

DATE: September 2, 2022

TO: Chair Ledell and Planning Commission members

FROM: Bryan Snodgrass, Principal Planner, Community Development Department

RE: September 13 workshop review of fall 2022 Comprehensive Plan and zoning code map and text changes

At the September 13 workshop staff will provide a detailed review of 2022 proposals for Comprehensive Plan and zoning map and text changes, following an introductory Commission discussion on these proposals on July 12. A Commission hearing is scheduled for October 11. Under state law Comprehensive Plan changes- map or text- must be reviewed generally concurrently to evaluate cumulative impacts, but zoning map or text changes can be considered at any time. This year's items consist of four Comprehensive Plan and zoning map changes submitted by property owners, one Comprehensive Plan text change, and 15 zoning code text changes.

Comprehensive Plan and zoning map changes (4)

1. Stutesman – Commercial/CG to Urban High Density/R-22 on three parcels encompassing 0.8 acres in the Vancouver Mall Neighborhood



The property is surrounded by commercial buildings immediately abutting to the west and south zoned CG, storage buildings to the east across NE 94th Avenue also zoned CG, and single family homes to the north across NE 52nd Street zoned R-22. The applicant indicates future development of 11 townhomes is envisioned if the rezone is approved, to be priced at market rates but below current area median levels. A conceptual future site plan is not included with the application. The site is currently occupied by three mobile homes and one single family home. Issues likely to be considered in the staff recommendation and public hearing are viability of the site for commercial development under current zoning, and weighing future residential development including displacement of existing site residents against the benefits of a net gain in housing units.

2. Schwartz – Urban Low Density/R-2 to Commercial/CC on two parcels encompassing 2.1 acres in east Vancouver



The proposal site currently contains two single family homes, as well as detached garages and sheds. Although rezoning to a commercial designation could allow the existing residences to be replaced with new commercial development, the applicant indicates the intent of the rezone is to allow an existing home-based business in the northern residence to occupy the full structure.

The property is surrounded to the east and west by large lot single family homes zoned R-2 Low Density Residential. To the south are 10,000 square foot single family homesites also zoned R-2. North of the site across SE 1st Avenue is an undeveloped part of the larger existing Union High School campus, zoned for Public Facilities (PF). North and east of the proposal site in the City of Camas is undeveloped property zoned CC, that was recently approved for a food truck use.

Issues anticipated to be addressed in the staff recommendation and public hearings are whether the current R-2 zoning designation should be converted to a higher density residential zone rather than the commercial zoning proposed, and the impacts of future commercial development on the proposal site to current and future development on abutting large lot residences.

3. SRHV – Industrial/IH to Commercial/MX on a portion of a parcel encompassing 2.8 acres in in the Hough neighborhood



The proposal would change the northern approximately 2.8 acres of an undeveloped 4-acre property from a Comprehensive Plan designation of Industrial with associated zoning designation of Heavy Industrial (IH) to a Commercial Comprehensive Plan designation with Mixed Use (MX) zoning. The southern 1.2 acres are proposed to remain Industrial/IH. The northern portion of the property proposed for rezoning contains approximately 24 Oregon White Oak trees, a protected species.

North of the rezone site is the Hood Packaging warehouse on an approximately 10-acre site zoned IH. To the west is the BNSF railroad zoned IH. East are single family homes zoned R-9. South of the rezone site is the portion of the subject property proposed to remain IH. Abutting that are small industrial uses zoned IH.

The application indicates that future development of mixed-use buildings with residential over first floor office or commercial uses is anticipated, with a plan to retain the majority of the trees. A conceptual site plan or tree retention plan has not been submitted. Future road access would likely be

through West 20th or 19th Streets to the west of the site. The applicant has submitted updated traffic information and indicates that an economic analysis will be forthcoming.

Issues anticipated in the staff recommendation and public hearings are the viability of the site for industrial development, and implications for the Oregon White Oak tree stand under the existing zoning compared to the proposal.

