

Definition

Current:

Temporary Sign.

A sign placed on a structure or the ground for a specifically limited period of time as provided in [SMC 17C.240.240\(G\)](#).

Proposed:

“Temporary sign (which may include special event sign)” means any sign that is used temporarily and is not permanently mounted, painted or otherwise affixed, excluding portable signs as defined by this Chapter, including any poster, banner, placard, stake sign or sign not placed in the ground with concrete or other means to provide permanent support, stability and rot prevention. Temporary signs may only be made of non-durable materials including, but not limited to, paper, corrugated board, flexible, bendable or foldable plastics, foamcore board, vinyl canvas or vinyl mesh products of less than 20 oz. fabric, vinyl canvas and vinyl mesh products without polymeric plasticizers and signs painted or drawn with water soluble paints or chalks. Signs made of any other materials shall be considered permanent and are subject to the permanent sign regulations of this Chapter.

Current Temporary Sign Language

SMC 17C.240.240(G)

G. Temporary Signs.

The following signs are classified as temporary (non-permanent). Temporary signs are permitted subject to the applicable limitations.

1. Construction Signs.

No sign permit is required. Such signs may be placed on the property on which construction is occurring upon private property only and may be displayed only after a building permit is obtained and during the period of construction on the construction site. The applicable limits are as follows:

- a. In all zones other than single family residential zones, no construction sign shall exceed thirty two square feet in sign area or ten feet in height.
- b. In single family residential zones, no construction sign shall exceed fifteen square feet in sign area.

2. Grand Opening Displays.

No sign permit is required. Such signs may be placed upon the premises of the business only. Such temporary signs, posters, banners, strings of lights, clusters of flags, balloons, or other air or gas filled figures, and searchlights are permitted for a period of thirty days only to announce the opening of a completely new business. All such materials shall be removed immediately upon the expiration of seven days after the event's conclusion. Such displays are permitted only in districts where the business so advertised is allowed under district zoning regulations. Searchlights may be permitted by any business provided the beam of light does not flash against any building or does not sweep an arc of forty-five percent from vertical. All banners must be legible, made of durable materials, and must be well maintained.

3. Special Event Signs.

No sign permit is required. Such temporary signs may be placed upon the premises of the business only and shall not be larger than twenty square feet. Said signs shall not be posted or attached to telephone poles, power poles, or other public utility facilities. Such signs may be displayed thirty days prior to an event and must be removed within seven days after the event's conclusion. The event committee for which the sign is displayed shall be responsible for its removal and subject to the penalties as provided in this code. Searchlights may be permitted by any business provided the beam of light does not flash against any building or does not sweep an arc of forty-five percent from vertical. All banners must be legible, made of durable materials, and must be well maintained.

4. Balloon Signs.

No sign permit is required. Such signs may be placed upon the premises of the business only. One balloon sign is allowed per site for a maximum of one month at a showing twice per calendar year in the commercial and industrial zones. Temporary balloon signs may be located on a building rooftop. The vertical dimension of the balloon may not exceed twenty-five feet.

5. Real Estate Signs.

No sign permit is required. Such signs may be placed upon private property only. All exterior real estate signs must be of wood or plastic or other durable material. The permitted signs, with applicable limits, are as follows:

- a. Residential "For Sale," "For Rent," and "Sold" Signs.

Such signs shall be limited to one sign per street frontage not to exceed five square feet

in sign area, placed wholly on the property for sale or rent, and not to exceed a height of seven feet.

b. Residential "Open House" Signs.

Such signs shall be limited to one sign per street frontage on the premises for sale and up to ten off premises signs spaced not closer than two hundred feet. Such signs are permitted only during daylight hours and when the real estate professional or seller or an agent is in attendance at the property for sale. No such sign shall exceed five square feet in sign area.

c. Undeveloped Commercial and Industrial Property "For Sale or Rent" Signs.

One sign per street frontage advertising undeveloped commercial and industrial property for sale or rent. The sign shall not exceed thirty-two square feet in sign area and ten feet in height.

d. Developed Commercial and Industrial Property "For Sale or Rent" Signs.

One sign per street frontage advertising a commercial or industrial building for rent or sale is permitted while the building is actually for rent or sale. If one face of the building is less than ten feet from the building line, the sign shall be placed on the building or in a window. The sign shall not exceed ten feet in height and, if free standing, shall be located more than fifteen feet from any abutting property line or a public right of way line. Said sign shall not exceed thirty two square feet in sign area.

e. Undeveloped Residential Property "For Sale" Signs.

