



**CITY OF PROSSER, WASHINGTON
PLANNING COMMISSION
AGENDA
6:00 P.M.
October 15, 2015**

- 1. Call to Order by Chair.**
- 2. Roll Call.**
- 3. Discussion about changes to sign code.**
ACTION: Update Only- Draft Ordinance
- 4. Commercial Design Requirements**
ACTION: Discussion Only
- 5. RV Parking**
ACTION: Discussion Only. Council Directive to Planning Commission
Review Draft Ordinance
- 6. Adjournment**

Chapter 18.72
SIGNS

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Sections:

- 18.72.010 General provisions.
- 18.72.020 Definitions.
- 18.72.030 Definitions—Zones.
- 18.72.040 Prohibited signs.
- 18.72.050 Permitted signs.
- 18.72.060 Height, sign area, and restrictions for permitted signs—Permit required.
- 18.72.070 Temporary event signage.
- 18.72.080 Maximum number of signs—Maximum sign area of all signs.
- 18.72.090 Additional guidelines for signs in the HDP district.
- 18.72.100 Substitution clause.
- 18.72.110 Variances from the sign code.
- ~~18.72.120 Exempt signs or displays.~~
- 18.72.130 Permit—Application—Fees.
- 18.72.140 Requirements applicable to all signs.
- 18.72.150 Nonconforming signs.
- 18.72.160 Administration and enforcement.
- 18.72.990 Severability.

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Prior legislation: Ords. 1917, 2055, 2056 and 2621.

18.72.010 General provisions.

- A. Title. This chapter shall be known as the sign code.
- B. Purpose and Scope. The purpose of this code is to protect the health, safety, property and welfare of the citizens of the city of Prosser (hereafter “city”), by establishing standards for the design, placement, size and maintenance of all signs and sign structures visible out of doors in the city.
- C. The development of the city has resulted in an increase in the number of businesses located in the city, with marked increase in the number and size of signs related to those businesses. This

proliferation of signs has resulted in a reduced effectiveness of individual signs. As the number, size and intensity of signs increase without regard to quality and placement, the impact of the individual sign is diminished.

D. Lack of control of signs may cause potentially dangerous conflicts between advertising signs and traffic control signs, thus destroying the effectiveness of both. The increase in automotive and truck traffic experienced within the city has aggravated this danger. Lack of control of signs may lead to sign clutter which may distract drivers and pedestrians, leading to accidents.

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E. The uncontrolled use of signs and their shapes, motion, colors, illumination and their insistent and distracting demand for attention can be injurious to property values of both business and residential areas of the city, and may seriously detract from the enjoyment and pleasure of the natural beauty of the city.

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F. The right of a business to identify itself contributes to the economic well-being of the community. This right can be exercised in such a way as to bring great benefit to the public without affecting the welfare of the business. The responsible regulation of signs may, in fact, improve business opportunity and the effectiveness of individual signs as a result of the increased attractiveness of the city's environment. ~~(Ord. 2761 § 3, 2012).~~

18.72.020 Definitions.

Unless the context otherwise requires, the definitions in this section apply throughout this chapter.

The definitions of the International Building Codes supplement these definitions.

~~A.~~ A. "Abandoned sign" means any sign, located on property that is vacant and unoccupied for a period of four months or more, ~~or a sign that advertises a business or activity that is no longer in operation or existence.~~

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~~B.~~ B. "Agricultural sign" means ~~a sign advertising seasonal agricultural crops sold by the grower of such crops.~~

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C. ~~C.~~ "Alley wall sign" means a sign mounted on the building facade facing an alley.

D. ~~D.~~ "Awning sign" means a signed affixed to a fixed or retractable canvas (or other sturdy fabric), wood or metal covering, erected over a window, door, balcony or deck.

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~~that incorporates lettering or a design to identify, advertise or otherwise function as a sign.~~

~~D. E.~~ —“Banner sign” means a sign consisting of a piece of fabric or similar material displaying a distinctive design, attached by one or more edges to a pole or staff or other device, or to a building facade, intended for display.

~~F.~~ —“Barber pole” means a striped pole outside a barbershop.

~~G.~~ —“Billboard” means an outdoor advertising sign containing a message, commercial or otherwise, unrelated to any use or activity on the property on which the sign is located. Billboards do not include signs that are specifically permitted to be located in the public rights-of-way or off the site of the property on which the activity is located pursuant to the sign code.

~~E. H.~~ —“Blade sign” means a sign that is attached to a building, or to a projection from a building, and is perpendicular to the front of a building.

~~F. I.~~ —“Building facade” means that portion of any exterior elevation of a building extending from the grade of the building to the top of the parapet wall or eaves for the entire width of the building elevation.

~~J.~~ —“Building/structure identification sign” means a sign permanently affixed to a building or other structure that identifies such building or structure, but which does not contain general advertising of products, goods, or services.

~~K.~~ —“Bulletin board” means a permanent sign box attached to a building facade containing no permanent advertising copy.

~~G. L.~~ —“Canopy sign” means a sign attached to a freestanding structure affording protection from the elements to persons or property thereunder.

~~M.~~ —“Community fundraising sign” means a sign pertaining to funding a specific fundraising campaign conducted by a government agency, charitable organization, or a nonprofit organization.

~~N.~~ —“Construction sign” means a sign denoting the architect, engineer, contractor or builder of a building or other structure.

~~O.~~ —“Co-sponsored sign” mean a sign supplied by, sold by, or provided by a second party, not the proprietor of the business, which advertises the product of the sign-supplier, seller, or provider.

~~H. P.~~—“Electronic message board” means an electronic sign ~~which displays text~~ that is changed electronically and that is illuminated by light bulbs, light-emitting diodes, fiber optic, plasma, cold cathode, EL wire, or other similar technology.

~~I. Q.~~—“Externally illuminated sign” means a sign that has lighting directed onto its surface externally.

~~R.~~—“Flags” means ~~official flags of the United States of America, states of the United States, counties, municipalities, official flags of foreign nations, and flags of nationally or internationally recognized nonprofit organizations.~~

~~S.~~—“Follow through sign” means ~~an off-premises directional sign limited in size, number, and location required by the Washington State Department of Transportation rules intended to provide information on the location of activities of interest to tourists.~~

~~J. T.~~—“Freestanding sign” means a single-faced or multifaced sign, supported from the ground by one or more columns, uprights, braces or similar support structure, and not attached to any building.

~~K. U.~~—“Freeway sign” means a freestanding sign designed and placed to attract the attention of freeway traffic on Interstate 82.

~~V.~~—“Garage sale sign” means ~~a temporary sign advertising a household garage sale or yard sale.~~

~~W.~~—“Historical sign” means ~~a sign that is culturally, historically, or architecturally significant to the Prosser community.~~

~~X.~~—“Historical site plaque” means ~~a marker that is educational in nature and that reveals aspects of local history.~~

~~Y.~~—“Home occupation sign” means ~~a sign advertising a home occupation permitted pursuant to Section 18.75.060.~~

~~Z.~~—“Informational warning sign” means ~~a sign with wording such as “No Trespassing,” “No Dumping,” or “No Parking” or other such warning.~~

L. AA.—“Internal illuminated box sign” means an illuminated sign having an opaque surface, allowing its contents only lettering and logos to be read.

M. BB.—“Internal illuminated letter sign” means an illuminated sign where the sign’s contents individual letters and logos are are separately lit from inside the letters or logos.

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N. ~~CC.~~ —“Marquee” means a roof-like projection over the entrance to a store, theater, hotel, or similar building.

O. ~~DD.~~ —“Marquee sign” means a sign attached to a marquee.

~~EE.~~ —“Monument sign” means a sign that denotes a geographical area or identifies a subdivision or a neighborhood, or it means a sign pertaining to a specific business area or shopping district or tourist destination.