4. Lieser School Site Redevelopment – Urban Low Density/R-6 to Urban High Density/R-30 on an 8.4-acre parcel in the Vancouver Heights neighborhood.



The proposal by the Vancouver Housing Authority, which owns the property, would change the 8.4-acre Lieser School site from Urban Low Density/R-6 to Urban High Density/R-30 as part of a larger site redevelopment that includes a new Fire Station to replace the City’s existing fire station 3, a refurbished park, approximately 10 townhomes and 90-100 affordable rental housing units, and a new Educational Opportunities for Children and Families (EOCF) early childhood development facility that includes childcare, offices, and a commercial kitchen. The Comprehensive Plan and zone map change is needed to allow the proposed multi-family housing.

The City of Vancouver is a co-sponsor of the rezone application because the site redevelopment involves fire and park facility improvements, and in keeping with Community Development Department policy of sponsoring rezones which provide for affordable housing and are consistent with rezone criteria. The Vancouver Housing Authority and Salazar Architects have already conducted substantial outreach with the surrounding community and Vancouver Heights

Neighborhood Association in regard to the rezone proposal and larger site redevelopment plan. Information has also been provided through the City of Vancouver [Be Heard](#) site.

Comprehensive Plan and related Zoning Code Text Change (1)

The City of Vancouver, on behalf of the Battle Ground, Camas, and Vancouver School Districts, is proposing to adopt updated district 6-year capital facilities plans by reference into the City Comprehensive Plan Appendix E, and to make related updates to School Impact Fees (SIF) in VMC 20.915.

The SIF changes to be reflected in City code are:

School District	Single-Family	Multi-Family
Battle Ground	\$6,397 \$10,760	\$2,285 \$3,845
Camas	\$5,371 <u>\$6,650</u>	\$5,371 <u>\$6,650</u>
Vancouver	\$2,880 <u>\$2,786</u>	\$2,381 <u>\$2,486</u>

No changes are proposed to the Evergreen School District Capital Facilities Plan or School Impact Fees, which are currently \$6,432 per single family unit and \$3,753 per multi-family unit.

Zoning Code Text Changes (15)

Code Section	Issue/Action
1. Central Park Overlay 20.503	Eliminate VMC 20.503, which includes two longstanding provisions which are unique to the Central Park area and inconsistent with the City Comprehensive Plan and State Growth Management Act. One places unique limits on the rebuilding of multi-family or non-residential uses, and the other prevents any residential remodels or redevelopments which add to the total number of neighborhood housing units in place when the chapter was adopted in 2000. All Overlay properties have been mailed notice of the proposed removal, and of the upcoming workshop and hearing. Response to date has been limited.
2. Solid Waste Disposal and Recycling Standards changes 20.970 , and Related Changes to Narrow Lot Standards, 20.927 , and Cottage Cluster Standards , 20.950	To better facilitate solid waste disposal and codify current practices, update standards for alley access and maneuverability, and for streetfront solid waste container storage. Various development community stakeholders have been notified, with no response to date. See proposed amended VMC 20.970, 20.927 and 20.950 accompanying this report
3. Temporary Uses 20.885	Temporary Uses – Shorten and clarify existing standards. See Attachment A
4. 20.960.060 Commercial District Signs	Incorporate portions of the sign elevation definition into the sign code chapter to clearly address signs located at the top of multistory buildings. D. <i>Fascia signs</i> . 1. Allowable Area: Maximum 12 percent of the portion of the building exterior enclosing the applicant’s place of business, measured horizontally by width of occupancy and vertically by height of occupancy, along the building’s elevation on which the sign is erected with a guaranteed minimum of 32 square feet. Total of all sign face areas shall not exceed 250 square feet. 4. Fascia signs shall only be attached to the walls enclosing the applicant’s place of business
5. Definitions of Residential Care Home, 20.150.040E and Adult Care Home 20.860.020.B.10.c	Update Residential Care Home and Adult Care Home definitions referencing 6 or fewer persons, to up to 8 persons, to be consistent with state WAC guidance Residential Care Home. Any state or federally approved dwelling used as a residence for the care or rehabilitation of dependent children, the elderly, and the