One sign per street frontage advertising undeveloped residential property for sale is permitted not exceeding thirty two square feet in sign area. The sign must be placed more than thirty feet from the abutting owner's property line and may not exceed a height of ten feet.

f. Subdivisions approved after the effective date of this chapter are permitted one cluster of flagpoles (not to exceed five flagpoles) in front of sales offices to advertise the new development.

6. Political Campaign Signs.

All signs which are relating to promoting or publicizing the nomination or election of any individual for a public political office to be voted on in any primary, general or special election or advocating any ballot measure to be voted on in any primary, general or special election, hereinafter referred to as political campaign signs, are permitted subject to the following regulations:

a. Size of Signs.

Political campaign signs located on private property in a residential zone shall be limited to a maximum surface area of sixteen square feet. Political campaign signs located on private property in zones other than residential zones shall be limited to a maximum surface area of thirty-two square feet. Political campaign signs located in the public right-of-way as set forth in subsection c shall be limited to a maximum surface area of five square feet with a maximum height of five feet. The maximum square footage shall be based upon one side of the sign. Signs may be two-sided.

b. Signs on Private Property.

Political campaign signs may be erected upon any private property with the permission of the property owner, resident, or respective agent. In cases of vacant property, or where there is no occupied structure on the property, political signs may be placed thereon with the written consent of the property owner or his agent.

- c. Political Campaign Signs on the Public Right-of-way.
Placement of political campaign signs on the public right-of-way must have the permission for such placement of the abutting property owner, resident or respective agent. For purposes of this section, the public right-of-way shall mean that portion of the public right-of-way located next to a street between the roadway and the adjacent private property open to the public for general pedestrian passage, including the buffer/planting strip. Political campaign signs may be posted preceding a primary, general or special election within the public right-of-way only if the signs do not create a traffic obstruction or hazard or impair or impede pedestrian thoroughfares and comply with all requirements of this section. Political campaign signs located in the public right-of-way shall only be attached to a self-supporting wood stick(s), metal post, or other such devices, shall not be attached to any other structures and shall not be erected in any manner which would damage the surface infrastructure in which the sign is located.
- d. Method of Display.
Political campaign signs authorized under this section shall not be displayed using digital, flashing, electronic, or solar technology unless specifically authorized by other provisions of the Spokane Municipal Code. Political campaign signs authorized under this section, either on private property or within the public right-of-way, are subject to all other regulations regarding temporary signs.
- e. Unauthorized Signs on City Property.
Unauthorized signs of any nature located on City-owned or maintained property or on any portion of park property under the jurisdiction of the park board are prohibited and shall be immediately removed unless specifically authorized by law. City-owned or maintained property shall include all property held in the City's name or controlled by easement or other legal devices, including all portions of the public right-of-way. This prohibition shall not apply to political campaign signs located in the public right-of-way adjacent to vacant city-owned property.
- f. Removal of Signs.
 - i. Political campaign signs on the public right-of-way as defined in this section or private property shall not be displayed after the date the election results have been certified for the election for which it was intended. In cases where a general election follows a primary election, those signs for candidates whose names will appear on the ballot in the general election may be displayed during the interim period and up to the date the general election results are certified. In all instances herein in which political campaign signs are required to be removed, or if the signs have become detached from their support device or damaged, it shall be the responsibility of the property owner or occupant, if the sign is located on private property, or the respective candidate, if the sign is located on the public right-of-way, to have the signs removed.
 - ii. Failure to remove political campaign signs located on the public right-of-way shall result in a one-time sign removal fee of twenty-five dollars per sign under fifteen square feet and fifty dollars for signs over fifteen square feet being assessed against the respective responsible campaign official. For the purpose of recovering the costs of removal there is a rebuttable presumption that the candidate seeking office or the sponsor of a ballot measure is the responsible campaign official who is responsible for the placement of a political campaign sign in the public right-of-way. Removal of signs located in the public right-of-

way shall be under the direction of the director of public works and utilities or his or her designee.

- iii. Failure to remove political campaign signs located on private property shall result in a civil infraction assessed pursuant to [SMC 1.05.160](#) against the property owner or occupant for each sign. Each day shall be a separate violation. A notice to remove the sign shall be issued by the code enforcement department to the property owner and/or occupant prior to the issuance of a civil infraction pursuant to [SMC 1.05.040](#).
- iv. The sign removal fee may be appealed to the hearing examiner within ten days of a letter assessing the fee. A civil infraction may be contested in the municipal court.

g. Signs Related to Constitutionally Protected Free Speech.

