

**CITY OF LIBERTY LAKE
SPOKANE COUNTY, WASHINGTON
ORDINANCE NO. 276**

**AN ORDINANCE OF THE CITY OF LIBERTY LAKE, WASHINGTON, AMENDING
CITY OF LIBERTY LAKE SIGN CODE REGULATIONS CONTAINED IN CITY
DEVELOPMENT CODE.**

WHEREAS, the Growth Management Act ("GMA") was established in the State of Washington in 1990 to provide a framework for land use planning and development regulation; and

WHEREAS, Spokane County and the cities within it were mandated to plan under the GMA in 1993; and

WHEREAS, the City of Liberty Lake has adopted its own comprehensive land use plan pursuant to RCW 36.70A; and

WHEREAS, the City has adopted a Development Code to implement the Comprehensive Plan; and

WHEREAS, the 14 planning goals outlined in RCW 36.70A.020 and 480, guide the development and adoption of comprehensive plans and development regulations; and

WHEREAS, planning is an ongoing process, and improved data or changing circumstances require amendments to the Development Code from time to time; and

WHEREAS, the Planning Commission of the City of Liberty Lake has undertaken a public process to amend sign regulations contained in the City of Liberty Lake's Development Code, with said amendments to allow for pedestrian oriented signs to include blade, awning, canopy and marquee signs that meet standards deemed to implement the goals and policies established in the City's Comprehensive Plan

WHEREAS, a complete public participation program was followed for the development of the proposed amendments to the City of Liberty Lake's Development Code; and

WHEREAS, all public notification requirements were met and accomplished in a timely manner; and

WHEREAS, a SEPA DNS Threshold Determination and Adoption of Existing Environmental Document was issued on each of the proposed amendments with a fourteen (14) day public comment period; and

WHEREAS, the GMA requires proposed development regulations, including proposed amendments, be forwarded to the Washington State Department of Commerce ("DOC") for review and comment prior to the final City Council adoption; and

WHEREAS, all applicable state and local agencies received a copy of the proposed amendments, and were given the opportunity to comment; and

WHEREAS, the City of Liberty Lake has met the GMA notice to state agency requirements in RCW 36.70A.106 for the Proposed Amendments to the City of Liberty Lake' Landscaping Regulations; and

WHEREAS, the City Council has reviewed the Planning Commission Findings of Fact, Conclusions, and Recommendations in the Matter of the Proposed Amendments to the City of Liberty Lake Sign Regulations, and other documents in the sign regulation amendment file that were available for review;

NOW THEREFORE the City Council of the City of Liberty Lake does ordain as follows:

Section 1. Amendments to the City of Liberty Lake's Sign Regulations Contained in the City's Development Code.

The approved amendments to the City of Liberty Lake Sign Regulations are attached hereto as "Exhibit A", and incorporated herein.

Section 2. Severability.

If any section, sentence, clause or phrase of this Ordinance and the attachments hereto 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 3. Administration and Enforcement.

- A. Administration. Planning, Engineering & Building Services shall be responsible for the administration of this Ordinance.
- B. Enforcement. Projects that are subject to the provisions of this Ordinance and do not comply with the standards of this Ordinance shall be subject to the enforcement provisions of the Liberty Lake Municipal Code and City Development Code.

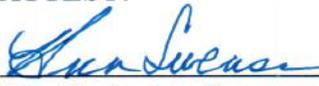
Section 4. Effective Date.

This Ordinance shall be in full force and effect five (5) days after publication of this Ordinance or a summary thereof in the official newspaper of the City as provided by law.

PASSED by the City Council this 15th day of June, 2021.

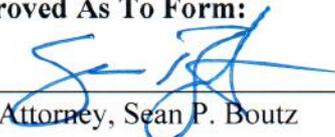
Cris Kamenskis
Mayor Cristella Kaminskis

ATTEST:



City Clerk, Ann Swenson

Approved As To Form:



City Attorney, Sean P. Boutz

Date of Publication: 6.11.2021

Effective Date: 6.16.2021

EXHIBIT A
DEVELOPMENT CODE AMENDMENT
ALLOWING BLADE, AWNING, CANOPY & MARQUEE SIGNS

Proposed Additions to City Development Code §10- 1C, Definitions:

Awning Sign – Lettering or imagery placed on an awning, which is a movable hood or cover which projects from the wall of the building, which can be retracted, folded or collapsed against the face of a supporting structure. Decorative awnings without lettering or imagery are not considered signs.

Blade Sign - A rigid projecting or suspended sign that is perpendicular to the building (or mounted at a 135° angle when located on building corner), that is mounted below an awning, canopy, or other first floor overhang and/or over the building or store entryway and for which the primary audience is pedestrians.

Canopy Sign – Any sign attached to or constructed in, on or under a canopy, which is a structure of canvas, other fabric, plastic, metal or wood or other material, which is permanently attached to any exterior building wall in any manner, intended to shield any wall, window, door, sidewalk or roadway from sun, rain or any other element, and which is not retractable such as an awning.

Marquee Sign - Any sign attached to or constructed in a marquee, which is a permanent roof-like structure projecting beyond a building wall at an entrance to a building or extending along and projecting beyond the building's wall and generally designed and constructed to provide protection against weather.

Proposed Amendment to City Development Code §10-3E, Signage Standards

10-3E-1 Purpose

- A. As identified in the City Comprehensive Plan, an attractive urban landscape is an asset to the community. Aesthetically pleasing areas instill a sense of pride in the community and serve as a magnet for attracting new business. Signage regulation is one method to achieve an attractive urban landscape. The purpose and intent of this article is to maintain or enhance the visual environment of the City of Liberty Lake, to protect the public health, safety and welfare; and to increase the effectiveness of visual communication in the City while promoting commerce, traffic safety, and community identity and by providing opportunities for Liberty Lake businesses, residents and property owners to appropriately display signage.