~~FF.~~ —“Multiple building complex sign” means a sign advertising two or more separate businesses or agencies on adjacent parcels where the owners have executed a written agreement to share a single freestanding sign.

~~GG.~~ —“Multiple tenant building sign” means a sign shared by multiple tenants in a single building.

~~HH.~~ —“Neon sign” means luminous-tube signs that contain neon or other inert gases at a low pressure which glow brightly when high voltage is applied to them.

P.

~~“Off Premises Sign” means a sign not owned by either the owner or the lessee of the property on which the sign is located.~~

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~~“On premises directional sign” means a sign to direct pedestrian or vehicular traffic to parking, entrances, exits, service areas or other on-site locations.~~

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~~“Open house sign” means a sign that directs the public to the location of an open house held by a realtor or other seller of real estate.~~

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~~“Open/closed signs” means signs indicating when business is open and closed or indication whether the business is currently open or closed.~~

~~“Outdoor menu board” means a sign displaying a list of foods and prices for drive-in, drive-through and walk-up restaurants, coffee shops or similar establishments.~~

Q. ~~MM.~~ —“Parapet” means that portion of a building wall which extends above the roof of the building.

~~NN.~~ —“Political sign” means a sign promoting or publicizing candidates for public elective offices or a sign urging a particular vote on a public issue decided by ballot.

~~R. OO. —“Public sign” means signs placed in the right-of-way by public agencies or quasi-public agencies to control or direct the movement of traffic or to designate parking and no-parking areas.~~

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~~S. PP. —“Reader board” means a sign consisting of tracks to hold the sign’s content readily changeable letters or numbers to allow frequent changes.~~

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~~QQ. —“Real estate sign for sale” means a sign erected by the owner, or his agent, advertising the real estate upon which the sign is located for rent, lease, or sale, or directing interested parties to said property.~~

~~T. RR. —“Roof sign” means a sign on the roof or attached behind the parapet of a building that is also attached to the roof or parapet.~~

~~U. SS. —“Sandwich board sign” means a portable sign consisting of two sign faces hinged at the top and separated at the bottom to make it self standing.~~

~~V. TT. —“Sign” means any object, device, display, structure or part thereof, situated indoors or out, which is used to identify, display, advertise, direct or attract attention to an object, person, organization, institution, business, product, service, event, location or message by any means including words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.~~

~~W. UU. —“Sign area” means the smallest circle(s), triangle(s) or rectangle(s), which will enclose the individual actual sign face. The supporting structure, which does not contain any part of the sign face, is not included in this definition. If a sign has back-to-back display faces, the area of only one face will be considered the sign area. If a sign has more than one face, all areas which can be viewed simultaneously will be considered the sign area.~~

~~X. —“Small Freestanding Sign” means a freestanding sign that is more than 3 feet in height but less than 8 feet in height.~~

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~~VV. —“Temporary event” means the advertising of a grand opening, change in ownership/management, substantial remodel, or going out of business sale.~~

~~WW. —“Temporary sign” means a nonpermanent sign not otherwise defined in the sign code intended for use for a limited period of time.~~

~~Y.~~

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~~Z. “Very Small Freestanding Sign”^{XX} means a freestanding sign that is less than 3 feet in height.~~

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~~“Wall sign” means a sign attached parallel to, but within six inches of, a wall, painted on a building surface, or erected and confined within the limits of the building facade and which displays only one sign face.~~

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~~AA.~~

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~~BB. YY. “Window sign” means a sign placed within or on a window, but excluding merchandise placed within three feet of the window. (Ord. 2761 § 4, 2012).~~

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18.72.030 Definitions—Zones.

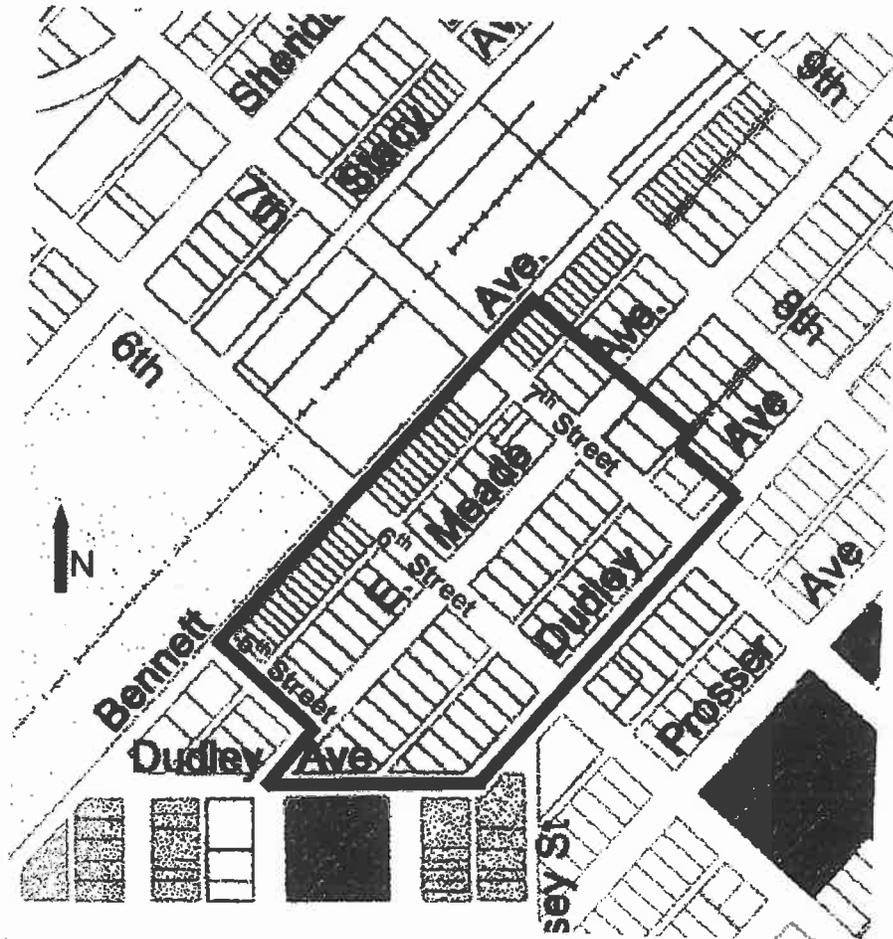
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Unless the context otherwise requires, the definitions in this section apply throughout this chapter.

- A. “AT” means any property zoned agri-tourism district on the city’s zoning map.
- B. “C” means any property zoned commercial neighborhood district, commercial general district, commercial downtown district except any portion thereof included in HDP, commercial thoroughfare district, commercial professional district, or public facility district on the city’s zoning map.
- C. “HDP” means property located ~~in commercial downtown zoning district and contained~~ in the outlined area within the map (Figure 1) below:

Figure 1





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- ~~B. C.~~—Signs attached to trees or rocks;
- ~~C. D.~~—Signs that swing;
- ~~D. E.~~—Signs that pose a safety or traffic hazard;
- ~~E. F.~~—Abandoned signs;
- ~~F. G.~~—Signs containing flashing, blinking, rotating, pulsating, or strobe lights;
- ~~G. H.~~—Signs that restrict ingress or egress from a property or building;
- ~~H. I.~~—Unless placed by a governmental agency, signs on property owned by a governmental agency;
- ~~I. J.~~—Signs containing foil, mirrors, bare metal or other reflective materials that could create hazardous conditions to motorists, cyclists, or pedestrians; ~~and~~
- ~~K.~~—~~Billboards;~~
- ~~J. L.~~—~~Roof signs; and~~
~~—Except for public signs, off premises signs~~
- ~~M.~~—~~Parked vehicles, trailers or carts with signs. Signs pertaining to or associated with any business along a public right of way which are attached, painted or otherwise affixed to parked vehicles, trailers or carts and are visible from a public right of way are prohibited except when the vehicle/trailer is:~~
 - ~~1.~~—~~An authorized government vehicle; or~~
 - ~~2.~~—~~Being temporarily loaded or unloaded; or~~
 - ~~3.~~—~~On private property where the business is located; and~~
 - ~~a.~~—~~Within one hundred feet of the space occupied by the business being promoted; and~~
 - ~~b.~~—~~Is parked for a period not exceeding twenty-four consecutive hours; and~~
 - ~~c.~~—~~Is promoting a business with a valid city business registration. (Ord. 2761 § 6, 2012).~~

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18.72.050 Permitted signs.