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	<p>physically and/or mentally handicapped. Residential care homes shall provide care for six eight or fewer residents.</p> <p>Adult Care Homes licensed by the state for the care of 6 8 or fewer persons. No signs allowed</p>
<p>6. Definitions 20.150.040A</p>	<p>Add a senior housing definition. Code currently is silent, except for a reference in school impact fees to 62 years or older.</p> <p>Senior Housing. Housing limited to persons aged 62 years or older</p>
<p>7. Heights Plan District 20.670.040.B.2</p>	<p>Limit current requirement in the Heights District for 16-foot high ground floor building heights to apply to commercial uses, not residential.</p> <p>2. <i>Ground floor to floor height.</i> The ground floor of commercial buildings shall have a minimum of 16 feet building floor to floor height.</p>
<p>8. Subdivision requirements, 20.320.030.B.4.g 20.320.070.C.1.- foc Technical Standards</p>	<p>Delete sales history submittal requirement, fix typo</p> <p>4. <i>Supplementary information.</i> The following supplemental information shall also be submitted unless otherwise indicated in parentheses:</p> <p>g. <i>Sales history.</i> A deed history of all applicable properties dating back to 1969 or to the date when a legal lot determination was made;</p> <p>1. <i>Centerline monument-setting.</i> After paving, except as provided in subsection (C)(4) of this section, monuments shall be driven flush with the finished road surface at the following intersections:</p> <p>c. Intersections of the plat boundary extensions and street centerlines.</p>
<p>9. Archaeological Resources 20.710.020</p>	<p>Correct outdated map to align Levels A and B categories with State levels and mapping</p> <p>B. <i>General.</i> The provisions of this chapter shall apply to all applications for ground-disturbing actions or activities for which a permit or approval is required:</p> <p>1. Where any portion of the disturbance area is within properties with Predictive Model Probability Level high-A as shown in Figure 20.710-1.</p> <p>2. Where the disturbance area is at least five acres in size and wholly within Predictive Model Probability Levels moderate-high and moderate B as shown in Figure 20.710-1.</p>
<p>10. Definitions 20.150.040A</p>	<p>Update definition of abutting to eliminate reference to adjacent</p> <p>Abutting. Contiguous or adjoining with a common boundary line, except that where two or more lots adjoin only at a corner or corners, they shall not be</p>

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	considered as "abutting" unless the common property line between the two parcels measures 8 feet or more in a single direction. It shall include the terms adjacent , adjoining and contiguous.
11. Infill Development Standards 20.920.060	Correct inaccurate transportation code cross reference I. Infill Development Transportation Standards. Street standards may be reduced as part of an infill development. See Section 11.96 11.80.060 of the Vancouver Municipal Code.
12. SEPA 20.790.830	Correct inaccurate cross reference A. <i>Exceptions.</i> If a proposal fits within any of the exemption provisions in this part, the proposal shall be categorically exempt from threshold determination requirements, except as follows: 1. The proposal is not exempt under 197-11-908 WAC and Section 20.790.850 20.790.740 VMC, critical areas.
13. 20.570 Airport Height Overlay	Correct inaccurate reference The provisions of the Airport Height Overlay District shall apply to lands identified and illustrated in Figure 20.570- 2 1
14. Various Title 20 Locations	Correct outdated references of Community and Economic Development Department to Community Development Department
15. (NEW) 20.450 map correction	Update Figure 20.450-2 in zoning code to reflect zoning map change approved last year on Port property near Vancouver Lake, See Attachment B.