B. The regulations for signs have the following specific objectives:

1. To have signs that attract and invite rather than demand the public's attention along the City's streetscapes.
2. To have streets that appear orderly and safe, because clutter is minimized.
3. To have signs that enhance the visual environment of the City, because they are in harmony with building architecture and landscape design.
4. To allow business identification that is not unduly hindered by regulatory standards.
5. To ensure typical communication and civic discussion is fostered in the City's residential neighborhoods.
6. To allow signs that utilize high quality construction materials, fine architectural detailing, harmonious proportionality, and that serve a multi-modal environment.

10-3E-2 Applicability and General Provisions

The signage standards shall apply to all development within the City, unless specifically exempted by City code or ordinance. A permit is required for any sign that is erected, re-erected, constructed, painted, posted, applied or structurally altered, as identified in this article. The Planning and Community Development Department shall review sign permit applications.

Notwithstanding any other provision of this article or of related standards referenced in this article, applications will be reviewed only with respect to sign structure or placement, or with reference to copy only to the extent of color, size, or typeface and excluding any reference to message, category, subject, topic, or viewpoint.

10-3E-3 Prohibited Signs

A. Signs Prohibited in the City. The following signs are prohibited in all zones unless otherwise specifically permitted.

1. Signs, which by coloring, lighting, shape, wording or location resemble or conflict with traffic control signs or devices.
2. Signs that create a safety hazard for pedestrian or vehicular traffic.
3. Flashing signs.
4. Portable signs exceeding six (6) square feet.
5. Reader board signs (except as permitted herein).
6. All electronically changeable message signs (except where permitted herein).
7. Signs attached to or placed on a vehicle or trailer parked on public or private property, provided that this provision shall not be construed as prohibiting the identification of a firm or its product on a vehicle operating during the normal

course of business. Franchised buses and taxis are exempt from these provisions.

8. Roof signs.
9. Freestanding Signage with unconcealed pole supports.
10. Rotating, spinning, or motorized signs.
11. Billboards.
12. Signs attached to towers or wireless communication support towers.
13. Inflatable signs.
14. A-frame signs (except as permitted herein).
15. Signs attached to benches that advertise businesses, goods, services, etc.
16. Signage in residential areas (except as permitted herein).
17. Temporary signage (except as permitted herein).
18. Commercial off-premise signs.

B. Examples of Prohibited Signage

Portable Signs



Billboards



Inflatable Signs



Readerboards



Unconcealed Pole Signs



Rotating Motorized Signs



10-3E-4 Sign Permit Requirements

- A. Exempt Signs. The following shall not require a sign permit provided that these exemptions shall not be construed as relieving the owner from the responsibility to comply with the provisions of this Code or any other law or ordinance, including the Building Code.
1. Signs that are attached to buildings provided such signs are not more than four (4) sq. ft. in area and project not more than 2 inches from any building surface.
 2. The changing of the advertising copy or message on a lawfully erected sign, reader board, or similar sign specifically designed for replaceable copy.
 3. Painting, repainting, or normal maintenance, unless a structural or electrical

change is made.

4. Incidental signs.
 5. Any sign located within a building not visible from the street or sidewalk.
 6. Traffic or pedestrian control signs or signals, or signs indicating scenic, historic, or public points of interest (i.e. government services, parks, recreation, schools, transportation facilities), which are erected by or on the order of a public officer in the performance of his/her public duty;
 7. Signs required by law;
 8. Official public notices, official court notices or official law enforcement notices.
- B. Temporary Signs. The following shall not require a complete sign permit application, however application for a temporary sign permit shall be required.
1. Temporary banners and temporary signs as permitted herein.
 2. Real estate signs as permitted herein.
 3. Temporary political signs as permitted herein.
- C. Required Submittals for Sign Permits.
1. Completed & Signed Application with owner and contractor Information, project description, site address / location, etc., square footage of building façade, proposed sign type, area, etc., and value of sign.
 2. Plans for the signs with dimensions
 3. Building elevations with dimensions (wall signs / blade signs)
 4. Setbacks (freestanding / monument signs)
 5. Site Clearance (freestanding / monument signs)
 6. Site Map (freestanding / monument signs)
 7. Attachment Illustration (wall signs / blade signs)
 8. Engineering (freestanding signs)
 9. All permits for electronically changeable signs shall:
 10. Provide evidence of manufacture and installation in compliance with NFPA 70, the National Electric Code (NEC).
 11. Provide a Nationally Recognized Testing Laboratory (NRTL) file number from the sign manufacturer.
 12. For signs intended to be visible from I-90, documentation from the Washington State Department of Transportation that the proposed sign complies with the Scenic Vistas Act, RCW 47.42.

10-3E-5 Signs Permitted in All Zones in Connection with Specific Uses

- A. The following signs may be permitted in any zone, subject to the limitations as provided

herein.