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The following matrix summarizes the types of signs permitted in each zone as defined in Section 18.72.030, with "P" signifying that the sign is permitted and "NP" signifying that the sign is not permitted:

Sign Type	AT	C	HDP	I	R
Abandoned Sign	NP	NP	NP	NP	NP
Agricultural Sign	P	P	P	P	P

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Sign Type	AT	C	HDP	I	R
Alley Wall Sign	NP	P	P	P	NP
Awning Sign	P	P	P	P	NP
Banner Sign	P	P	P	P	NP
Barber Pole	P	P	P	NP	NP
Billboard	NP	NP	NP	NP	NP
Blade Sign	P	P	P	P	NP
Building/Structure Identification Sign	P	P	P	P	P
Bulletin Board	P	P	P	P	NP
Canopy Sign	P	P	NP	P	NP
Community Fundraising Sign	P	P	P	P	NP
Construction Sign	P	P	P	P	P
Co-Sponsored Sign	P	P	NP, except in a window	P	NP
Electronic Message Board	P	P	NP	P	NP
Externally Illuminated Sign	P	P	P	P	P
Follow-Through Sign	P	P	NP	P	NP
Freestanding Sign	P	P	NP	P	NP
Garage Sale Sign	NP	NP	NP	NP	P
Freeway Sign	P	P	NP	P	NP
Historical Sign	P	P	P	P	P
Historical Site Plaque	P	P	P	P	P
Home Occupation Sign	NP	NP	NP	NP	P

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Sign Type	AT	C	HDP	I	R
Internal Illuminated Box Sign	P	P	NP	P	NP
Internal Illuminated Letter Sign	P	P	P	P	NP
Marquee Sign	P	P	P	NP	NP
Monument Sign	P	P	P	P	P
Multiple Building Complex Sign	P	P	P	P	NP
Multiple Tenant Building Sign	P	P	P	P	NP
Neon Sign	P	P	P	P	NP
On-Premises Directional Sign	P	P	P	P	P
Open House Sign	P	P	P	P	P
Open/Closed Signs	P	P	P	P	NP
Outdoor Menu Board	NP	P	NP	P	NP
Political Sign	P	P	P	P	P
Reader Board	NP	P	NP	NP	NP
Real Estate for Sale Sign	P	P	P	P	P
Roof Sign	NP	NP	NP	NP	NP
Sandwich Board Sign	P	P	P	P	NP
Small Freestanding Sign	P	P	P	P	NP
Very Small Freestanding Sign	P	P	P	P	P
Wall Sign	P	P	P	P	NP except for a Home Occupation Sign

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Sign Type	AT	C	HDP	I	R
Window Sign	P	P	P	P	P

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~~(Ord. 2761 § 7, 2012).~~

18.72.060 Height, sign area, and restrictions for permitted signs—Permit required.

Except as otherwise provided for in the sign code, the following matrix summarizes signs requiring a sign permit, maximum heights at which sign may be located above grade, maximum sign areas of a sign and other sign restrictions:

Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
Agricultural Sign. No sign permit is required.	8 feet	16 square feet	It may only be displayed when the agricultural crop stand or sale site is open for business. It may not be illuminated.
Alley Wall Sign. A sign permit is required.	Cannot extend above the top of the building facade	5 percent of the building facade	This section of the matrix is intended as an overlay to all other sign types. It shall not project into the right-of-way more than 4 inches. Any portion of the sign projecting into the right-of-way shall have a minimum clearance of 8 feet from the alley surface.
Awning Sign. A sign permit is required.	Must be contained within the exterior dimensions of the awning	10 percent of the building facade or 50 percent of the face of the awning, whichever is	It may not be on a building facade facing an alley. It may have a blade sign with a sign area less than 3 square feet attached underneath the awning, provided the sign has a minimum of 8 feet of clearance from the sidewalk or surface grade.

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
		less	
Banner Sign. A sign permit is required.	Cannot extend above the building facade	25 square feet	<p>May only be displayed for 2 weeks.</p> <p>It shall not be on a building facade facing an alley.</p> <p>If on a building facade, it shall be securely anchored to the building facade.</p> <p>Only 1 banner sign may be displayed on any one parcel at any one time.</p> <p>Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.</p>
Barber Pole. A sign permit is required.	Cannot extend above the top of the building facade	1 square foot	<p>It shall not project more than 11 inches from the building facade.</p> <p>It shall not be more than 28 inches on its largest side.</p> <p>It shall not be on a building facade facing an alley.</p> <p>Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.</p> <p>May be internally illuminated in all zones where it is permitted.</p>

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
Blade Sign. A sign permit is required.	Cannot extend more than 10 feet above the parapet	24 square feet	It cannot extend more than 4 feet from the building facade. It must be set back at least 3 feet from the edge of the curb. It must have a minimum clearance of 8 feet above the sidewalk surface or grade of the surface, whichever is higher. Site review in accordance with Section 18.75.040 is required.
Building/Structure Identification Sign. A sign permit is required.	Cannot extend above the top of the building facade	5 percent of the building facade	It shall either be painted on the building facade or be part of the building facade or parapet. Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.
Bulletin Board. A sign permit is required.	8 feet	25 square feet	It shall not be on a building facade facing an alley.
Canopy Sign. A sign permit is required.	Cannot extend above or below the face of the canopy structure	20 percent of the face of the canopy structure	
Community Fundraising Sign.	8 feet	32 square feet	It must be removed when the fundraising campaign is complete or within 1 year from

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
A sign permit is required.			when the sign permit is issued, whichever occurs first. Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.
Construction Sign. A sign permit is not required.	8 feet	24 square feet	It must be removed when construction is substantially complete or after 18 months from the date the sign permit is issued, whichever occurs first. Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.
Co-Sponsored Signs. Unless the underlying sign type is exempt, it requires a sign permit.	Same as the underlying sign type	Same as the underlying sign type	This section of the matrix applies to any sign that has a sponsor's logo on it, and it is intended as an overlay to all other sign types. Unless in a window, the applicant's advertising shall occupy not less than 90 percent of the sign area and the sponsor's name or logo shall occupy not more than 10 percent of the sign area.
Electronic Message Board.	30 feet	100 square feet	It may not change messages or images more than once every 30 seconds.