ATTACHMENT A – TEMPORARY USE STANDARDS

Chapter 20.885 TEMPORARY USES

Sections:

[20.885.010 Purpose.](#)

[20.885.020 Types of Temporary Uses.](#)

[20.885.030 Approval Process.](#)

[20.885.040 Submission Requirements.](#)

[20.885.050 Approval Criteria.](#)

20.885.010 Purpose.

A. *General.* The purpose of this Chapter is to ~~provide an administrative approval process whereby the city may permit uses to locate with the city on an interim basis on private property without requiring full compliance with the development standards for the applicable zoning district, or by which the city may allow seasonal or transient uses not otherwise permitted, establish standards for the approval of three types of temporary use:~~

~~1. Use that is seasonal or directed toward a special event;~~

~~2. Use which is occasioned by an unforeseen event; and~~

~~3. Sales offices and model homes in conjunction with the sale of homes.~~

B. *Respect for base zoning districts.* It is not the intent of this Chapter to provide a means to circumvent the strict application of the permitted uses in the base zoning districts. Time limits are to be strictly enforced.

C. *Location.* All temporary uses addressed in this section shall be located ~~on private property, not in outside of the~~ public right-of-way. (Ord. M-3643, 01/26/2004)

It is the purpose of this chapter is to provide an administrative approval process whereby the city may permit uses to locate with the city on an interim basis on private property outside of the public right-of-way without requiring full compliance with the development standards for the applicable zoning district, or by which the city may allow seasonal, emergent, or transient uses not otherwise permitted.

20.885.020 Types of Temporary Uses.

A. *Seasonal or special events.* This type of temporary use includes seasonal or special events which involve the placement of tents, canopies, membrane structures or storage containers. Examples of this type of temporary use include:

1. Use associated with the celebration of a specific holiday such as the sale of Christmas trees. Fireworks stands require a permit from the Fire Marshall, but do not require temporary use approval pursuant to this chapter.
2. Use associated with the sale of fresh fruits, produce and flowers;
3. Use associated with festivals, grand openings or celebrations;
4. Seasonal activities such as the sale of food at sports events or activities;
5. Use associated with construction such as the storage of equipment during the construction of roads or development, but not a temporary sales office or model home as provided in subsection C below; and
6. Temporary fund raising and other civic activities in commercial zoning districts.

B. *Unforeseen/emergency situations.* This type of temporary use is one for which there is a need because of an unforeseen event such as fire, windstorm or flood or other event deemed by the Planning Official to be an emergency situation. The uses listed are allowed only with approval from the planning official. Examples of this type of temporary use include:

1. A mobile home, recreational vehicle or other temporary structure for a residential purpose in a residential zone;
2. A mobile office or other temporary structure for a business purpose in a commercial or industrial zone; and

~~3. Use of an existing legally established dwelling during the construction period of a new residence on the same lot.~~

~~C. *Temporary sales office/model home.* This type of use includes a temporary sales office or offices either in a housing unit or in another temporary building for the purpose of facilitating the sale of real property in any subdivision or planned development within this city. Related to this is the use of one unit in a subdivision or planned development as “model home” for purposes of showing prospective buyers.~~

~~D.C. *Temporary use in commercial and industrial zones.* This type of temporary use includes a temporary trailer or prefabricated building for use on any real within commercial or industrial zoned property within the city as a temporary commercial or industrial office or space associated with the primary use on the property.~~

~~E. *Exemption.* The regulations in this chapter shall not apply to garage sales conducted in private homes subject to the following criteria:~~

~~1. Sales last no longer than 3 days; and~~

~~2. Sales are held no more than twice in a calendar year; and~~

~~3. Sales are conducted on the owner’s property. Multiple family sales are permitted if they are held on the property of one of the participants.~~

~~4. Signs shall be subject to VMC [20.960](#) Signs and must be removed within 24 hours upon completion of the sale. (Ord. M-3701 § 27, 05/02/2005; Ord. M-3643, 01/26/2004)~~

~~D. The Planning Official may authorize a temporary use permit for a use not specifically listed above.~~