1. Temporary Banners, Flags, Pennants and Searchlights
 - a. A temporary banner, flag, or pennant may be permitted for by the Zoning Administrator for temporary on-premises use not exceeding thirty (30) days in any one year for special events such as grand openings, provided that such display does not have an adverse impact on nearby residences or institutions and banners shall not exceed 75 square feet in size. Except for properties within the Interstate 90 Corridor where 150 square feet shall be the maximum size. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
 - b. A searchlight may be permitted by the Zoning Administrator for temporary on-premises use only not exceeding three (3) days in any one year for special events such as grand openings, provided that such display does not have an adverse impact on nearby residences or institutions. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
2. Temporary Construction Site Signs - One on premises construction sign that identifies the future use of a site, architects, engineers, contractors, financial institutions, and other individuals or firms involved with the construction of a project, may be approved under the following conditions:
 - a. The sign shall be a maximum area of thirty-two (32) square feet and shall not exceed six (6) feet above grade of the lot or parcel on which the sign is located.
 - b. The sign shall not include advertisement of any products, during the actual construction period.
 - c. The sign shall be removed prior to an occupancy permit being issued.
 - d. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
3. Temporary Real Estate Wall Signs - Within all zones, excluding Residential Properties / Uses, a temporary real estate sign located on a wall or in a window advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:
 - a. The sign shall be located on the premises being sold or leased.
 - b. The banner or wall sign shall be flush mounted to the building wall surface below the roof eave and oriented to minimize visual exposure to existing residential areas.
 - c. The sign shall be non-illuminated.
 - d. The sign shall not exceed a maximum ratio of: 1 square foot of signage per 10 square feet of building façade (sign area: building facade) up to a maximum area of 150 square feet.
 - e. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
 - f. The sign shall remain only as long as property remains unsold or un-

leased for a period not to exceed one (1) year. The Zoning Administrator may extend the one (1) year time period upon written request by the owners/ developers of the project.

4. Temporary Real Estate Freestanding Signs (Residential Properties / Uses): A temporary real estate sign advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:
 - a. The sign shall be located on the premises being sold or leased.
 - b. Only 1 sign per frontage road, per parcel shall be permitted.
 - c. The sign shall be non-illuminated.
 - d. The sign shall be limited in size to five (5) square feet and limited in height to six (6) feet above grade. A sixteen (16) square foot sign limited in height to six (6) feet above grade is allowed on property of five (5) acres or more, with or without a dwelling on-site.
 - e. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
 - f. The sign shall remain only as long as property remains unsold or un-leased for a period not to exceed one (1) year. The Zoning Administrator may extend the one (1) year time period upon written request by the owners/ developers of the project.
5. Temporary Real Estate Freestanding Signs (Commercial & Industrial Properties / Uses): A temporary real estate sign advertising the prospective sale, lease or rental of the building, property or premises shall be permitted, subject to the following conditions:
 - a. The sign shall be located on the premises being sold or leased.
 - b. Only 1 sign per frontage road, per parcel shall be permitted.
 - c. The sign shall be non-illuminated.
 - d. The sign shall be limited in size to sixteen (16) square feet and limited in height to six (6) feet above grade on sites less than one (1) acre. A thirty-two (32) square foot sign limited in height to six (6) feet above grade is allowed on property of one (1) acre or more. Within the Interstate 90 Corridor, the sign shall be limited in size to ninety-six (96) square feet and limited in height to sixteen (16) feet.
 - e. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation.
 - f. The sign shall remain only as long as property remains unsold or un-leased for a period not to exceed one (1) year. The Zoning Administrator may extend the one (1) year time period upon written request by the owners/ developers of the project.
6. Real Estate Open House/ Directional Sign
 - a. Temporary open house/ directional sign(s) shall be allowed on the access street(s) to property that is for sale, lease, or rent while that property is open for inspection during an otherwise advertised "open

- house" or similar, non- recurring event. A maximum of three (3) open house / directional signs may be used for such "open house".
- b. Such sign(s) shall not be placed in such a manner as to interfere with vehicular or pedestrian traffic.
 - c. The sign shall be non-illuminated.
 - d. Such signs may be in an A-board form if they are otherwise in compliance with this Code and the standards within this subsection.
 - e. Such sign(s) shall be limited in size to five (5) square feet and limited in height to three (3) feet above grade.
 - f. Such sign(s) shall not be considered temporary if advertising the same property, or portions thereof, for more than two (2) consecutive days, remains in place overnight, or is utilized for more than ten (10) days in any calendar month.
 - g. The above standards shall also apply to the advertisement of designated model homes or subdivision sales offices.
 - h. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation / use.
 - i. Any sign(s) not in compliance with the above standards shall be impounded by the City at the expense of the individual or entity advertising the sale of the property.
7. Bulletin Boards - Bulletin boards may be permitted on the premises of public, charitable or religious institutions, subject to the following:
 - a. Such sign shall contain not more than thirty-two (32) square feet in area on a face and may be double-faced.
 - b. No part of the sign shall exceed a height of six (6) feet above the grade.
 - c. The sign, if lighted, shall use low-intensity lighting.
 8. Permanent Residential Subdivision or Area Name Signs - Decorative subdivision or area name signs of a permanent character at the street entrance or entrances to the subdivision or area which identifies the name of the subdivision or area only, shall be permitted, subject to the following conditions:
 - a. The sign shall be designed to achieve aesthetic harmony with the identifying neighborhood
 - b. The sign shall consist of decorative masonry walls, concrete, rock or wood with illuminated, indirectly lighted or non-illuminated name plates or letters
 - c. The sign shall be located in a maintained landscaped area.
 9. Permanent City Gateway Signs / Community Message Boards - Decorative City signs of a permanent character at the entrances to the City of Liberty Lake or locations approved by the City Council, shall be permitted, subject to the following conditions:
 - a. The signs shall be designed to achieve aesthetic harmony with a consistent design theme approved by the City Council.

