

SMC 17C.240.200 Freestanding Signs

~~Freestanding signs and monument signs.~~

A. Setbacks.

Freestanding signs are regulated as follows:

1. Residential Zones.

- a. In residential zones, freestanding signs are allowed in required setbacks; however, in required front setbacks, monument signs exceeding three and one-half feet tall shall be setback ten feet from the front property line, provided that the requirements of [SMC 17C.240.240\(F\),180\(C\)](#) are met.
- b. Freestanding signs with structural supports less than two feet in width, with copy area placed at a height of seven feet or more above grade, may be located at the front property line, provided that the requirements of [SMC 17C.240.240\(F\),180\(C\)](#) are met.
- c. Freestanding signs with structural supports of more than two feet shall be set back not less than ten feet from the front property line, provided that the requirements of [SMC 17C.240.240\(F\),180\(C\)](#) are met.

2. Commercial and Industrial Zones.

In O, OR, NR, NMU, CB, CC-2, GC, LI, and HI zones, freestanding signs are allowed in required setbacks for buildings and parking areas. However, freestanding signs are prohibited in the setback between a property line abutting a residentially zoned site and the building line or parking area setback line.

B. Frontages.

Freestanding signs must be placed on arterial street frontages unless there are none.

Freestanding signs that are allowed based on the length of one arterial street frontage may not be placed on another arterial street frontage. Frontage on a freeway is not considered arterial street frontage.

C. Extensions Into the Right-of-way.

Freestanding signs may project into the public right-of-way as follows, provided they also meet the requirements of 17C.240.180:

1. No more than ten feet beyond the property line; or
2. Within two feet of the curblin, whichever is the smaller projection.
3. The area of a sign is limited by the amount of projection beyond the property line, as follows:
 - a. A sign projecting more than six feet cannot have a total area of projection in excess of sixty square feet; and
 - b. A sign projecting less than six feet may not exceed one hundred square feet in area.

4. All supports of a freestanding sign must be on private property.

D. Directional Signs.

1. General Standards.

Directional signs that meet the standards of this subsection are allowed in all zones and are not counted in the total square footage of permanent signage allowed on the site. Adjustments or modifications to the standards of this subsection are prohibited.

2. Size.

Freestanding directional signs may be up to six square feet in area and forty two inches in height. Fascia directional signs may be up to six square feet in area and eight feet in height.

3. Sign Features.

Direct, internal or indirect lighting is allowed. Extensions into the right-of-way are

prohibited. Up to 25 percent of the area of the sign may contain a logo, image, or other copy.

4. Directional Signs that Do Not Meet the Standards of this Subsection. Directional signs that do not meet the standards of this subsection must meet either the standards for signs attached to buildings or the standards for freestanding signs.

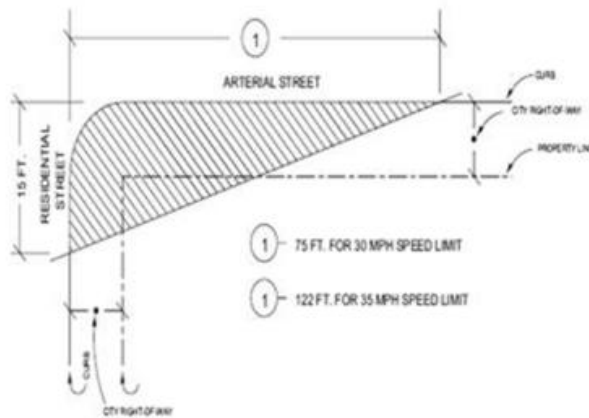
D. Clearances:

1. Vision Clearance Areas:

a. Vision Clearance Areas:

Vision clearance areas are triangular-shaped areas located at the intersection of any combination of rights-of-way, alleys, or driveways. The sides of the triangle extend fifteen feet from the intersection of the vehicle travel areas (See Figures 12a and b). The height of the vision clearance area is from thirty-six inches above the ground to ten feet above the ground immediately below the sign or awning (See Figure 12c).