~~E. Exemptions. The following activities are exempt from the requirements of this chapter, but shall comply with other substantive requirements of this chapter, unless specifically noted otherwise:~~

~~1. Garage sale and yard sale lasting no longer than 2 days;~~

~~2. Christmas tree lots;~~

~~3. Temporary sales office or model home either in a housing unit or in another temporary building for the purpose of facilitating the sale of homes to prospective buyers in any subdivision or planned development within this city under a permit issued by the building department;~~

4. Storage of equipment during the construction of roads or development or job trailer associated with an active land use and or building permit

20.885.030 Approval Process.

A. *Procedure type.* Approval of various temporary uses shall be processed as follows:

1. ~~Seasonal or special event by means of a Type I procedure, as governed by Section [20.210.040](#) VMC, using approval criteria in Section [20.885.050\(A\)](#) VMC;~~

2. ~~Unforeseen/emergency situations by means of a Type I procedure, as governed by Section [20.210.040](#) VMC, using approval criteria in Section [20.885.050\(B\)](#) VMC;~~

3. ~~Temporary sales office/model home by means of a Type I procedure, as governed by Section [20.210.040](#) VMC, using approval criteria in Section [20.885.050\(C\)](#) VMC; and~~

4. ~~Temporary building in commercial and industrial zones by means of a Type I procedure, as governed by Section [20.210.040](#) VMC, using approval criteria in Section [20.885.050\(D\)](#) VMC.~~

Decision-making process. Temporary Uses shall be reviewed by means of a Type I procedure unless waived by the Planning Official.

B. *Effective period.* An approval for a temporary use by the Planning Official shall be effective for a period of not more than one year unless otherwise stipulated by the approval or renewed pursuant to Section [20.885.030\(D\)](#) Renewal of approval.

C. *Lapsing of approval.* An approval for the temporary use by the Planning Official shall lapse if:

1. Substantial construction of the approved plan or onset of the approved activity has not begun within the approval period; or

2. Construction or activity on the site is a departure from the approved plan; or

3. The temporary use does not comply with approval criteria in [20.885.050](#).

D. *Renewal of approval.*

1. *General.* ~~With the exception of Subsection 2 below, a~~ A temporary use approval may be renewed no more than twice by the Planning Official for a period not to exceed one year each. The request for an extension shall be processed by means of a Type I procedure, as governed by VMC [20.210.040](#).

~~2. *Renewal of temporary residential sales office/model homes.* A permit for temporary sales offices and model homes may be renewed on an annual basis by means of a Type I procedure.~~ (Ord. M-3959 § 39, 07/19/2010; Ord. M-3922, § 39, 07/06/2009; Ord. M-3643, 01/26/2004)

20.885.040 Submission Requirements.

A. *General submission requirements.* The applicant for a temporary use shall submit the following information:

1. Application form (~~including property manager or owner's signature~~) provided by the Planning Official for a Type I procedure.
2. Site plan drawn to scale that illustrates the proposed temporary use in relationship to other improvements on the site and showing how such use is in compliance with applicable development standards (setbacks, lot coverage, etc.).
3. Narrative that provides the information necessary to determine compliance with the relevant approval criteria contained in VMC [20.885.050](#) below.

B. *Emergency situations.* The Planning Official may waive any of the requirements in this Chapter for cases that involve destruction of an existing structure due to fire, natural causes or other circumstances that are beyond the control of the applicant. An emergency as allowed by this subsection shall not include failure by the applicant to submit a temporary use request as provided in this Chapter. (Ord. M-3643, 01/26/2004)

20.885.050 Approval Criteria.

A. ~~*Seasonal and special events.* The planning official shall approve, or approve with conditions or deny a request for temporary use permit approval of a seasonal or special events use subject to compliance if the~~

~~proposed temporary use is consistent with this chapter and the application demonstrates that the following criteria will be satisfied the application satisfies with all of the following criteria:~~