- b. The signs shall consist of decorative masonry walls, concrete, rock or wood with illuminated, indirectly lighted or non-illuminated name plates or letters. Alternately, the name plate or lettered area may be an electronically changeable sign, provided the standards for electronically changeable sign controls of this code are met (10-3E-7, Subsection H-2).
- c. The signs shall be utilized to define the City boundaries and/or announce City events or other public service announcements and be located on public property or within a City easement.

10. Political Campaign Signs

- a. Signs promoting or publicizing candidates for public office or issues that are to be voted upon in a general or special election may be displayed on private property with the consent of the property owner.
- b. Signs shall not be located on public property, within public easements, or within street right-of-way.
- c. All political campaign signage shall be removed within 14 days following the general election. If a run-off election for a candidate or initiative is required, the signs may remain until 14 days following the run-off election.

11. Community Event Signs

- a. Community event signs shall be limited to announcing or promoting community events, as defined in Article 10-1C of this Code.
- b. Community event signs may be displayed no more than 8 calendar days prior to the start of the fair, festival, or event and must be removed within 2 days of the conclusion of the fair, festival, or event.
- c. Community event signs may be located on or over street right-of-way areas in such a manner as to not interfere with irrigation or utility lines, as determined by the City. Any sign(s) not in compliance with the standards shall be impounded by the City at the expense of the event sponsor.
- d. Community event signs shall not be placed in such a manner as to interfere with vehicular or pedestrian traffic.
- e. The signs shall be non-illuminated.
- f. Such signs may be in an A-board form if they are otherwise in compliance with this Code and the standards within this subsection.
- g. Such sign(s) shall be limited in size to five (5) square feet and limited in height to three (3) feet above grade, within the right-of-way.
- h. A temporary sign permit application must be submitted and approved for all temporary signage, prior to signage installation / use.

B. Examples of Permitted Signage.

Permanent City Gateway Signs



Real Estate Sign



Temporary Banners, Flags, Pennants, and Searchlights



Construction Site Sign



Permanent Residential Subdivision or Area Name Signs



10-3E-6 Sign Standards in Residential Zones

Sign structures are permitted in the residential zones in accordance with the following uses and standards:

- A. Nameplates. A nameplate, which indicates no more than the name and address of the occupant of the premises, is permitted, provided that such sign shall not exceed a maximum area of three (3) square feet.
- B. Permitted Signs by Use. The following categories of uses are defined to apply to signage standards provided in Tables 1 and 2 below:
 - 1. Semi-Public uses include a church, public park, multiple-family dwelling, dormitory, fraternity, sorority, nursing home, retirement apartment, public building, child day-care center, family day-care provider, nonprofit community hall or lodge, animal clinic, cemetery, sanitarium.
 - 2. School/Public uses include a school (kindergarten through university), hospital, police station, fire station, post office or public golf course, incinerator, solid waste recycling transfer site, or landfills.
 - 3. Office uses include a business or professional office.
 - 4. Commercial Use/Other shall include commercial uses other than those listed in above and other than home industry or home profession.
- C. Wall Signs. On-Premises wall signs are permitted not to exceed the maximum number and size as shown in Table 1 below. Wall signs shall be unlighted or have low-intensity lighting, and shall be placed flat against the outside wall of the main building.

TABLE 1 Use	Max # of Signs	Max Sign Area
Semi-Public	1	10 sq. ft.
Schools/Public Use	1	20 sq. ft.
Office	1*	16 sq. ft.**
Commercial Uses, Other	1	20 sq. ft.

* Multiple office complexes shall be allowed one wall sign per building.

** An office building containing four (4) or more offices shall be allowed a maximum aggregate sign area of 64 sq. ft.

D. **Blade Signs.** Blade signs, attached to and projecting from a public, semi-public, or commercial building face or wall at a ninety-degree (90°) angle or from a building corner on a corner lot at a one hundred thirty-five-degree (135°) angle to the façade are permitted, provided they meet the following standards:

1. Shall not project more than eight feet (8') from the building, inclusive of sign and mounting structure;
2. Shall not exceed a maximum height of four feet (4');
3. Shall not exceed a maximum area of twenty (20) square feet per side of sign when double sided;
4. Shall be located a minimum of eight feet (8') and a maximum of fourteen feet (14') above the sidewalk grade, as measured from the sidewalk to the bottom of the frame of the sign;
5. May extend into the public right-of-way above a public sidewalk;
6. Shall not extend into the public right-of-way beyond the outer edge of the sidewalk or above the planting strip or curbline;
7. Are permitted to be double sided;
8. Top of sign shall not extend above roof line or parapet wall of a single-story building;
9. For multi-storied buildings, top of sign shall not be higher than sill or bottom of the lowest second story window height; and,
10. For buildings with multiple commercial tenants, each business may be permitted one blade sign, provided that the blade signs are separated by a minimum of twenty feet (20'). Businesses with two street facing façades are allowed a maximum of two blade signs, one per street facing façade, with each setback a minimum of ten feet (10') from the building corner; or, one single corner sign.

E. **Monument Signs.** On-Premises monument signs are permitted not to exceed the maximum number, size, and height as shown in Table 2 below. On-Premises monument signs shall be unlighted or have low-intensity lighting.