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
A sign permit is required.			<p>Messages may not contain any images or text which scroll, flash, pulse, blink, change in size, rotate or expand.</p> <p>Any electronic sign with a changing message may not emit a solid green light or be of such brightness as to cause a hazard to the traveling public.</p> <p>It shall not be on a building facade facing an alley.</p> <p>It may be a freestanding sign subject to the restrictions for freestanding signs.</p> <p>Site review in accordance with Section 18.75.040 is required.</p> <p><u>A conditional use permit in accordance with PMC 18.75.050 is required if the sign will be located within 500 feet of an R zoning district</u></p>
Externally Illuminated Sign. A sign permit is required even if the underlying sign type is exempt.	Same as the underlying sign type	Same as the underlying sign type	<p>This section of the matrix applies to any sign that is externally illuminated and it is intended as an overlay to all other sign types.</p> <p>Any sign that is externally illuminated must go through site review in accordance with Section 18.75.040 unless it is in a window.</p> <p>Internal lights from an awning <u>lights attached to the outside of a building</u>, or <u>lights</u> from inside of a window shall not be considered to externally illuminate a sign.</p> <p><u>Any sign type that prohibits sign illumination</u></p>

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
			<u>may not be externally illuminated.</u>
<p>Freestanding Sign. A sign permit is required.</p>	30 feet	100 square feet	<p>Not more than 1 freestanding sign is permitted on any one parcel, except for parcels on which freeway signs may be erected. On such parcels, 1 freeway sign and 1 freestanding sign may be erected but the freestanding sign may not be more than 24 feet in height. It must be set back from all buildings on the site by at least 15 feet and set back from the edge of right-of-way by at least 5 feet. It may not encroach on right-of-way without a right-of-way use permit.</p> <p>Signs 4 feet and under shall not be considered to be freestanding signs.</p> <p>Site review in accordance with Section 18.75.040 is required.</p>
<p>Freeway Sign. A sign permit is required</p>	70 feet	<p>If it is less than 30 feet high, 100 square feet. If it is between 30 feet and 50 feet in height, 200 square feet. If it is</p>	<p>It may only be located within 400 feet of the edge of right-of-way of Interstate 82. On properties with a freeway sign, 1 secondary freestanding sign is permitted, but it shall not be more than 24 feet in height. Site review in accordance with Section 18.75.040 is required. The sign must comply with Chapter 47.42 RCW as it now exists or as it may hereafter be amended or recodified.</p>

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
		between 51 feet and 70- <u>100</u> feet in height, 300 square feet.	
<p>Garage Sale Sign. A sign permit is not required (exempt).</p>	3 feet	3 square feet	<p>It may be placed on the property on which the sale is to be held.</p> <p>Not more than 3 signs may be placed in the right of way, or on private property with the permission of the owner, but they may not be placed on streets or sidewalks.</p> <p>The signs may be displayed for no longer than 3 days and must be removed within 24 hours after the sale.</p> <p>Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.</p>
<p>Historical Site Plaque.</p> <p>If it is permanently affixed to a building facade, no sign permit is required (exempt).</p>	4 feet	3 square feet	<p>It shall be placed in a location so that it is visible to pedestrian traffic.</p> <p>Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.</p> <p>If it is not permanently affixed to a building</p>

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
If it is not permanently affixed to a building facade, a sign permit is required.			facade, site review in accordance with Section 18.75.040 is required.
Home Occupation Sign. A sign permit is required.	4 feet	24 square feet	It may not be internally illuminated. External illumination must be off between the hours of 10:00 p.m. and 7:00 a.m. daily. Site review in accordance with Section 18.75.040 is required.
Internal Illuminated Box Sign. A sign permit is required even if the underlying sign type is exempt.	Same as the underlying sign type	Same as the underlying sign type	This section of the matrix applies as an overlay to all other sign types. It must go through site review in accordance with Section 18.75.040. <u>Any sign type that prohibits sign illumination may not be internally illuminated.</u> <u>If it is within 300 feet of an R zone district, that it must go through site review in accordance with PMC 18.75.040.</u>
Internal Illuminated Letter Sign. A sign permit is required even if the underlying	Same as the underlying sign type	Same as the underlying sign type	This section of the matrix is intended as an overlay to all other sign types. <u>Any sign type that prohibits sign illumination may not be internally illuminated.</u> <u>If it is within 300 feet of an R zone district, that it must go through site review in</u>

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
sign type is exempt.			accordance with PMC 18.75.040. Site review in accordance with Section 18.75.040.
Marquee Sign. A sign permit is required.	Cannot extend above or below the marquee to which the sign is attached	10 percent of the building facade	Site review in accordance with Section 18.75.040 is required.
Monument Sign. A sign permit is required.	4 feet	24 square feet	<p>It shall primarily be constructed of masonry or stucco type materials and may not be erected on poles or wooden stands.</p> <p>Except for a change to the maintenance plan, site review in accordance with Section 18.75.040 is required.</p> <p>Unless the sign is dedicated to the public, a maintenance plan assuring that there is a responsible person to maintain the sign shall be required before the city will issue a sign permit. Any change to the maintenance plan requires a new sign permit.</p> <p>Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.</p>
Multiple Building Complex Sign:	Same as the underlying sign	May be 25% larger than	This section of the matrix is intended as an overlay to all other sign types.

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
A sign permit is required.	type	the underlying sign type	<p>A maintenance plan assuring that there is a responsible person to maintain the sign shall be required before a sign permit may be issued. Any change to the maintenance plan shall require a new sign permit.</p> <p>Except for a change to the maintenance plan, site review in accordance with Section 18.75.040 is required.</p> <p>If a permit is issued for the underlying sign type of a freestanding sign, then the parcel on which the sign is not located shall not place a freestanding sign on his or her parcel and shall deed restrict his or her property to prohibit such signs.</p>
Multiple Tenant Building Sign. Unless the underlying sign type is exempt, a sign permit is required.	Same as the underlying sign type	Same as the underlying sign type	<p>This section of the matrix is intended as an overlay to all other sign types.</p> <p>A maintenance plan assuring that there is a responsible person to maintain the sign shall be required before a sign permit may be issued. Any change to the maintenance plan shall require a new sign permit.</p> <p>Except for a change to the maintenance plan, site review in accordance with Section 18.75.040 is required.</p>
Neon Sign. Unless displayed in a window, a	Cannot extend above the top of the building	10 percent of the building facade	Unless the sign is <u>is in a window, - if it is within 300 feet of an R zone district, that it must go through site review in accordance</u>

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
sign permit is required.	facade		with PMC 18.75.040, site review in accordance with Section 18.75.040 is required.
On-Premises- Directional Sign. Unless flush with a building facade, a sign permit is required. If flush with a building facade, a sign permit is not required (exempt).	3 feet	4 square feet	<p>Unless flush with a building facade, site review in accordance with Section 18.75.040 is required.</p> <p>Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.</p> <p>They shall not be considered to be freestanding signs.</p>
Open House Sign. A sign permit is not required (exempt).	4 feet	6 square feet	<p>Signs advertising "open house" and the direction to a residence for sale, lease or rent shall be limited to 3 single or double faced off-premises signs. However, if a realtor has more than one house open for inspection in a single development or subdivision, off-premises signs are limited to four for the entire development or subdivision. Such signs are permitted only during daylight hours and when the realtor or seller or an agent is in attendance at the property for sale. Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs</p>

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
			permitted on a parcel, under Section 18.72.080.
<p>Open/Closed Signs. A sign permit is not required (exempt).</p>	8 feet	2 square feet	<p>Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.</p> <p>It may contain the hours the building is open to the public.</p>
<p>Outdoor Menu Board. A sign permit is required.</p>	8 feet	24 square feet	<p>Not more than 2 may be located on any one parcel. Site review in accordance with Section 18.75.040 is required. Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.</p>
<p>Political Sign. A sign permit is not required (exempt).</p>	8 feet, except in right-of-way 4 feet	24 square feet, except in right-of-way 6 square feet	<p>It may displayed on private property. It shall be removed within 10 days following the election; provided, that signs promoting successful candidates in a primary election may remain displayed until 10 days following the immediately subsequent general election. It is not allowed on public buildings or</p>

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
			<p>structures or on public property, other than right-of-way.</p> <p>It may be posted within public right of way only if the sign does not create a traffic obstruction or traffic hazard.</p> <p>If displayed in the right of way, it may be removed by the city, to complete any right of way maintenance, including, but not limited to, mowing.</p> <p>Responsibility for Removal of Signs Following Election. It shall be the responsibility of the campaign officer or responsible official to have the signs removed.</p> <p>Public Notices Unaffected. Nothing in this section shall be construed to prohibit the placement of public notices required by law.</p> <p>The display of any political sign shall be presumed to have been done at the direction and request of the campaign officer or responsible official.</p> <p>Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.</p>
Reader Board.	6 feet	16 square feet	Changing of removable portions of the sign