- ~~1. The event occurs for no longer than 30 days in a calendar year on the approved event site;~~
- ~~2. The event is permitted in the underlying zoning district or within the approved event site;~~
- ~~3. The applicant has proof of the property owner's permission to place the event on his/her property;~~
- ~~4. There will be no parking utilized by the customers and employees of the temporary event which is needed by the property owner to meet his/her minimum parking requirements, as governed by VMC [20.945.070](#), Parking and Loading;~~
- ~~5. The event will not interfere with adequate vision clearance, as governed by Chapter [20.985](#) VMC, Vision Clearance, and shall not obstruct pedestrian access on public rights of way;~~
- ~~6. Conditions as may be required by building official and/or fire marshal to determine compliance with minimum building, fire and life safety codes; and~~
- ~~7. Adequate provisions for trash disposal and sanitary facilities shall be provided.~~

~~B. *Unforeseen/emergency situations.* The planning official shall approve, approve with conditions or deny a request for approval of an unforeseen/emergency situation(s) subject to compliance with of all of the following criteria:~~

- ~~1. The need for the use is the direct result of a casualty loss such as fire, windstorm, flood or other severe damage by the elements of a pre-existing structure or facility previously occupied by the applicant on the premises for which the permit is sought;~~
- ~~2. There exists adequate and safe vehicular ingress and egress when combined with the other uses of the property, as required by Chapter [20.985](#) VMC, Vision Clearance;~~
- ~~3. There exists adequate parking for the temporary use as required by VMC [20.945.070](#), Off Street Parking;~~
- ~~4. The use will pose no hazard to pedestrians in the area of the use;~~
- ~~5. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect adjoining use, as governed by Chapter [20.935](#) VMC, Off Site Impacts;~~

~~6. The use can be adequately served by sewer or septic system and water, if applicable; and~~

~~7. The length of time that the temporary building will be used is the maximum needed to address the hardship but no longer than one year. With the exception that a temporary use approval may be renewed once by the planning official for a period not to exceed one year as per VMC [20.885.030\(D\)](#), Renewal of approval.~~

~~C. *Temporary sales office or model home.* The planning official may approve, approve with conditions or deny the use of any real property within the city as a temporary sales office, offices for the purpose of facilitating the sale of real property, or model home in any subdivision or planned development within this city, but for no other purpose provided that the applicant demonstrates compliance with the following criteria:~~

~~1. Temporary sales office.~~

~~a. The temporary sales office shall be located within the boundaries of the subdivision or planned development in which the real property is to be sold; and~~

~~b. The property to be used for a temporary sales office shall not be permanently improved for that purpose.~~

~~2. Model house.~~

~~a. The model house shall be located within the boundaries of the subdivision or planned development where the real property to be sold is situated;~~

~~b. The property to be used for a model house shall be a permanently designed dwelling structure; and~~

~~c. Applicant must sign a Memorandum Of Understanding to be prepared by the planning official stating the model home will have approved access and can be adequately served by public water and sewer on the parent parcel. Only one model home per parent parcel is allowed.~~

~~D. *Temporary building in a commercial or industrial zone.* The planning official may approve, approve with conditions or deny a temporary trailer or prefabricated building for use on any real commercial or industrial property within the city as a temporary commercial or industrial office or space associated with the primary use on the property, but for no other purpose, providing that the applicant demonstrates compliance with the following criteria:~~