**FIGURE 12a
Vision Clearance Area**



Comment [MA1]: This section was moved to Section 17C.240.180 Sign Placement and Location Restrictions

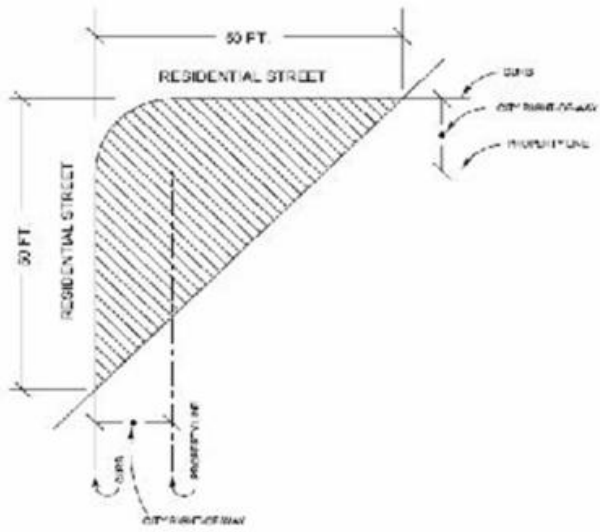


FIGURE 12b
Vision Clearance for Driveways

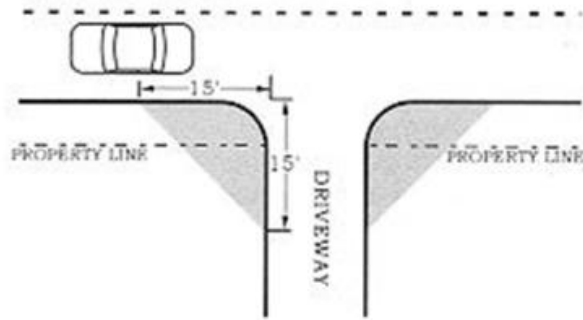
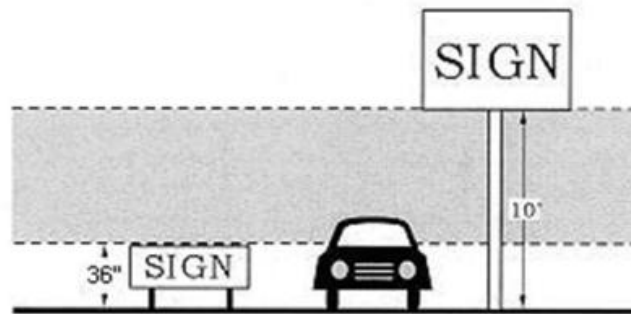


FIGURE 12c
Vision Clearance Area Height



b. Signs in Vision Clearance Areas.

Signs may not be located within a vision clearance area as defined in this paragraph. Support structures for a sign may only be located in a vision clearance area if the combined total width is twelve inches or less and the combined total depth is twelve inches or less.

2. Vehicle Area Clearances.

In areas outside of rights of way, when a sign or awning extends over where vehicles travel or are parked, the bottom of the structure must be at least fourteen feet above the ground. Vehicle areas include driveways, alleys, parking areas, and loading and maneuvering areas.

3. Pedestrian Area Clearances.

When a sign or awning extends over a sidewalk, walkway, or other space used by pedestrians, the bottom of the structure must be at least eight feet above the ground. Free-hanging valances made of fabric or other non-rigid material hung on signs, awnings, and marquees must be at least seven feet above of a sidewalk, walkway, or other space used by pedestrians.

4. Clearances from Fire Escapes, Means of Egress, or Standpipes.

Signs, sign structures, and awnings are prohibited from being erected in any manner that interferes in any way with the free use of any fire escape, means of egress, or standpipe. Attaching signs, sign structures, or awnings to a fire escape is prohibited.

5. Obstruction of Windows and Ventilation.

Signs, sign structures and awnings are prohibited from being installed in any way that obstructs any building openings to such an extent that light, ventilation, or exhaust are reduced to a level below that required by the building code.

Access to Signs.

Access clear of all obstructions must be provided to all signs.