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
A sign permit is required.			<p>removable letters does not require an additional sign permit.</p> <p>It may be part of another sign provided it complies with the restrictions applicable to that sign type.</p> <p>Site review in accordance with Section 18.75.040 is required.</p>
<p>Real Estate Sign for Sale.</p> <p>No sign permit is required (exempt).</p>	<p>6 feet, if in right of way 4 feet</p>	<p>16 square feet, if in right of way 6 square feet</p>	<p>It shall be limited to one single faced or double faced sign oriented to each street upon which the advertised property fronts.</p> <p>The sign must be placed wholly on the property for sale/lease/rent and may remain up until the property is sold/rented/leased (if right of way consists of landscaping maintained by the owner of the premises, the sign may be placed in the right of way, provided it does not create a traffic obstruction or traffic hazard).</p> <p>Signs larger than permitted by this section of the matrix may be allowed in AT, C and I zones, but only after going through site review in accordance with Section 18.75.040.</p> <p>Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section</p>

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
			18.72.080.
<p>Sandwich Board Sign.</p> <p>A sign permit is required.</p>	4 feet	9 square feet	<p>It shall be made of plywood, dimension lumber, plastic, Masonite or similar weather-resistant material and must be a 2-faced A-frame style sign and must be readily movable with no permanent attachment to a building, structure or the ground.</p> <p>No materials, such as papers, balloons, windsocks, or similar items may be added to the sign to increase its height or width.</p> <p>It shall not be electrified, illuminated, or have mechanical or moving parts.</p> <p>It shall only be used on a daily basis while the business is open to the public.</p> <p>Only one sign per business shall be permitted.</p> <p>Signs placed on a sidewalk must comply with Section 12.16.030.</p> <p>Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.</p>
<p><u>Small Freestanding Sign.</u></p>	<u>8 feet</u>	<u>40 square feet</u>	<p><u>Not more than 2 signs may be permitted without the approval of a conditional use permit in accordance with 18.75.050.</u></p>

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
<u>A sign permit is required</u>			<u>Any sign type that prohibits illumination may not be illuminated.</u>
Temporary Sign. A sign permit is not required.	<u>310</u> feet	<u>916</u> square feet	<p>Except as otherwise provided in the sign code, the aggregate area of all temporary signs placed or maintained on any parcel of private real property in one ownership shall not exceed 64 square feet maximum, and the area of any single sign shall not exceed 32 square feet maximum.</p> <p>Except as provided for in Section 18.72.070, no temporary sign shall be displayed for more than 14 consecutive days.</p> <p>Such signs shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.</p> <p><u>No more than 20 temporary signs may be located on any one property parcel assigned a separate parcel number by Benton County, Washington.</u></p>
<u>Very Small Freestanding Sign.</u> <u>A sign permit is not required</u>	<u>3 feet</u>	<u>6 square feet</u>	<p><u>May not be illuminated in a R district.</u></p> <p><u>No more than 4 signs in an R district and no more than 12 signs in any other district without the approval of a conditional use permit in accordance with PMC 18.75.050.</u></p>

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Sign Type/Sign Permit	Maximum Height of Sign above Grade	Maximum Sign Area of Sign	Additional Restrictions
Wall Sign. A sign permit is required.	Cannot extend above the building facade	10 percent of the building facade	
Window Sign. A sign permit is required.	Must be contained within a window	Up to 50 percent of the window but not exceeding 15 square feet	It shall not be included in determining the maximum permissible sign area/the maximum total number of signs permitted on a parcel, under Section 18.72.080.

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~~(Ord. 2761 § 8, 2012).~~

18.72.070 Temporary event signage.

~~Temporary signs may be placed on private property or within right-of-way controlled by the City for not more than 30 days before and 15 days after any election on which City voters may cast a vote. If the sign is placed in property or right-of-way controlled by the City and that right-of-way is maintained by a private property owners, than the consent of the adjacent property owner shall be obtained before the temporary sign is placed on such property or within such right-of-way.~~

~~Signs, posters, banners, strings of lights, clusters of flags, balloons and searchlights are permitted for a period of one month to announce the opening of a completely new enterprise, and any time thereafter for two weeks each occurrence (searchlights excepted) to announce the opening of an enterprise under new ownership, a substantial remodel, or a going-out-of-business sale. All such materials shall be removed immediately upon expiration of the respective time limit. Use of the above described devices within the limits specified shall be an exception to the general prohibition on these devices in Section 18.72.040. Such displays must obtain a sign permit and are permitted only in districts where the enterprise so advertised is allowed under district zoning regulations, and where the enterprise advertised is allowed to have permanent signage under district zoning and sign code. (Ord. 2761 § 9, 2012).~~

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18.72.080 Maximum number of signs—Maximum sign area of all signs.

A. The permissible number of signs for each single occupancy building is dependent upon the surface area of the largest single building facade of the building. The permissible number of signs for each enterprise in a multiple occupancy building is dependent upon the surface area of the largest single facade of the portion of the building occupied by the enterprise applying for the sign permit. An enterprise in a multiple occupancy building shall have an exterior entrance to be allowed primary signage pursuant to this section. The permitted number of signs is as follows:

Surface Area of Largest Building Facade	Maximum Number of Signs on Building/Parcel
Less than 999 square feet	2
1,000 to 2,999 square feet	3
3,000 square feet and over	4

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B. Buildings or enterprises with more than three thousand square feet of building facade on its largest face, with several clearly differentiated departments, each with separate exterior entrances, are permitted one sign for each different department with a separate exterior entrance in addition to the four allotted.

C. Buildings on More Than One Street. Buildings facing on more than one street are entitled to a bonus in the number of primary signs, as follows:

1. Buildings on Intersecting Streets. When a building is located on intersecting streets, two additional signs are permitted if the signs are located on two different streets and are separated more than one hundred feet measured in a straight line between signs.
2. Buildings Facing on Two Parallel Streets. Single occupancy buildings facing on two parallel streets, or enterprises within multiple occupancy buildings whose premises extend

through a block to face on two parallel streets with customer entrances on each street, are permitted the number of primary signs under subsection A of this section for each end of the building facades on a public street.

D. The maximum sum of all sign areas for all signs located on a building or a parcel shall not exceed fifteen percent of the largest single building facade of the building for a building facing on one street and twenty percent of the largest single building facade of a building facing on two streets. Buildings facing on two parallel streets with entrances on both streets shall not exceed thirty percent of the building's largest building facade. The sign area of freestanding signs and freeway signs shall be excluded when calculating the maximum sign area in this subsection D.

E. For the purposes of this section, an alley shall not be considered a street. ~~(Ord. 2761 § 10, 2012).~~

18.72.090 Additional guidelines for signs in the HDP district.

Compliance with the following guidelines is encouraged in the HDP district:

- ~~A. A.~~ Signs should contribute to the pedestrian-oriented character of the HDP district.
- ~~B. B.~~ Signs should be designed to blend into the historical character of the HDP district.
- ~~C. C.~~ Externally illuminated signs and neon signs are encouraged.
- ~~D. D.~~ Wall signs should be designed and located appropriately to the building's historical character and design.
- ~~E. E.~~ Wall signs should not cover architectural features of the buildings, and should be centered.
- ~~F. F.~~ Business owners in buildings are encouraged to use the minimum number of signs possible to convey their advertising message.
- ~~G. G.~~ Business owners in buildings are encouraged to use the smallest percentage of sign face possible to convey their advertising message.
- ~~H. H.~~ Maintenance of historical signs is encouraged.
- ~~H. I.~~ Blade signs should not exceed two square feet for each ten linear feet of the building facade's height.
- ~~I. J.~~ Alley wall signs are discouraged.

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~~J. K. — Window signs should complement the display in the window. (Ord. 2761 § 11, 2012).~~

18.72.100 ~~Substitution clause.~~Content

~~Nothing Any sign authorized in this chapter shall be interpreted to require or regulate the content of any sign, may contain a nonecommercial message constituting a form of expression in lieu of other copy. (Ord. 2761 § 12, 2012).~~

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18.72.110 Variances from the sign code.

