

**Commercial Zones.**

Provisions in this Section apply to the Neighborhood Commercial (C-N), Commercial Office (C-O), General Commercial (C-G), and Highway Commercial (C-H) zones.

Signs must be constructed or erected in conformance with the standards specified in Table 48-4. (Ord. 1172, 2007)

**TABLE 48-4  
Signs in Commercial Zones**

Zone/Use	Type of Sign and Number Permitted	Size Restrictions		Other Regulations
		Maximum Area per Sign	Height Restrictions	
<b>C-N (Neighborhood Commercial)</b>	1 canopy or 1 under-canopy sign per building entrance  OR	Canopy: 0.5 sf per lineal foot of building frontage, with a maximum of 50 sf  Under-canopy: 4 sf	Maximum of 2 ft. for sign face.  Maximum of 18 inches projection above canopy fascia.	Clearance: 8 ft. minimum for pedestrian walkway and 14 ft. minimum for roadway
	1 freestanding pole sign per development OR	20 sf	12 ft. maximum	A Conditional Use Permit is required.
	1 monument sign per parking lot or street frontage; OR	24 sf	6 ft. maximum	None
	1 projecting sign per development  OR	0.5 sf per lineal foot of building frontage, with a maximum of 12 sf	No sign must project above the roof peak, parapet wall, or facade of the building.  No sign must project more than 6 ft. above floor level of the 2nd floor of any multi-story building.	1. A projecting sign can only be used if no canopy, freestanding, or monument sign exists for the development.  2. Clearance: 8 ft. minimum for pedestrian walkway.  3. No sign must project outward from the face of the building wall or the building facade more than 5 ft.
<b>C-N (Continued)</b>	1 wall sign per building frontage	1.0 sf per linear foot of building frontage, with a maximum of 50	No such sign must project above the roof peak, parapet, wall, or facade of the	Two signs are permitted on corner lots, or where two tenants occupy a parcel, provided that

**TABLE 48-4  
Signs in Commercial Zones**

Zone/Use	Type of Sign and Number Permitted	Size Restrictions		Other Regulations
		Maximum Area per Sign	Height Restrictions	
		sf	building.	each sign not exceed 50% of the total allowable maximum wall sign area for the site.
	2 permanent Window signs	The total area of all window signs (temporary and permanent) must not cover more than 20% of the total window area		Commercial copy for permanent signs is limited to business identification.
<b>C-O Commercial Office</b>	1 canopy or 1 under-canopy sign per building entrance  OR	Canopy: 0.5 sf. per lineal foot of building frontage, with a maximum area of 50 sf.  Under-canopy: 4 sf.	Maximum of 2 ft. for sign face.  Maximum of 18 inches projection above canopy fascia.	Clearance: 8 ft. minimum for pedestrian walkway and 14 ft. minimum for roadway
	1 freestanding sign per development; OR	24 sf.	15 ft.	A Conditional Use Permit is required.
	1 monument sign per parking lot or street frontage; OR	32 sf.	6 ft.	None

<b>C-O Commercial Office (Continued)</b>	1 projecting sign per development	0.5 sf per lineal foot of building frontage, with a maximum area of 12 sf.	No sign must project above the roof peak, parapet wall or facade of the building.	<ol style="list-style-type: none"> <li>1. A projecting sign can only be used if no canopy, free-standing, or monument sign exists for the development.</li> <li>2. Clearance: 8 ft. minimum for pedestrian walkway.</li> <li>3. No sign must project outward from the face of the building wall or the building facade more than 5 ft.</li> </ol>
	OR		No sign must project more than 6 ft. above floor level of the 2nd floor of any multi-story building.	

**TABLE 48-4  
Signs in Commercial Zones**

Zone/Use	Type of Sign and Number Permitted	Size Restrictions		Other Regulations
		Maximum Area per Sign	Height Restrictions	
	1 wall sign per building frontage	1.0 sf per linear foot of building frontage, with a maximum area of 50 sf	No such sign must project above the roof peak, parapet, wall, or facade of the building.	A total of two wall signs are permitted on corner lots or where two tenants occupy a parcel, provided that each sign not exceed 50% of the total allowable maximum wall sign area for the site.
	AND			
	2 permanent window signs.	The total area of all window signs (temporary and permanent) must not cover more than 20% of the total window area.		Commercial copy for permanent signs limited to business identification.