1. The temporary structure shall be located within the boundaries of the parcel of land on which it is located;
 2. The property to be used for a temporary structure shall already be developed;
 3. There exists adequate and safe ingress and egress when combined with the other uses of the property; as required by Chapter [20.985](#) VMC, Vision Clearance;
 4. There exists adequate parking for the customers or users of the temporary use as required by Chapter [20.945](#) VMC, Off Street Parking;
 5. The use will pose no hazard to pedestrians in the area of the use;
 6. The use will not create adverse off site impacts including noise, odors, vibrations, glare or lights which will affect the adjoining uses as governed by Chapter [20.935](#) VMC, Off Site Impacts;
 7. The use can adequately be served by sewer or septic system and water, if applicable; and
 8. The length of time that the temporary building will be used is the maximum needed to address the hardship but no longer than one year. With the exception that a temporary use approval may be renewed once by the Planning Official for a period not to exceed one year as per VMC [20.885.030\(D\)](#), Renewal of approval. (Ord. M 3922 § 40, 07/06/2009; Ord. M 3701 § 28, 05/02/2005; Ord. M 3643, 01/26/2004)
1. The temporary use will not be materially detrimental to the public health, safety or welfare, nor injurious to property or improvements in the immediate vicinity;
 2. The use is permitted in the underlying zoning district or within the approved event site;
 3. The applicant has proof of the property owner's permission to place the temporary use on the property;
 4. There will be no parking utilized by the customers and employees of the temporary use which is needed by the property owner to meet the minimum parking requirements, as governed by VMC [20.945.070](#), Parking and Loading;
 5. The temporary use will not interfere with adequate vision clearance, as governed by Chapter [20.985](#) VMC, Vision Clearance, and shall not obstruct pedestrian access on public rights-of-way;

6. The applicant agrees to comply with any conditions that may be required by building official and/or fire marshal to determine for compliance with minimum building, fire and life safety codes; and
7. Adequate provisions for trash disposal and sanitary facilities shall be provided.
8. The use will not create adverse off-site impacts including noise, odors, vibrations, glare or lights which will affect the adjoining uses as governed by Chapter 20.935 VMC, Off-Site Impacts;
9. The use can adequately be served by sewer or septic system and water, if applicable.
10. For seasonal and special events, the event occurs for no longer than 30 days in a calendar year on the approved event site;

ATTACHMENT C – SIGNS

20.960.060 Commercial District Signs.

In all commercial districts as defined in this Title, the following regulations and standards shall apply:

A. *Billboards.* Not allowed.

B. *Off-premises signs.* Not allowed except as provided in [20.960.090](#).

C. *Free-standing signs.*

1. Allowable Area: One (1) square foot per face per lineal foot of frontage up to a maximum of 250 square feet per face. Provided that premises with less than thirty-two (32) lineal feet of frontage shall be allowed a maximum thirty-two (32) square foot sign per face.
2. Number of Signs: 1 per frontage.
3. Height of Sign: Maximum 25 feet to be measured from grade to top of sign.
4. Encroachment Above Public Right-of-Way: No part of the freestanding sign shall project into any public right-of-way.
5. No freestanding sign shall project or extend into any vision clearance area unless approved by the Planning Official.
6. Any freestanding sign must be integrated. That is, all supports or sign elements shall be an integral part of the design. Auxiliary projections or attachments not a part of a single design are prohibited.

D. *Fascia signs.*

1. Allowable Area: Maximum 12 percent of the portion of the building exterior enclosing the applicant's place of business, measured horizontally by width of occupancy and vertically by height of occupancy, along the building's elevation on which the sign is erected with a guaranteed minimum of 32 square feet. Total of all sign face areas shall not exceed 250 square feet.
2. Number of Signs: No maximum number provided the total area of all signs complies with D1 above.

3. Height of Sign: No sign shall extend above parapet or eave line.

4. Fascia signs shall only be attached to the walls enclosing the applicant's place of business

5. Fascia Signs: Fascia Signs may not encroach into right-of-way if less than 8 feet above grade.

E. *Projecting signs.*

1. Allowable Area: Maximum 15 percent of a building elevation on which the sign is erected. Total of all sign face areas shall not exceed 250 square feet.

2. Number of Signs: 1 per elevation per business.

3. Height of Sign: No sign shall extend above parapet or eave line.

4. *Encroachment Above Public Right-of-Way.* No encroachment allowed for signs less than 8 feet above grade; 3 feet encroachment allowed for signs greater than 8 feet but less than or equal to 10 feet above grade; 4 feet encroachment allowed for signs greater than 10 feet and less than or equal to 12 feet above grade, and 6 feet for signs more than 12 feet above grade.