A. Scope. This section establishes the procedure and criteria that the city will use in making a decision upon an application for a variance from the provisions of the sign code.

B. Applicability. This section applies to each application for a variance from the provisions of the sign code.

C. Purpose. A variance is a mechanism by which the city may grant relief from the provisions of the sign code where practical difficulty renders compliance with the provisions of that code an unnecessary hardship, where the hardship is a result of the physical characteristics of the subject property, and where the purpose of the sign code can be fulfilled.

D. Who May Apply. The property owner or his or her authorized agent may apply for a variance from the provisions of the sign code.

E. Applicable Procedure. The city will process an application for a variance from the provisions of the sign code as a Type III application in accordance with Title 19 and a public hearing on the application shall be held by the board of adjustment.

F. Submittal Requirements.

1. The city administrator, or his designee, shall specify the submittal requirements, including type, detail and number of copies, for a variance application to be deemed complete and accepted for filing.

2. The city administrator, or his designee, may waive specific submittal requirements determined to be unnecessary for review of an application.

G. Decision Criteria. The board of adjustment may approve, or approve with modifications, an application for a variance from the provisions of the sign code if:

1. The variance will not constitute a grant of special privilege inconsistent with the limitation upon signage and uses of other properties in the same vicinity and zone; and
2. Such variance is necessary because of special circumstances, which are not the result of voluntary actions of the applicant, relating to the size, shape, topography, location or surroundings of the subject property, to provide it with signage use rights and privileges permitted to other properties in the same vicinity and zone; and
3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the same vicinity and zone; and
4. The variance is the minimum necessary to meet the need of the applicant; or
5. If without the variance, the application of the sign code would result in a regulatory taking, a violation of the First Amendment to the United States Constitution, or to a violation of Article 1, Section 5 of the Washington State Constitution.

H. Limitation on Authority. Except to comply with subsection (G)(5) of this section, the board of adjustment may not grant a variance to:

1. Any dimensional requirement of the sign code to the extent of greater than twenty-five percent of that dimension;
2. The number of signs permitted;
3. Any provision of the sign code which, by the terms of that code, is not subject to a variance.

I. Time Limitation. A variance automatically expires and is void if the applicant fails to file for a sign permit or other necessary development permit within one year of the effective date of the variance. The city administrator, or his designee, may extend a sign variance, not to exceed two years as a Type I application, if:

1. Unforeseen circumstances or conditions necessitate the extension of the variance; and

2. Termination of the variance would result in unreasonable hardship to the applicant, and the applicant is not responsible for the delay; and
3. The extension of the variance will not cause substantial detriment to existing uses in the immediate vicinity of the subject property; and
4. The applicant has demonstrated reasonable diligence in attempting to meet the time limit imposed; and
5. Conditions in the immediate vicinity of the subject property have not changed substantially since the variance was first granted. ~~(Ord. 2761 § 13, 2012).~~

~~18.72.120 Exempt signs or displays.~~

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~~The following signs or displays are exempted from coverage under this chapter:~~

- A. ~~Traffic or pedestrian control signs or signals, or 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 public duty;~~
- B. ~~Signs required by law;~~
- C. ~~Public signs and other official public notices, official court notices or official sheriff's notices;~~
- D. ~~Flags;~~
- E. ~~Exterior signs or displays not visible from streets or ways open to the public;~~
- F. ~~Signs in the interior of a building more than three feet from the closest window or not facing a window;~~
- G. ~~"No trespassing," "no dumping," "no parking," "private," and other informational warning signs, which shall not exceed three square feet in surface area;~~
- H. ~~Reasonable seasonal decorations within the appropriate public holiday season. However, such displays shall be removed within five days following the end of the public holiday season;~~

~~I. — The flag of a commercial institution. No more than one flag is permitted per business premises, the flag shall not exceed twenty square feet in surface area, and shall be left loose to fly in the breeze;~~

~~J. — Sculptures, fountains, mosaics, murals, and design features which do not incorporate advertising or identification;~~

~~K. — Nonilluminated signs worn by a person while walking the public ways of the city;~~

~~L. — Reasonable temporary decorations and signs for the purpose of announcing or promoting a nonprofit sponsored, school sponsored, or child day care center sponsored community fair, festival or event, including announcement of enrollment periods. Such decorations and signs may be displayed no more than fourteen calendar days prior to and during the fair, festival or event. If approved by the public works director, such decorations or signs may be located on or over the public right-of-way. All decorations and signs must be removed within five calendar days following the end of the fair, festival or event;~~

~~M. — Address numbers less than three feet in height;~~

~~N. — Way finding signs erected in the right-of-way by the city which specify the location of specific public services such as police, fire, library, parks or other similar public services. Way finding signs may identify the location of specific business or tourist areas such as Downtown, East Prosser, North Prosser, Vintners Village, but shall not identify a particular business. The city shall use masonry or stucco in the design of way finding signs placed in the right-of-way. (Ord. 2761 § 14, 2012).~~

18.72.130 Permit—Application—Fees.

- A. Unless exempt, no sign governed by this code shall be erected, altered or relocated from and after the date of adoption of this code without a permit issued by the city.
- B. Permit applications shall be available for inspection by the public upon request.
- C. Applications for sign permits shall be submitted upon forms provided by the city administrator, or his designee, and shall consist of all materials required by the applicable sign

regulations or other city ordinances, and shall include, but not be limited to, the following general information:

1. A completed project permit application form;
2. A verified statement by the applicant that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property;
3. A site plan showing the location of the sign;
4. A scaled drawing of the largest building facade on the applicant's property showing the height and width of such building facade;
5. A drawing of the sign showing its size, and construction details;
6. For exterior signs, a vicinity map showing at least one block in each direction of the applicant's property and identifying the applicant's property; and
7. Such other pertinent information as the city administrator, or his designee, may require to ensure compliance with the sign code and other applicable ordinances.

D. Fees shall be submitted with the application in the amount set forth in Title 20., ~~(Ord. 2761 § 15, 2012).~~

18.72.140 Requirements applicable to all signs.

A. Structural Requirements. The structure and erection of signs within the city shall be governed by Chapters 2 and 4 of the Uniform Sign Code, 1985 Edition (or by superseding edition adopted by the city) which is adopted and made a part hereof by this reference, and the International Building Codes adopted by the city in Chapter 15.04. Not less than one copy of said codes is on file in the office of the city clerk. Compliance with the Uniform Sign Code and International Building Codes shall be a prerequisite to issuance of a sign permit under the sign code.

B. Sign Illumination. Illumination from or upon any sign shall be located, shaded, shielded, directed or reduced so as to avoid undue brightness, glare or reflection of light on private or public

property in the surrounding area, and so as to avoid unreasonably distracting pedestrians or motorists. "Undue brightness" is illumination in excess of that which is reasonably necessary to make the sign reasonably visible to the average person on an adjacent street.

C. Sign Maintenance. All signs, including signs heretofore installed, shall be constantly maintained in a state of security, safety and repair. If any sign is found not to be so maintained or is insecurely fastened or otherwise dangerous, it shall be the duty of the owner and/or occupant of the premises on which the sign is located to repair or remove the sign within five days after receiving notice from the city. The premises surrounding a freestanding sign shall be free and clear of rubbish and ~~shall be surrounded by a~~ landscaping area free of weeds.

D. Sign Obstructing View or Passage. No sign shall be located so as to physically obstruct any door, window or exit from a building. No sign shall be located so as to be hazardous to a motorist's or pedestrian's ingress and egress from parking areas or any way open to the public. All signs shall comply with the sight distance requirements of Chapter 8.40.