TABLE 2 Use	Max # of Signs	Max Sign Area	Max Sign Height
Semi-Public	1	16 sq. ft.	6 feet

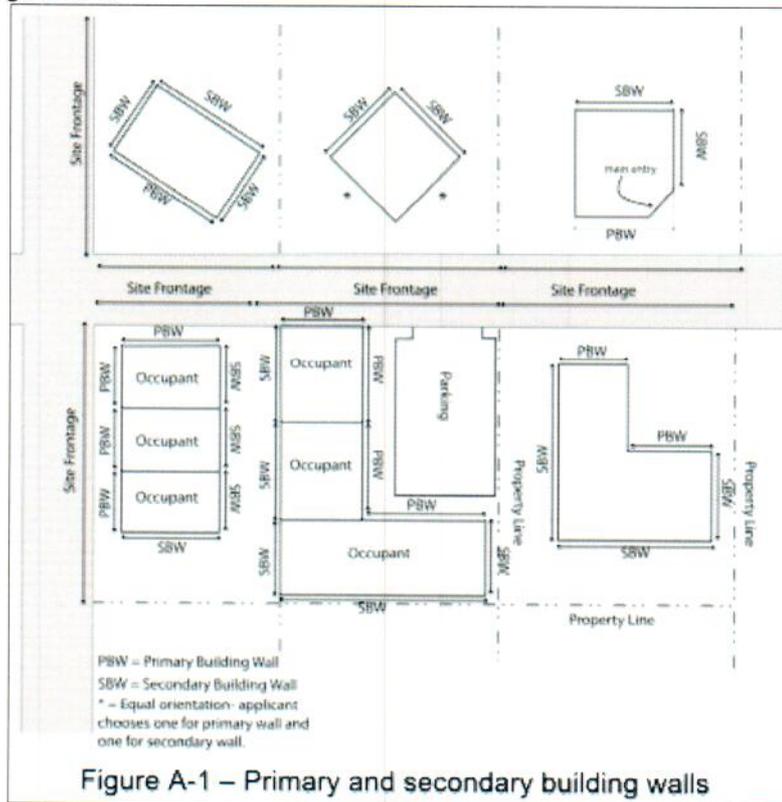
Schools/Public Use	1	32 sq. ft.	6 feet
Office	1	32 sq. ft.	6 feet
Commercial Uses, Other	1	32 sq. ft.	6 feet

10-3E-7 Sign Standards for Other Zones

Any sign which pertains only to the identification of a permitted use in any non-residential zone and is located entirely on the property (with the exception of consolidated multi-business freestanding / monument signs and Campus Monument Signs), provided that it complies with the following conditions:

A. Wall Signs – Individual and Multiple Businesses.

1. Wall Area - Wall area is calculated by multiplying the height of the primary building wall by the length of the primary building wall. In the case of multi-story buildings or buildings taller than 30 feet only the first 30 feet shall be used to calculate wall area. Walls are defined as either primary or secondary as provided in Figure A-1.



2. Wall Sign Standards

TABLE 3	Total Square Feet	Maximum Sign Area **	Maximum Copy Lines
All Non-Residential Zones	1 sq ft sign area per 10 sq ft of PBW	150 sq ft	3 lines per sign
Interstate 90 Corridor*	1 sq ft sign area per 10 sq ft of PBW and SBW	150 sq ft per PBW and 300 sq ft per SBW	3 lines per sign

* Within the Interstate 90 Corridor, the Primary Building Wall is the side of the building that provides access to the business.

** See sub-section (A)(4) below

3. Building Façade – Wall signs must be mounted parallel to building façade.
4. Exchange Ratio – To improve streetscape views by minimizing sign clutter while continuing to provide for adequate business identification, applicants may exchange one freestanding or one monument sign for an exemption to the wall sign maximum area limitations, or reduce the size or quantity of freestanding or monument signage and increase the size or quantity of wall signage by the same amount. The sign permit shall be conditioned to prohibit a future freestanding and/or monument sign due to the approved increased wall signage.
5. Wall Signs Facing Residential Zones – Wall signs facing a residential zoning district shall not exceed twenty-five percent (25%) of the maximum square footage allowed.

B. Blade Signs. Blade signs, attached to and projecting from a public, semi-public, or commercial building face or wall at a ninety-degree (90°) angle or from a building corner on a corner lot at a one hundred thirty-five-degree (135°) angle to the façade are permitted, provided they meet the following standards:

1. Shall not project more than eight feet (8') from the building, inclusive of sign and mounting structure;
2. Shall not exceed a maximum height of four feet (4');
3. Shall not exceed a maximum area of twenty (20) square feet per side of sign when double sided;
4. Shall be located a minimum of eight feet (8') and a maximum of fourteen feet (14') above the sidewalk grade, as measured from the sidewalk to the bottom of the frame of the sign;
5. May extend into the public right-of-way above a public sidewalk;
6. Shall not extend into the public right-of-way beyond the outer edge of the sidewalk or above the planting strip or curblin;
7. Are permitted to be double sided;
8. May incorporate lighting such as neon, LED and other illumination techniques that do not include elements that are prohibited by other sections of the sign code;
9. Top of sign shall not extend above roof line or parapet wall of a single-story building;
10. For multi-storied buildings, top of sign shall not be higher than sill or bottom of the lowest second story window height; and,
11. For buildings with multiple commercial tenants, each business may be permitted one blade sign, provided that the blade signs are separated by a

minimum of twenty feet (20'). Businesses with two street facing façades are allowed a maximum of two blade signs, one per street facing façade, with each setback a minimum of ten feet (10') from the building corner; or, one single corner sign.

C. **Awning, Canopy and Marquee Signs:**

1. Sign lettering and logos shall not comprise more than thirty percent (30%) of the total exterior surface of the awning, canopy and/or marquee.
2. Bottom the sign shall be located a minimum of eight feet (8') above ground level.
3. Architectural canopy and marquee signs may incorporate lighting such as neon, LED and other illumination techniques that do not include elements that are prohibited by other sections of the sign code. For example, flashing lights.