F. *Rooftop signs.* Rooftops signs are prohibited.

G. *Temporary signs.* Not allowed, except for portable signs in the right-of-way under Section [20.960.090](#).

H. *Rotating signs.* Rotating signs are prohibited.

I. *Electronic Message Center signs. (Not permitted in CN).*

1. The area of the electronic message center shall not exceed 20 percent of the area of the sign; provided the area limitation shall not apply if the sign is solely limited to time and temperature.

2. All messages displayed on an electronic message center shall be directly related to the business for which the sign was constructed. No off-premises signage is permitted.

3. All electronic message centers signs shall be constructed as an integral part of a permanent sign constructed on-site. Integral shall be considered to be incorporated into the framework and architectural design of the permanent sign.

4. The display shall be limited to text and static images only and shall not appear to flash, portray blinking or chasing lights, or otherwise create continuously changing images. However, scrolling of text (horizontal or vertical) is permitted. The rate of change for sign copy from one message to another shall be no more frequent than every eight seconds and the actual copy change shall be accomplished in four seconds or less. Once changed, the copy shall remain static until the next change.
5. All electronic message center signs shall have installed ambient light monitors and shall at all times allow such monitors to automatically adjust the brightness level of the electronic message center sign based on ambient light conditions.
6. Electronic message center signs shall not be associated with any dwelling or home occupation in any residential zone.
7. Electronic message center sign permit applications must include a copy of the manufacturer's operating manual, which includes the manufacturer's recommended standards for brightness, scrolling or traveling speed, and other display operations.
8. Electronic message center signs which create a source of glare shall be adjusted or removed as directed by the Planning Official. No electronic message center sign may be illuminated to a degree of brightness that is greater than necessary for adequate visibility. In no case may the brightness exceed eight thousand nits (8,000) or equivalent candelas during daylight hours, or one thousand (1,000) nits or equivalent candelas between dusk and dawn.
9. Electronic message center sign permit applications must also include a certification from the owner or operator of the sign stating that the sign shall at all times be operated in accordance with City codes and that the owner or operator shall provide proof of such conformance upon request of the City.

J. Directional signs.

1. Allowable Areas: Maximum 6 square feet per face per sign.
2. Number of Signs: 1 per function per frontage.

K. Business complex signs (free-standing signs).

1. Allowable Area: 1.5 square feet per face per lineal foot of frontage up to a maximum of 250 square feet per face. Provided that a premises with less than thirty-two (32) lineal feet of frontage shall be allowed a maximum thirty-two (32) square foot sign per face.
2. Height of Sign: Maximum 25 feet from grade to top of sign.
3. Number of Signs: 1 per frontage. A secondary sign is allowable if any single frontage exceeds 300 feet. Total square footage of all signage must fall within above formula.

L. *Allowable combinations of sign types.*

1. Signs attached to a given building elevation will not exceed a total of 15 percent of that elevation.
2. On any street frontage, these combinations are allowable:
 - a. Fascia and Free-Standing Signs.
 - b. Fascia and Projecting Signs
 - c. No other combinations allowed.
3. Business Complex Signs are required for any business in a business complex desiring a Free-Standing Sign. The use of a Business Complex Sign shall replace all other Free-Standing Signs on the premises, except temporary or directional signs.

M. *Weather protection.* Where a building frontage in the City Center District (CX) is provided with weather protection, said building shall be entitled to the following additional signage; and said additional signage shall not be included in the figuring of the total sign area on the building.

1. A projecting sign suspended from the weather protection structure not exceeding 6 square feet in area per face. Each business shall be allowed 1 such sign per public entry. The bottom of any sign of this type shall be at least 8 feet above the sidewalk.
2. A fascia sign attached to the building but below the weather protection device. Each business shall be allowed one such sign per public entry.

ATTACHMENT B - CORRECTED FIGURE 20.450-2