E. Landscaping for Freestanding Signs and Freeway Signs. All ~~primary~~ freestanding signs and freeway 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 square foot for each square foot of sign area for such sign and shall include shrubs and groundcover so that at the time of installation a minimum of twenty-five percent of the required planting is covered by plant material. All required landscaping must be installed within sixty days of completion of the sign installation, unless the ~~director-city~~ grants an extension in writing for reasons of weather, good planting practices, or unforeseeable construction delay.

F. Sign Inspection. All sign users shall permit the periodic inspection of their signs by the city upon the city's request, in accordance with Section 18.72.160.

G. Conflicting Provisions. Whenever two provisions of this code overlap or conflict with each other with regard to the size or placement of a sign, the more restrictive provision shall apply.-
(Ord. 2761 § 16, 2012).

18.72.150 Nonconforming signs.

A. Signs Eligible for Characterization as Legal Nonconforming. Any sign located within the city limits on the date of adoption of the ordinance codified in this title, or located in an area annexed to the city thereafter, which does not conform with the provisions of this code, shall be considered a legal nonconforming sign and is permitted, provided it also meets the following requirements:

1. The sign was covered by a sign permit on the date of adoption of the ordinance codified in this title if one was required under applicable law; or
2. If no sign permit was required under applicable law for the sign in question, the sign was in all respects in compliance with applicable law on the date of adoption of the ordinance codified in this title; or
3. If the city is unable to determine whether the sign complies with either subsection (A)(1) or (A)(2) of this section, then the sign shall be considered legal nonconforming in accordance with this section of the sign code.

B. Loss of Legal Nonconforming Status. A legal nonconforming sign shall immediately lose its legal nonconforming designation if:

1. The sign is altered in any way in structure or copy (except for changeable copy signs and normal maintenance) which makes the sign less in compliance with the requirements of this code than it was before the alteration; or
2. The sign is relocated; or
3. The sign is replaced.

On the occurrence of any of subsection (B)(1), (B)(2), or (B)(3) of this section, the sign shall be immediately brought into compliance with this code and a new permit secured therefor, or the sign shall be removed by the owner.

C. Maintenance and Repair of Legal Nonconforming Signs. Nothing in this section shall relieve the owner or user of a legal nonconforming sign or owner of the property on which the legal

nonconforming sign is located from the provisions of this code regarding safety, maintenance, and repair of signs. ~~(Ord. 2761 § 17, 2012).~~

18.72.160 Administration and enforcement.

A. The city administrator, or his designee, shall be responsible for administration of the sign code and may adopt rules for the implementation of the sign code; provided, the city administrator ~~or his designee, shall first hold a public hearing. The director shall publish notice of intent to adopt any rule, and the date, time and place of the public hearing thereon in the city's official newspaper at least fourteen days prior to the hearing date. Any person may submit written comments to the city administrator, or his designee, in response to such notice, and any person may speak at the public hearing. Following the public hearing, the city administrator, or his designee, shall adopt, adopt with modifications, or reject the proposed rule.~~ complies with Chapter 2.115 PMC.

B. The building official, or his designee, is empowered to enter or inspect any building, structure or premises in the city, upon which or in connection with which a sign, as defined by this code, is located, for the purpose of inspection of the sign, its structural and electrical connections, and to ensure compliance with the provisions of this code. Such inspections shall be carried out during business hours, unless an emergency exists.

C. Violation—Penalty.

1. The violation of or failure to comply with any provision of this chapter is declared to be unlawful.

2. The first violation of the sign code by a person in any twelve-month period shall be a Class 1 civil violation (infraction) with a penalty of two hundred and fifty dollars plus any state assessments, and shall be issued, adjudicated, and prosecuted as provided for in Chapter 1.40.

3. A person who commits a second violation of the sign code in any twelve-month period shall be guilty of a misdemeanor punishable by a maximum fine of one thousand dollars or ninety days in jail, or both such fine and jail. ~~(Ord. 2761 § 18, 2012).~~

18.72.990 Severability.

If any section, subsection, sentence, clause, paragraph, phrase, or word of this chapter should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or constitutionality of any other section, subsection, sentence, clause, paragraph, phrase or word of this chapter. ~~(Ord. 2761 § 19, 2012).~~

Chapter 18.08

COMMERCIAL / INDUSTRIAL—DESIGN STANDARDS

Sections:

18.08.010 Intent.

18.08.020 Administrative policies and procedures.

18.08.030 Definitions.

18.08.040 Minimum siting standards.

18.08.050 Minimum design standards.

18.08.060 Accessory structures and fences.

18.08.070 Application for design review—Fee.

18.08.990 Severability.

18.08.010 Intent.

It is the intent of this chapter to set forth the terms and conditions under which commercial and industrial facilities may be constructed, or remodeled. It is further the intent of this chapter to set forth minimum design standards for both accessory structures and landscape buffers.

18.08.020 Administrative policies and procedures.

The mayor or his designee shall have the authority to establish policies and procedures to implement this chapter. The application for design review in this chapter shall be processed as a Type I procedure in accordance with Title 19. (Ord. 2762 § 4, 2012).

18.08.030 Definitions.

18.08.040 Minimum siting standards.

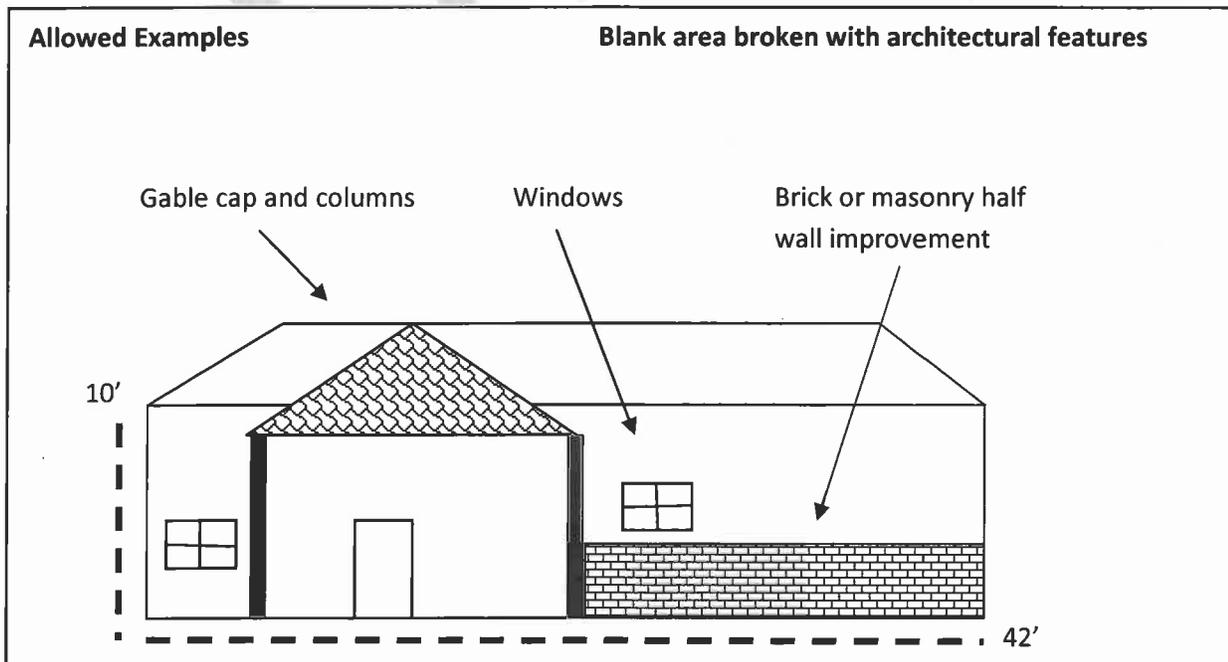
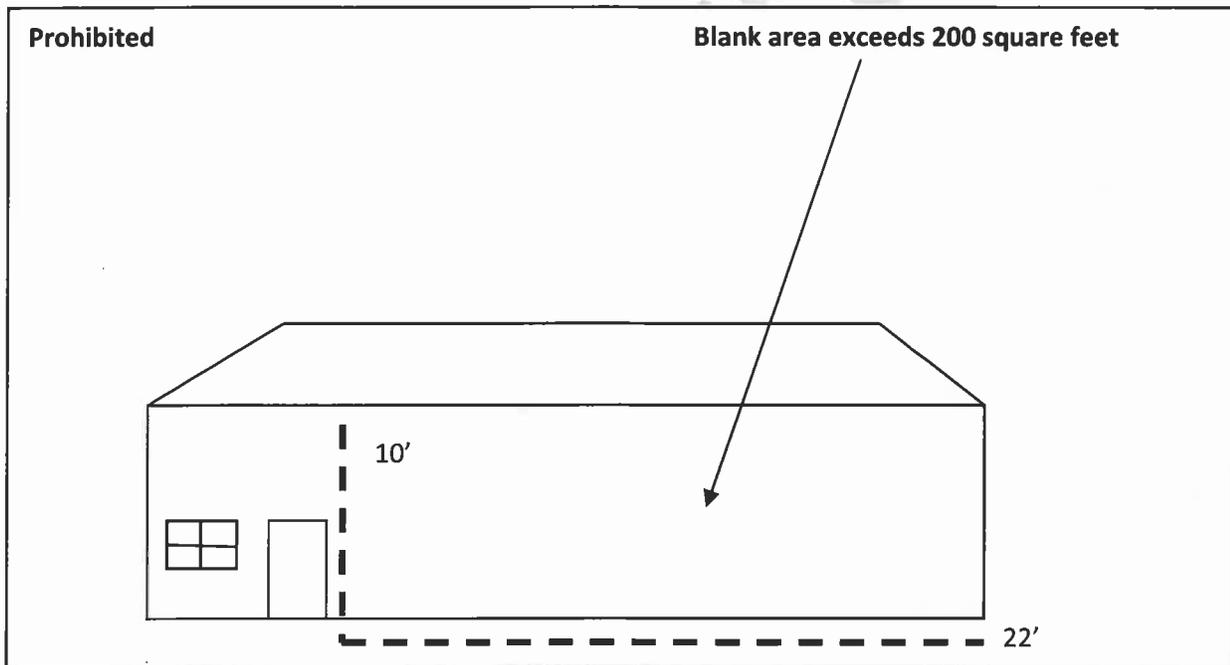
The following standards apply to the siting or construction of all single-family homes, whether site-built homes or manufactured homes. Where any conflict arises between these regulations and the adopted building code, the stricter standard shall apply.