**TABLE 48-4  
Signs in Commercial Zones**

Zone/Use	Type of Sign and Number Permitted	Size Restrictions		Other Regulations
		Maximum Area per Sign	Height Restrictions	
<b>C-G (General Commercial)</b>	1 canopy or 1 under-canopy sign per building entrance  OR	Canopy: 0.75 sf per lineal foot of building frontage, with a maximum area of 50 sf.  Under-canopy: 4 sf.	Maximum of 2 ft. for sign face.  Maximum of 18 inches projection above canopy fascia.	Clearance: 8 ft. minimum for pedestrian walkway and 14 ft. minimum for roadway
	1 projecting sign per development  AND	0.75 sf per lineal foot of building frontage, with a maximum of 18 sf	No sign must project above the roof peak, parapet wall or facade of the building.  No sign must project more than 6 ft. above floor level of the 2nd floor of any multi-story building.	<ol style="list-style-type: none"> <li>1. A projecting sign can only be used if no canopy sign exists for the development.</li> <li>2. Clearance: 8 ft. minimum for pedestrian walkway.</li> <li>3. No sign must project outward from the face of the building wall or facade more than 5 ft.</li> </ol>
	Either 1 freestanding sign per development or 1 monument sign per parking lot or street frontage; AND	Freestanding: 24 sf  Monument: 32 sf	Freestanding: Height of building or 35 ft., whichever is less  Monument: 6 ft.	A Conditional Use Permit is required For a freestanding sign.
	1 wall sign per building frontage	1.0 sf per linear foot of building frontage, with a maximum area of 50 sf	No sign must project above the roof peak, parapet wall or facade of the building.	A total of two wall signs are permitted on corner lots or where two tenants occupy a parcel, provided that each sign not exceed 50% of the total allowable maximum wall sign area for the site.

**TABLE 48-4  
Signs in Commercial Zones**

Zone/Use	Type of Sign and Number Permitted	Size Restrictions		Other Regulations
		Maximum Area per Sign	Height Restrictions	
<b>C-G General Commercial</b> (continued)	2 permanent window signs	The total area of all window signs (temporary and permanent) must not cover more than 20% of the total window area.		Commercial copy for permanent signs limited to business identification
<b>C-H (Highway Commercial)</b>	1 canopy or 2 under-canopy signs per building entrance  OR	Canopy: 1.0 sf per linear foot of building frontage, with a maximum area of 75 sf  Under-canopy: 4sf	Maximum of 2 ft. for sign face.  Maximum of 18 inches projection above canopy fascia.	Clearance: 8 ft. minimum for pedestrian walkway.
	1 projecting sign per development  AND	1.0 sf per lineal foot of building frontage, with a maximum area of 24 sf.	No sign must project above the roof peak, parapet wall or facade of the building.  No sign must project more than 6 ft. above floor level of the 2nd floor of any multi-story building.	1. A projecting sign can only be used if no canopy sign exists for the development. 2. Clearance: 8 ft. minimum for pedestrian walkway. 3. No sign must project outward from the face of the building wall or the building facade more than 5 ft.
	Either 1 free-standing sign per development; OR	24 sf	Height of building or 45 ft., whichever is less	A Conditional Use Permit is required.
	1 monument sign per parking lot or street frontage; AND	32 sf	6 ft.	
	1 wall sign per building frontage	1.5 sf per linear foot of building frontage, with a maximum area of 150 sf	No sign must project above the roof peak, parapet wall or facade of the building.	A total of two wall signs are permitted on corner lots or where two tenants occupy a parcel, provided that each sign not exceed 50% of the total allowable maximum wall sign area for the site.

(Ord. 1172, 2007)

## Central Business District

Provisions in this section apply to the CBD (Central Business District) zone.

Unless otherwise provided, a maximum of two (2) signs are permitted for any one (1) business.