Signs expressing constitutionally protected free speech located on private property, including the public right-of-way adjacent to the private property, as defined in this section, unrelated to promoting or publicizing the nomination or election of any individual for a public political office or advocating any ballot measure to be voted on in any primary, general or special election shall not be subject to the time period for the removal of political campaign signs, but shall otherwise be subject to all other provisions of this section.

h. Public Notice.

Nothing in this chapter shall be construed to prohibit or modify the requirements for placement of public notices required by law.

i. Exemption.

Nothing in this chapter shall limit the promotion or publication of a political message by other means lawfully permitted under the City's sign code, [chapter 17C.240 SMC](#).

j. Permit or Permit Fees.

There shall be no permit or fee requirement for political campaign signs erected under this section unless the sign is attached to a sign structure permitted under other provisions of the sign code that requires a permit and fee.

7. Community Banners.

Such signs may be permitted and extend into the public right-of-way by permission of the city administrator or appointed representative. Such signs may only be placed at City-designated locations provided that the banner:

- a. is not commercial advertising but, rather, has as its principal purpose the promotion of a civic event, public service announcement, holiday decoration, or similar community interests;
- b. has been approved by the arts commission;
- c. complies with all applicable codes; and
- d. does not, in the judgment of the street director, present a traffic hazard.

8. Banners.

See [SMC 17C.240.240\(G\)\(2\)](#) for grand opening displays and [SMC 17C.240.240\(G\)\(3\)](#) for special event signs.

9. Sandwich Board Signs.

Businesses will only be allowed a maximum of one sandwich board sign. These signs are subject to the following conditions:

a. Notification.

Notification to the City is required prior to displaying a sandwich board sign. This

notification shall include acknowledgement of the sandwich board sign requirements, list of materials used, and rendering of the sign, including the dimensions.

b. Size.

The area of the sign shall not exceed nine square feet per side in size and shall not exceed three feet in any dimension.

c. Maintenance Standards.

Signs shall be constructed out of materials able to withstand typical northwest weather. Such materials may be metal, finished wood, chalkboard, whiteboard, or plastic; signs and copy shall be of professional quality. Owners of sandwich board signs shall be required to keep their signs in a legible, intact, and well-maintained manner.

d. Display Time.

Signs may only be displayed during business hours. If business hours continue past daylight hours, precautions should be taken to place the sign in a location where it is readily visible after dark. This shall not be construed to allow the wiring of a sign for lighting.

e. Location.

Signs may be located no further than twelve feet from the entrance to the business. Such signs shall not be placed in a location which is within the vision triangle or any location which will impede vehicular traffic. Further, such signs shall not be placed in a manner which will block or otherwise obstruct the safe use of sidewalks, building entrances or stairs by pedestrians, including pedestrians who are visually impaired or otherwise handicapped.

10. Garage Sale (Yard Sales, Moving Sales, Patio Sales).

No sign permit is required. Such sign shall be limited to one sign on the premises and ten off premises signs. No such sign shall exceed four square feet in sign area. Signs shall not be posted or attached to telephone poles, power poles or other public utility facilities. The sign or signs may be displayed only during the sale and must be removed the day the sale ends. The person or persons for which the sign or signs are displayed shall be responsible for its removal and subject to the penalties as provided in this code.

11. Seasonal Sales.

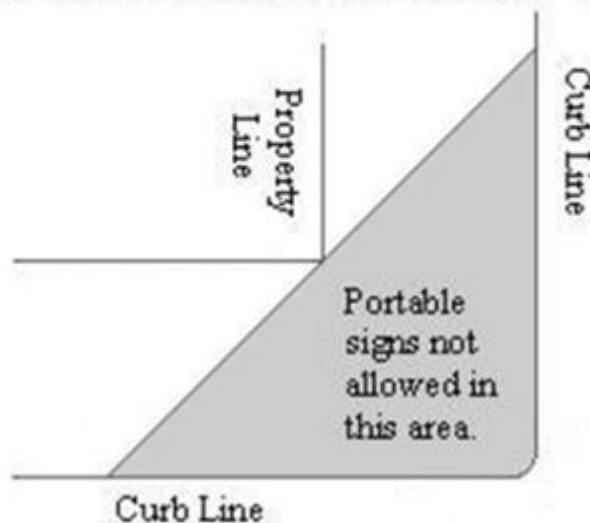
No sign permit is required. Such temporary signs may be placed upon private property only. Vendors who receive a license as defined in [chapter 8.01 SMC](#) for seasonal or temporary sales activities (e.g. Christmas trees) are permitted one sign not to exceed twenty square feet in sign area. This sign shall be mounted to the booth or trailer used for temporary sales.