D. **Freestanding / Monument Signs – Individual Business.** One (1) on-premises freestanding / monument sign for an individual business is permitted, not to exceed the area and height limits as provided in Table 4 below.

TABLE 4 Zone	Max Sign Area	Max Sign Height	Sign Type
M-1	50 sq. ft.	8.5 feet	Monument
M-2 / M-3 / RD-M	75 sq. ft.	8.5 feet	Monument
C-1 / C-2 / I / P / O / RD-C	75 sq. ft.	8.5 feet	Monument
M-2 / C-2 / P / RD-C*	150 sq. ft.*	30 feet*	Freestanding*

* Parcel is within Interstate 90 Corridor

E. **Freestanding / Monument Signs – Multiple Business.** Freestanding on-premises sign(s) for multiple businesses are permitted, not to exceed the number, maximum area and height limits as provided in Table 5. Freestanding signage allowed for an individual business shall not be combined with the signage allowed for multiple businesses. Multiple businesses located on one parcel and/or within one building shall be required to utilize multiple business freestanding / monument signage standards, rather than individual business freestanding / monument signage standards. A group of businesses may consolidate their allowed freestanding / monument signs into one location to provide better overall business exposure while reducing signage clutter created by several signs as long as the maximum number and size allowed for the zone in Table 5 are not exceeded.

TABLE 5 Zone	Max # of Signs	Max Sign Area	Max Sign Height	Sign Type
M-1	1	75 sq. ft.	8.5 feet	Monument
M-2 / M-3 / RD-M	1 per street frontage	100 sq. ft.	8.5 feet	Monument

C-1 / C-2 / P / O / RD-C	1 per street frontage	100 sq. ft.	8.5 feet	Monument
M-2 / C-2 / P / RD-C*	1 per I-90 frontage	250 sq. ft*	30 feet*	Freestanding*

* Parcel is within Interstate 90 Corridor

Figure C-1 – Example of maximum allowed signage on a parcel with single street frontage.

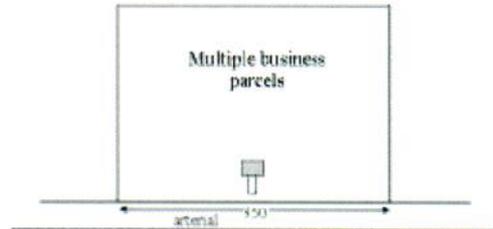
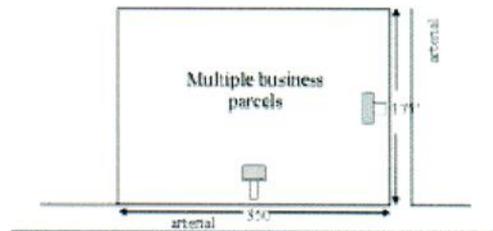


Figure C-2 – Example of maximum allowed signage on a parcel with dual frontage.



E. Large-Scale Retail Establishments

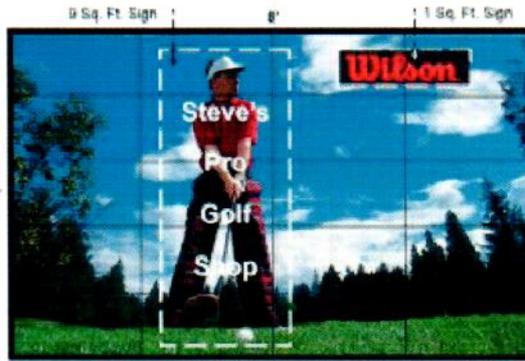
On properties whose principal exposure is from Interstate 90 and the property does not have frontage along another public right-of-way, the allowed 300 aggregate square feet of signage can be used on any wall of the building if the following conditions are met:

1. Freestanding sign is not provided for the building or development along I-90;
2. Only 1 monument sign is provided along the access street for the building or development; and
3. The building / development signage selection is reviewed and approved by the Zoning Administrator.

F. Window Signs.

Signs applied to a window or mounted or suspended directly behind a window of a business are permitted on any window of a building based on a 20% bonus to the allowed wall signage in 10-3E-7(A) above or a maximum of 10 sq. ft., whichever is less. Window signage can be placed on one or more windows as long as the aggregate area of window signage does not exceed the allowed bonus or maximum, whichever is less. Window sign size shall be calculated in the same manner as wall signage (see Section 10-3E-8, subsection C1 below). Only those portions of the window(s) which contain signage shall be calculated. Graphics or symbols that do not meet the definition of a sign or colored film used for shading do not reduce the amount of allowed window signage; however, the colors must comply with the Architectural Guidelines and Special Standards of the zone. Window signage can be changed throughout the year as long as

the overall maintained.



allowed area is

If a business is allowed 50 sq. feet of wall signage, then they would be allowed 10 sq. feet of window signage which can be placed on one or more windows up to the aggregate total of 10 sq. feet of window signage. See single window example above.

