** General standards and sign features. The standards for permanent signs and sign features in the C, E, and I zones are stated in Tables 2 and 3. All signs must conform to the regulations of Section 32.32.030.

| <b>Table 2</b><br><b>Standards for Permanent Signs in Nonresidential Zones and RX Zone [1]</b><br>(Amended by Ordinance No. 176469, effective July 1, 2002.) |  |   |                                    |
|--|--|---|------------------------------------|
| <del>CE, CM3, CO2, CG, EG1&amp;2,</del><br>EX, IG1&2, IH   |  | <del>CN1&amp;2, CO1,</del><br>C12, CM2, CS, CX <del>CM, CM1, RX</del> |                                    |
| <b>Signs Attached to Buildings</b>   |  |   |                                    |
| Size Allocation  | <ul style="list-style-type: none"> <li>• 1 sq. ft. per 1 ft. of primary bldg. wall if a freestanding sign is also on the same street frontage</li> <li>• 1-1/2 sq. ft. per 1 ft. of primary bldg. wall if there is no freestanding sign on the same street frontage</li> </ul> | Same  | Same                               |
| Maximum Number   | No limit within size allocation  | Same  | Same                               |
| Maximum Area Per Sign  | 200 sq. ft.  | 100 sq. ft.   | 50 sq. ft.                         |
| Min. Guaranteed Sign Area For A Ground Floor Tenant Space  | 32 sq. ft.   | Same  | Same                               |
| <b>Types Allowed</b>   |  |   |                                    |
| Fascia, Awning, Marquee, Pitched Roof, Painted Wall  | Yes  | Yes   | Yes                                |
| Projecting   | Yes, but no projecting signs if a freestanding sign is also on the same street frontage  | Same  | Same                               |
| Rooftop  | No   | No  | No                                 |
| <b>Freestanding Signs</b>  |  |   |                                    |
| Maximum Number   | 1 per site or 1 per 300 ft. of arterial street frontage and 1 for each additional 300 ft. or fraction thereof [2].   | 1 per arterial street frontage [3]                                    | 1 per arterial street frontage [3] |
| When Not Allowed   | Not allowed if there is already a projecting sign on the same site frontage, or if existing signs attached to buildings exceed the limit of 1 sq. ft. to 1 ft. of primary building wall  | Same  | Same                               |
| Size Allocation For All Freestanding Signs   | 1 sq. ft. per 1 ft. of arterial street frontage. Local street frontage can be used if there are not arterial site frontages.   | Same  | Same                               |
| Size Limit   | 200 sq. ft.  | 100 sq. ft.   | 50 sq. ft.                         |
| Maximum Height   | 25 ft. [4]   | 20 ft. [4]  | 15 ft. [4]                         |
| <b>Additional Signs Allowed [5]</b>  |  |   |                                    |
| Directional Signs, Portable Signs, Lawn Signs  | See Subsections 32.32.030 G-J  |   |                                    |

Yes = Allowed

No = Prohibited

Notes:

- [1] Temporary signs are regulated under 32.32.010 K, Temporary Signs.
- [2] On sites with frontages longer than 300 feet, sign area earned from the first 300 feet may not be used on the second sign. For example, a 350 foot street frontage may have a 200 sq. ft. and a 50 sq. ft. freestanding sign. Regional Trafficways that are not also Major City Traffic Streets are not considered arterial streets for purposes of this Title.
- [3] Where a site has no arterial street frontage, one freestanding sign is allowed.
- [4] This height limit is for the total height of the combined sign face and sign structure.
- [5] These signs may be allowed in addition to signs attached to buildings and freestanding signs when they meet the standards of 32.32.030 G-J.

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## Commentary

### 32.32.020 Standards in the Commercial/Mixed Use, Campus Institution 2, Employment, and Industrial Zones

The amendments change the reference to existing Commercial zones that are being deleted to new Commercial/Mixed Use zones adopted in the 2035 Comprehensive Plan that are the closest fit in terms of scale and use allowances. This generally follows the approach in the table below, however there are exceptions:

| <b>Old Zone</b>                   | <b>New Zone</b>       |
|-----------------------------------|-----------------------|
| CN1, CN2, CO1                     | CM1                   |
| CS, CM, CO2                       | CM2                   |
| EX, CX                            | CM3                   |
| CG                                | CE                    |
| Non-conforming C uses in R5, R2.5 | CR (in limited cases) |

Table 3

Column 2: The CO2, CS, CG zones are deleted and the new CE, CI2, CM2, CM3 are added.

Column 3: The CN1&2, CO1, zones are deleted and the new CM1 zone is added.

#### Notes on zone assignments:

The CM1 zone is a small scale zone intended for lower intensity area and may often be found in the context of residential areas.

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| Table 3<br>Sign Features for All Signs In Table 2       |  |                                    |
|---|--|------------------------------------|
|   | <del>CO2, CS, CG</del> <u>CE, CI2, CM2, CM3, CX, EG1&amp;2,</u><br><u>EX, IG&amp;2, IH</u> | <del>CN1&amp;2, CO1, CM1, RX</del> |
| Changing Image Sign Features (see 32.32.030.D)          | Yes [1]  | No[2]                              |
| Lighting  | Direct, Indirect, or Internal  | Same                               |
| Maximum Distance Extending Into R-O-W (see 32.32.030.C) | 6-1/2 ft. or 2/3 of distance to roadway, whichever is less                                 | Same                               |
| Maximum Area Extending into R-O-W (see 32.32.030.C)     | 30 sq. ft.   | Same                               |

Yes = Allowed                      No = Prohibited

Notes:

- [1] Changing image sign features are allowed in the ~~CO2, CS, CG~~ CE, CI2, CM2, CM3, CX, EG1 &2, EX, IG1 &2, and IH zones if they meet the standards of 32.32.030 D., Changing image sign features.
- [2] Changing image sign features are prohibited in the RX, ~~CN, CO1, CI1~~ and CM1 zones; except, changing image sign features are allowed in these zones if the sign is in, or adjacent to and facing, a sports field and meets the standards of 32.32.030 C, Changing image sign features.

**B.** Signs adjacent to freeways or bridges. [No Changes]

**C.** Pedestrian districts. [No Changes]

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## Commentary

### 32.32.030 Additional Standards in All Zones.

The amendments change the reference to existing Commercial zones that are being deleted to new Commercial/Mixed Use zones adopted in the 2035 Comprehensive Plan that are the closest fit in terms of scale and use allowances. This generally follows the approach in the table below, however there are exceptions:

| <b>Old Zone</b>                   | <b>New Zone</b>       |
|-----------------------------------|-----------------------|
| CN1, CN2, CO1                     | CM1                   |
| CS, CM, CO2                       | CM2                   |
| EX, CX                            | CM3                   |
| CG                                | CE                    |
| Non-conforming C uses in R5, R2.5 | CR (in limited cases) |

Adding references to the appropriate Campus/Institutional (CI) zones that were adopted as part of the 2035 Comprehensive Plan, as appropriate.