Proposed Temporary Sign Language

SMC 17C.240 XXX Temporary Signs

- A. No Permit required. No sign permit is required for temporary signs.
- B. Removal. Temporary signs shall be removed if the sign is in need of repair, is worn, dilapidated or creates a public nuisance.
- C. Materials. See the definition of “temporary sign” in Section XX.
- D. City property (excluding City right-of-way). Temporary signs on City-owned property (excluding City right-of-way) are allowed only in conjunction with an approved Special Event permit.
- E. City Right-of-Way outside of the Roadway. Temporary signs allowed to be placed in the right-of-way in [SMC 17C.240.240\(G\)](#) shall meet the following standards:
 1. The sign is entirely outside the roadway.
 2. The sign is no larger than nine square feet in size. The sign face is no wider than three feet and no taller than thirty-six inches.
 3. The sign is entirely outside of the area of a right-of-way corner that is between the curb and the lines created by extending the property line to the curb face (See Figure 10a).

FIGURE 10a
Placement of Portable Signs in the R-O-W



4. The sign is entirely outside the area of a sidewalk that is between the lines created by extending the edges of any curb ramp across the sidewalk to the property line.
5. The sign is within six inches of the curb (See Figure 10b).
6. The sign does not obstruct a continuous through pedestrian zone of at least six feet in width except in center and corridor zones, sandwich board signs which are located on the sidewalk shall be located in such a manner as to leave a pathway at least four feet wide that is free of obstructions.

7. The sign does not obstruct pedestrian and wheelchair access from the sidewalk to any of the following:

- a. Transit stop areas.
- b. Designated disabled parking spaces.
- c. Disabled access ramps; or
- d. Building exits including fire escapes.

8. Physical Attachment to Public Property.

Except as allowed for community banners, temporary signs placed in the right-of-way must remain portable and may not be attached or anchored in any way to trees or to public property including utility or light poles, parking meters, the ground, or pavement.

9. Additional Placement Standards for Temporary Signs.

Temporary signs placed in the right-of-way must meet the following additional standards:

- a. Where no curb exists, the sign must be placed outside the roadway at least five feet from the edge of the roadway. Temporary signs may not be placed in medians, traffic islands, or other areas within the roadway.
- b. Temporary signs must not be placed in parking spaces, pedestrian pathways, or bicycle paths.

F. Residential zones. Temporary signs may be placed on property residentially zoned in accordance with the requirements of this Section and the following:

- 1. Window signs. Limited to no more than one temporary window sign per residential unit, not to exceed four (4) square feet.
- 2. Freestanding signs (includes post-mounted, stake and portable signs).
 - a. Single-family zones: Temporary free-standing signs shall not exceed four (4) square feet in size and five (5) feet in height, if the sign is post mounted on the ground, and not to exceed three (3) feet in height if the sign is stake-mounted or portable.
 - b. Multi-family zones: Temporary free-standing signs shall not exceed six (6) square feet in size and five (5) feet in height if the sign is post mounted on the ground, and not to exceed three (3) feet in height if the sign is stake-mounted or portable.
- 3. Surface-mounted signs. Limited to sites two (2) acres or larger:
 - a. Size. No larger than thirty-two (32) square feet.
 - b. Location. Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences either facing or abutting the street, or facing inward to the subject site. Signs shall not be attached or tethered to other site improvements.

G. Non-residential zones. Temporary signs are allowed on non-residentially zoned property in accordance with the requirements of this Section and the following:

1. Window signs. Limited to twenty-five (25) percent of the window area.
2. Freestanding signs (including post-mounted, stake and portable signs): Size/height. Limited to four (4) square feet and five (5) feet in height if the temporary sign is mounted in the ground, and not to exceed three (3) feet in height if the temporary sign is portable.
3. Surface-mounted signs:
 - a. Size. Limited to thirty-two (32) square feet.
 - b. Location. Must be flatly affixed to walls below the fascia or parapet line, or flatly affixed to on-site fences either facing the abutting street, or facing inward to the subject site. Signs shall not be attached or tethered to other site improvements.

SMC 17C.240.XXX Community Banners.