G. Business A-Boards

Businesses are permitted to utilize one (1) A-Board / A-Frame sign on their property if the following conditions are met:

1. Only one (1) A-Board / A-Frame sign will be permitted per business.
2. The A-Board / A-Frame sign shall not exceed three (3) feet in height and six (6) sq. ft. in area. The sign may be double-sided.
3. The A-Board / A-Frame sign shall not be lighted or contain any moving image or text.
4. Signs may only be displayed during business hours. If business hours continue past daylight hours, precautions should be taken to place the sign in a location where it is readily visible after dark. This shall not be construed to allow the wiring of a sign for lighting.
5. The A-Board / A-Frame sign must be located on the business parcel, no further than twelve feet from the entrance to the business, unless otherwise permitted by the Zoning Administrator or designee for unique situations. The sign shall not be placed in a location which is within the clear view triangle or any location which will impede vehicular traffic. Further, the sign shall not be placed in a manner which will block or otherwise obstruct the safe use of sidewalks, building entrances or stairs by pedestrians, including pedestrians who are visually impaired or otherwise handicapped. At least three (3) foot clearance width on sidewalks must be maintained. The City may require re-location of the A-Board / A-Frame sign if it is determined that an interference is occurring.
6. The A-Board / A-Frame sign shall not be located in any right-of-way.
7. The A-Board / A-Frame sign shall be constructed out of materials able to withstand typical northwest weather. Such materials may be metal, finished wood, chalkboard, whiteboard, or plastic; signs and copy shall be of professional quality. Owners of A- Board / A-Frame signs shall be required to keep their signs in a legible, intact, and well-maintained manner. Damaged signs shall be repaired or removed immediately.
8. A sign permit application must be approved by the City prior to utilizing the A-Board / A-Frame sign.



H. Campus Monument Signs

1. For the purpose of calculating signage, a campus is defined as a planned commercial, light industrial, or mixed use development that contains multiple parcels which encompass a minimum of one block or 10 acres of land and which some of the parcels do not have frontage on an arterial or collector street and/or some businesses within the campus are located more than 300 feet from an arterial or collector street. Typically a campus would be contained within a singular land division.
2. A Campus Monument Sign may be utilized to provide off-site exposure to multiple parcels or businesses within a campus in an aesthetically pleasing manner that is a coordinated effort where at least some parcels or businesses participate in the Campus Monument Sign program and the sign is designed to accommodate future participation by all properties within the campus.
3. Campus Monument Signs may be located at primary entrances to the campus from the arterial or collector street, on private property only with the property owner's permission, Campus Monument Sign(s) shall not be located in the right-of-way. Each sign must have the same design but may include different parcels / businesses within the campus. Alternatively, the Campus Monument Sign(s), may be located on private property within the campus along the street connecting to the arterial / collector street in order to achieve the purpose of the program.
4. The amount of allowable signage area for Campus Monument Signs shall be dependent on the total acreage of the campus and set forth as follows:
 - a. Less than 20 acres = 36 square feet maximum
 - b. 20 to 50 acres = 72 square feet maximum
 - c. 51 – 75 acres = 108 square feet maximum
 - d. Greater than 75 acres = 144 square feet maximum
5. Maximum height of monument sign shall be 8.5 feet.
6. The sign must be set back a minimum of 10 feet from the right-of-way and the area within 10 feet surrounding the sign must be landscaped. The setback may be required to be increased to comply with the clear view triangle, as determined by the City Engineer.
7. Campus Monument Sign size shall not be calculated as part of the individual or multi- business signage. Campus Monument Signs are a separate category; however they cannot be closer than 150 feet from any other freestanding or monument sign.
8. The sign must be a monument style that achieves aesthetic harmony with the overall campus design.

9. An easement and/or agreement must be recorded which encompasses the area where the signage is installed, including the landscaping.
10. A sign permit application must be submitted and approved prior to signage installation. All parcels / businesses within the campus shall be given the opportunity to participate in a Campus Monument Sign program and a listing of the parcels / businesses within the campus shall be submitted with the sign permit application that includes signatures for parcels / businesses that will be and will not be participating.

I. Electronically Changeable Signs

1. Size, Type, Location, and Hours of Use
 - a. Maximum electronically changeable sign area and height shall be as indicated in Section 10-3E-7, subsections B and C, Tables 4 and 5 for freestanding and monument signs. Electronically changeable wall signs are not permitted in any zone.
 - b. Type and Location.

TABLE 6 Zone	Location	Permitted Sign Type
P Zone	All	Monument
M-2 / C-2 / RD-C	Interstate 90 Frontage	Monument
M-2 / C-2 / RD-C	Interstate 90 Frontage	Freestanding
All Non-Residential and Mixed Use Zones	Publicly-owned Property	Monument

2. All electronically changeable signs are subject to the following provisions:
 - a. All electronic message centers shall come equipped with automatic dimming technology which automatically adjusts the sign's brightness based on ambient light conditions.
 - b. No electronic message center shall exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle (Lux) meter at a preset distance depending on sign area, measured as follows:

Area of Sign (sq. ft.)	Measurement Distance (ft.)
10	32
15	39
20	45
25	50
30	55

35	59
40	63
45	67
50	71
55	74
60	77
65	81
70	84
75	87
80	89
85	92
90	95
95	97
100	100
110	105
120	110
130	114
140	118
150	122

- i. Measure 30 minutes after sunset using lux meter
- c. Duration of Message Display shall be subject to the following:
 - i. Electronically changeable signs along I-90 shall display images for a period of at least three (3) seconds before transitioning to another image.
 - ii. Community electronic changeable signs shall display images for at least five (5) seconds before transitioning to another image.
- d. Message transition and frame effects shall be subject to the following:
 - i. Transition and frame effects employing fade, dissolve, or similar lasting between 1 and 2 seconds are allowed.
 - ii. Transition and frame effects employing continuous scrolling and/or traveling, flashing, spinning, rotating, and similar moving effects, and all dynamic frame effects or patterns of illusionary movement or simulating movement are not allowed.
- e. Full motion video or film display or streamed in real time is not permitted.