A. Building Orientation. All Commercial and Industrial buildings shall orient themselves in such a manner as to not create site distance issues on adjacent roads.

18.08.050 Minimum design standards.

Facades

Commercial buildings may not have blank exterior facades devoid of windows or other architectural features when the blank surface measures more than 200 square feet. Architectural features such as windows, awnings, gables, signage, and masonry walls or columns or similar features may be used as features to comply with this chapter.



Frontage improvements required

When sidewalks are required as part of the development the sidewalk may be detached from the curb line provided landscaping is constructed between the face of sidewalk and the curb line.

Lighting

Exterior lighting must be LED (Light Emitting Diode) or similar energy saving technology. All lighting must be mounted, shaded, and or directed in a manner that reduces the amount of light scatter onto adjacent properties and into the night sky.



Prohibited (note glare and light scatter)



Allowed



Prohibited (note glare and light scatter)



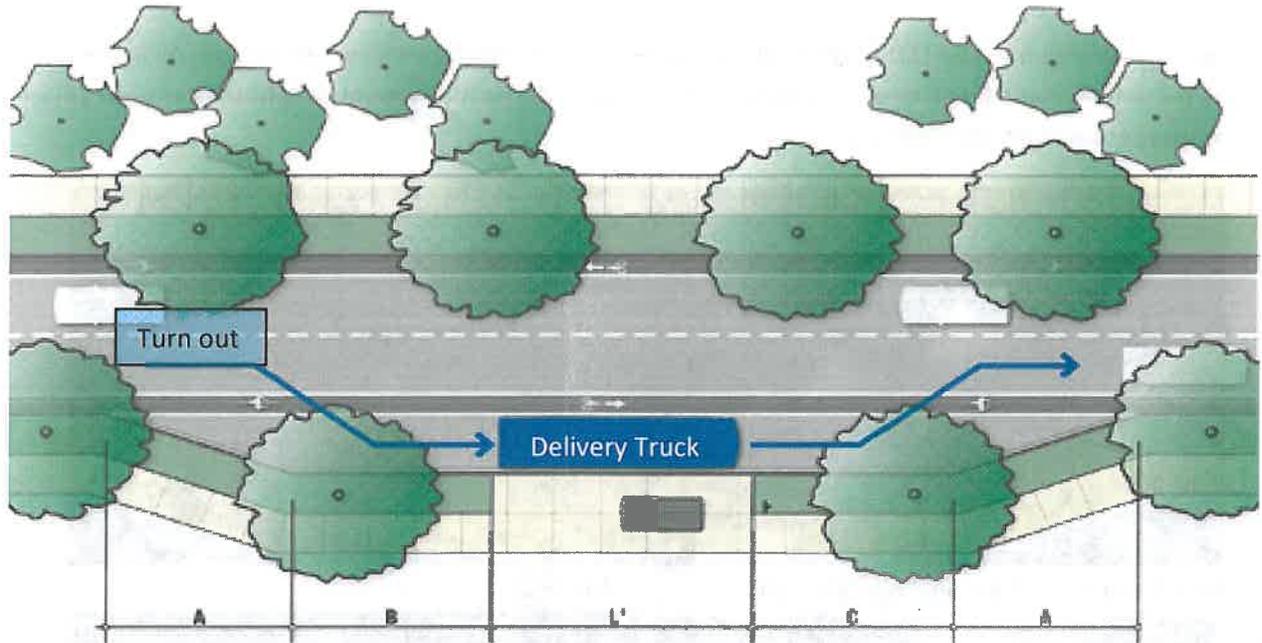
Allowed

Safety

Knox boxes shall be required on all new industrial and commercial buildings.

Truck Delivery Requirements (Off street requirement)

Businesses must plan and construct adequate facilities for the delivery of goods and services. Public streets may not be used for the loading and unloading of goods and services. If there is not adequate land to provide for on premise delivery the developer may request a variance to construct delivery turn-outs on public roadways.



18.08.060 Accessory structures, fences, and landscaping buffers.

Landscaping

A 10 foot landscaped buffer must be installed between the development and the back of improved right of way except in Commercial Downtown (CD) zones. Zero-scape may be used in lieu of irrigated vegetation. Developer is responsible to the curb line for maintenance and compliance with Prosser Municipal Code.

Trash receptacles

Must be enclosed on three sides with the 4 side containing a sight obscuring solid gate

Enclosure (excluding gates) must be made of brick, masonry, stucco, fiberglass or similar durable material. Chain link, wood, or slatted chain link may not be used.

Trees

Any tree planted within 10 feet of improved right of way must be approved by the City prior to planting.

18.08.070 Application for design review—Fee.

18.08.990 Severability.

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18.60.070 Parking campers, boats, trailers, and the like in public right-of-way.

Boats, recreational vehicles, snowmobiles, personal watercraft, modular structures, portable structures, commercial trucks in excess of one ton gross weight, and the like, owned by a person residing on the premises may be stored in an R district but not within fifteen feet from the improved right-of-way on the block containing the premises. Solely for this section, "improved right-of-way" means the furthest extension of curb, asphalt, or sidewalk toward any adjacent property line of any premises along the block. "Block" for the purposes of this section shall mean the length of both sides of a street between well-defined and fixed boundaries but usually not more than five hundred feet long.