Signs must be constructed or erected in conformance with the standards specified in Table 48-5. (Ord. 1159, 2006; Ord. 1172, 2007)

**TABLE 48-5  
Signs in the Central Business District**

Zone/Use	Type of Sign and Number Permitted	Size Restrictions		Other Regulations
		Maximum Area per Sign	Height Restrictions	
<b>CBD (Central Business District)</b>	Canopy sign: 2 per building frontage.	1 sf per linear foot of building frontage.  Sign area must not exceed 50% of the total fascia area	Maximum letter height of 8 inches.  Maximum of 18 inches projection above canopy fascia.	<ol style="list-style-type: none"> <li>1. Clearance: 8 ft. minimum for pedestrian walkway.</li> <li>2. Internal or "back-lit" illumination is prohibited.</li> <li>3. Sign must be integrated into the design of the awning or canopy.</li> </ol>
	Flush-mounted or painted wall sign: 1 per building frontage.	1 sf per linear foot of building frontage, with a maximum of 50 sf	Maximum letter height of 18 inches.	<ol style="list-style-type: none"> <li>1. Sign must be located on the building face in area specifically intended for signage, or where such signage will appear integral to the building design.</li> <li>2. Sign must not block or cover any significant architectural feature of the building.</li> <li>3. Total lettered space must not exceed 65% of total sign area.</li> <li>4. "Can" or cabinet type wall signs are not permitted.</li> </ol>

**TABLE 48-5  
Signs in the Central Business District**

Zone/Use	Type of Sign and Number Permitted	Size Restrictions		Other Regulations
		Maximum Area per Sign	Height Restrictions	
<b>CBD (Central Business District)</b> (Continued)	Projecting sign: 1 per building frontage.	24 sf.	6 ft.	<ol style="list-style-type: none"> <li>1. If a single-tenant projecting sign exceeds a 2-ft. width, a minimum height-to-width ratio of 2:1 must be maintained.</li> <li>2. If a hanging sign is used below an awning or fixed canopy, a width-to-height ratio of at least 2:1 must be maintained.</li> <li>3. Overall height of multi-tenant projecting signs must not exceed 6 ft. Individual signs must not exceed 18 inches in height.</li> <li>4. The sign may be directly attached to the building face or suspended from decorative brackets.</li> <li>5. The sign and structural supports must be designed as a compatible unit and be attached to the building in manner that will not damage or compromise the building character.</li> </ol>
	2 permanent window signs.	The total area of all window signs (temporary and permanent) must not cover more than 20% of the total window area.		Commercial copy for permanent signs limited to business identification.

**TABLE 48-5  
Signs in the Central Business District**

Zone/Use	Type of Sign and Number Permitted	Size Restrictions		Other Regulations
		Maximum Area per Sign	Height Restrictions	
<b>CBD (Central Business District)</b> (Continued)	Menu boards: 1 per table allowed under a sidewalk café permit.	A maximum of 2 ft x 2 ft per sign.		<ol style="list-style-type: none"> <li>1. Permitted only as part of a sidewalk café permit.</li> <li>2. Signage on the menu board is limited to the name of the business and the items to be sold.</li> <li>3. Sign location must not obstruct any doorway or be located within the 5 ft pedestrian pathway identified in the sidewalk café permit.</li> <li>4. Menu boards must not be included in the calculation of sign area.</li> </ol>

Abbreviations: sf = square feet; ft = feet

(Ord. 1159, 2006; Ord. 1172, 2007)

**16.48.670. Industrial Zones**

Signs erected in the C/LI (Commercial/Light Industrial), LI (Light Industrial), I (Heavy Industrial) and M-1 (Manufacturing) zones must be constructed or erected in conformance with the standards specified in Table 48-6. (Ord. 1172, 2007)

**Table 48-6  
Signs in Industrial Zones**

Zone/Use	Type of Sign and Number Permitted	Size Restrictions		Other Regulations
		Maximum Area per Sign	Height Restrictions	
<b>C/LI (Commercial/Light Industrial)</b>	1 canopy or 1 under-canopy sign per building entrance  OR	Canopy: 1 sf per linear foot of building frontage, with a maximum area of 75 sf  Under-canopy: 4 sf	Maximum of 2 ft. for sign face.  Maximum of 18 inches projection above canopy fascia	Clearance: 8 ft. minimum for pedestrian walkway.
	1 projecting sign per development  AND	1.0 sf per lineal foot of building frontage, with a maximum area of 24 sf	No sign must project above the roof peak, parapet wall or facade of the building.  No sign must project more than 6 ft. above floor level of the 2nd floor of any multi-story building.	<ol style="list-style-type: none"> <li>1. A projecting sign can only be used if no canopy sign exists for the development.</li> <li>2. Clearance: 8 ft. minimum for pedestrian walkway.</li> <li>3. No sign must project outward from the face of the building wall or the building facade more than 5 ft.</li> </ol>
	Either 1 freestanding sign per development OR	24 sf	Height of building or 30 ft., whichever is less	A Conditional Use Permit is required.
	1 monument sign per parking lot or street frontage AND	32 sf	6 ft.	
	1 wall sign per building frontage	1.5 sf per lineal foot of building frontage, with a maximum area of 150 sf	Such signs must not project above the roof peak, parapet, wall, or facade of the building.	A total of two wall signs are permitted on corner lots or where two tenants occupy a parcel, provided that each sign not exceed 50% of the total allowable maximum wall sign area for the site.