J. Neon signs:

1. Neon signs are allowed but must be erected within the allotted signs attributed to a building.
2. Maximum area. Established by maximum attached sign square footage to building.
3. Display. Neon signs are prohibited from pulsing, flashing, or any other function that would create a moving sign. The display of neon signs is to provide a form of fixed illumination.
4. Illuminance. Neon signs in excess of 750 delivered lumens shall comply with lighting standards detailed in §10-3F-2 of this code.
5. An "open" neon sign within a window of a business or attached to the exterior of the business shall not be counted as sign square footage for a building allotment. An "open" sign shall be limited to four (4) square feet.

10-3E-8 Sign Location, Setback, Area Calculations, Maintenance and Lighting

- A. Sign Location. All signs shall be so located that they:
1. Do not interfere with vehicular or pedestrian accessibility or sight distance.
 2. Conform to the provisions of Section 10-3B-2, subsection "N", vision clearance areas.
 3. Do not overhang or are not located in any public right-of-way, except as explicitly permitted for blade signs located above a public sidewalk.
 4. All freestanding and monument signs shall be located in a maintained landscaped area.
- B. Sign Setback. Any portion of a sign (including structural supports) that is higher than three (3) feet above grade shall be located a minimum of ten (10) feet back from any public right- of-way.
- C. Sign Area Calculations. Sign area is the total area of a sign visible from any on viewpoint or direction, excluding the sign support structure, and its size shall be calculated using the methods described in items 1-4 below.
1. A wall sign shall be calculated by measuring the area created by drawing imaginary straight lines around the entire copy or grouping of such letters, words or symbols, and then multiplying A x B as illustrated in figure 3 below.

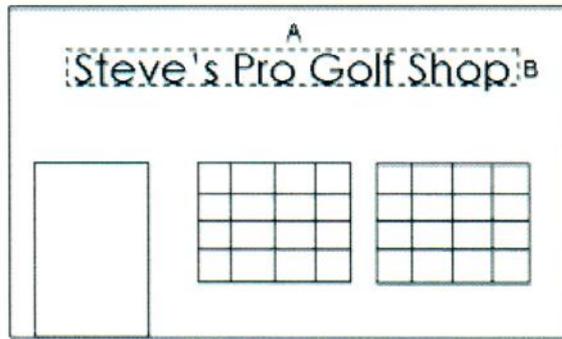


Figure 3

2. The area of a blade sign shall be calculated by multiplying the height of the sign face by the width of the sign face.
3. The sign area of a freestanding sign consisting of one sign shall be calculated as shown in Figure 4 below. The sign area of a freestanding sign consisting of more than one (1) sign shall be computed by adding together the total area(s) of all signs as shown in Figure 5 below.



Figure 4

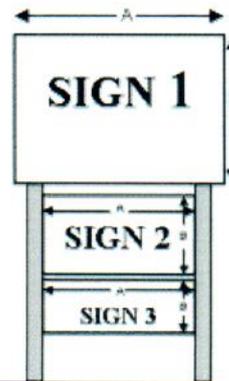
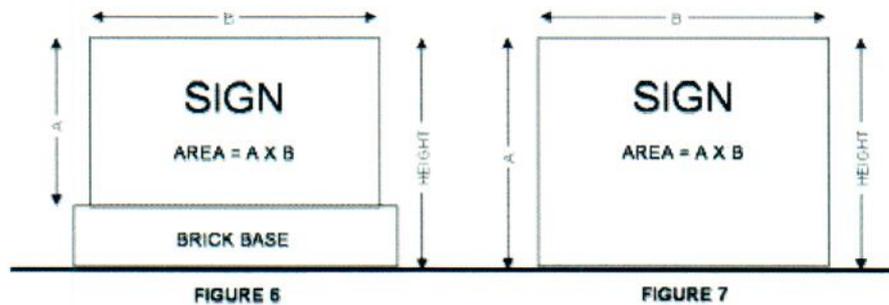


Figure 5

4. The sign area for multiple-sided signs shall be calculated as follows:
 - a. The total sign area for a two-sided (back to back) sign shall be calculated using one (1) face, therefore allowing both faces to be of equal size (for example, a two-sided sign has two faces with 18 square feet per side, therefore the sign area is 18 square feet).
 - b. The sign area for a three-sided sign shall be equal to the total area of signage permitted for a two-sided sign, for example, in item 3a above, a two-sided sign is allowed 18 square feet of sign area per side which equals 36 total square feet. If a three-sided sign is used instead of a one-sided or two-sided sign, the three-sided sign may allocate the 36 total square feet among three sides, therefore allowing three sides with 12 square feet per face for a total of 36 square feet of sign area.
5. The sign area of a monument sign consisting of a sign with a solid base shall be calculated as shown in Figure 6 below. The sign area of a monument sign

consisting of signage within the base area shall be calculated as shown in Figure 7 below.



- D. Maintenance of Signs. Signs that have been approved or that have been issued a permit shall be maintained by the owner or person in possession of the property on which the sign is located. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.
1. A damaged sign shall be repaired within thirty (30) days.
 2. A sign, which has been damaged, to such extent that it may pose a hazard to passersby shall be repaired or removed immediately.
- E. Lighting. Internal and external sign illumination shall be of low intensity. External sign illumination shall be down shielded and confined to the sign to minimize impacts to the surrounding area. Illuminated Signs require an electrical permit that is obtainable from the Washington State Department of Labor & Industries.

10-3E-9 City Wayfinding Signage Program

Consult with the City of Liberty Lake Planning & Building Services for more information on the City Wayfinding Signage Program.