**Table 48-6  
Signs in Industrial Zones**

Zone/Use	Type of Sign and Number Permitted	Size Restrictions		Other Regulations
		Maximum Area per Sign	Height Restrictions	
<b>C/LI (Commercial/Light Industrial)</b> (continued)	2 permanent window signs	The total area of all window signs (temporary and permanent) must not cover more than 20% of the total window area		Commercial copy for permanent signs limited to business identification.
<b>LI (Light Industrial)</b>	1 canopy or 1 under-canopy sign per building entrance  OR	Canopy: 0.75 sf per lineal foot of building frontage, with a maximum area of 75 sf  Under-canopy: 4 sf.	Maximum of 2 ft. for sign face.  Maximum of 18 inches projection above canopy fascia.	Clearance: 8 ft. minimum for pedestrian walkway.
	1 projecting sign per development  AND	0.75 sf per lineal foot of building frontage, with a maximum area of 18 sf.	No sign must project above the roof peak, parapet wall or facade of the building.  No sign must project more than 6 ft. above floor level of the 2nd floor of any multi-story building.	1. A projecting sign can only be used if no canopy sign exists for the development.  2. Clearance: 8 ft. minimum for pedestrian walkway.  3. No sign must project outward from the face of the building wall or the building facade more than 5 ft.
	Either 1 freestanding sign per development OR	24 sf.	Height of building or 30 ft., whichever is less	A Conditional Use Permit is required.
	1 monument sign per parking lot or street frontage; AND	32 sf.	6 ft.	
	1 wall sign per building frontage	1.0 sf per linear foot of building frontage, with a maximum area of 100 sf.	Such signs must not project above the roof peak, parapet, wall, or facade of the building.	A total of two wall signs are permitted on corner lots or where two tenants occupy a parcel, provided that each sign not exceed 50% of the total allowable maximum wall sign area for the site.

**Table 48-6  
Signs in Industrial Zones (continued)**

Zone/Use	Type of Sign and Number Permitted	Size Restrictions		Other Regulations
		Maximum Area per Sign	Height Restrictions	
<b>I (Industrial) and M-1 (Manu- facturing)</b>	1 canopy or 2 under-canopy signs per building entrance  OR	Canopy: 1.0 sf per linear foot of building frontage, with a maximum area of 100 sf  Under-canopy: 4 sf.	Maximum of 2 ft. for sign face.  Maximum of 18 inches projection above canopy fascia	Clearance: 8 ft. minimum for pedestrian walkway.
	1 projecting sign per development	1.0 sf per lineal foot of building frontage, with a maximum area of 24 sf.	No sign must project above the roof peak, parapet wall or facade of the building.  No sign must project more than 6 ft. above floor level of the 2nd floor of any multi-story building.	<ol style="list-style-type: none"> <li>1. A projecting sign can only be used if no canopy sign exists for the development.</li> <li>2. Clearance: 8 ft. minimum for pedestrian walkway.</li> <li>3. No sign must project outward from the face of the building wall or the building facade more than 5 ft.</li> <li>4. Where more than 1 sign is permitted per lot or site, the cumulative total sign area must not exceed 1.0 sf per lineal foot of building frontage.</li> </ol>
	Either 1 freestanding sign per development OR	24 sf.	Height of building or 30 ft., whichever is less	A Conditional Use Permit is required.
	1 monument sign per parking lot or street frontage AND	32 sf.	6 ft.	None
	1 wall sign per building frontage	1.0 sf per linear foot of building frontage, with a maximum area of 100 sf.	No such sign must project above the roof peak, parapet, wall or façade of the building	A total of two wall signs are permitted on corner lots or where two tenants occupy a parcel, provided that each sign not exceed 50% of the total allowable maximum wall sign area for the site.