Such signs may be permitted and extend into the public right-of-way by permission of the city administrator or appointed representative. Such signs may only be placed at City-designated locations provided that the banner:

- A. is not commercial advertising but, rather, has as its principal purpose the promotion of a civic event, public service announcement, holiday decoration, or similar community interests;
- B. complies with all applicable codes and officially adopted city policies; and
- C. does not, in the judgment of the street director, present a traffic hazard.

SMC.17C.240.XXX Sandwich Board Signs.

Businesses will only be allowed a maximum of one sandwich board sign. These signs are subject to the following conditions:

- A. Size.
The area of the sign shall not exceed nine square feet per side in size and shall not exceed three feet in any dimension.
- B. Maintenance Standards.
Signs shall be constructed out of materials able to withstand typical northwest weather. Such materials may be metal, finished wood, chalkboard, whiteboard, or plastic; signs and copy shall be of professional quality. Owners of sandwich board signs shall be required to keep their signs in a legible, intact, and well-maintained manner.
- C. Display Time.
Signs may only be displayed during business hours. If business hours continue past daylight hours, precautions should be taken to place the sign in a location where it is readily visible after dark. This shall not be construed to allow the wiring of a sign for lighting.
- D. Location.
Signs may be located no further than twelve feet from the entrance to the business. Such signs shall not be placed in a location which is within the vision triangle or any location which will impede vehicular traffic. Further, such signs shall not be placed in a manner which will block or otherwise obstruct the safe use of sidewalks, building entrances or stairs by pedestrians, including pedestrians who are visually impaired or otherwise handicapped.

Other Current Planning Changes

1. [SMC 17C.240.240](#) (H) Directional Signs

Current Language:

H. 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.

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

Current Planning Recommendation: Include a footnote stating that if the directional sign has a logo of the business on it they will be counted as a freestanding sign.

Proposed Language:

Discuss adding a provision that allows a certain percentage of a directional sign to contain a logo.

2. [SMC 17C.240.240](#) (D) – Signs Attached to Buildings or Structures

Current Language:

D. Signs Attached to Buildings or Structures.

1. Placement.

Signs attached to buildings or structures that are based on the sign rights of a primary building wall may be placed on that primary building wall, on a secondary building wall, or on another structure. They may not be placed on another primary building wall.

2. Awnings and Marquees.

Signs attached to an awning or marquee that extends into the right-of-way must comply with the pedestrian clearance and right-of-way extension standards of [SMC 17F.040.140](#), Awnings.

3. Fascia Signs.

a. Vertical Extensions.

Fascia signs may not extend more than six inches above the top of the building wall. Fascia signs attached to other structures may not extend above the top of the structure.

b. Horizontal Extensions.

A fascia sign may not extend more than eighteen inches out from the wall or structure to which it is attached. Fascia signs may not extend beyond the corner of buildings or other structures.

4. Pitched Roof Signs.

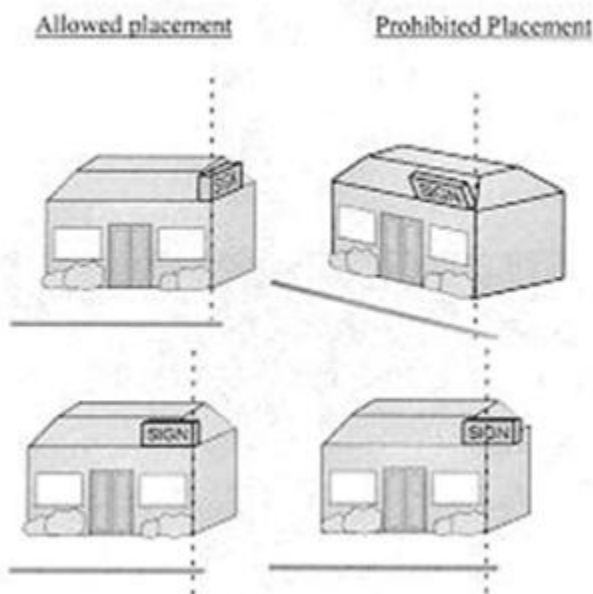
a. Vertical Extensions.

The face of pitched roof signs may not extend more than six inches above the roofline.

b. Placement and Angle.

Pitched roof signs must be parallel to the building face. They may not extend beyond the building wall (See Figure 11).

FIGURE 11
Pitched Roof Sign Placement



5. Projecting Signs.

- a. Vertical extensions.
The face of a projecting sign may not extend more than six inches above the roof line.
- b. Placement.
Projecting signs that extend over the right-of-way must meet the placement standards of [SMC 17C.240.240\(C\)](#), Signs Extending Into the Right-of-way.

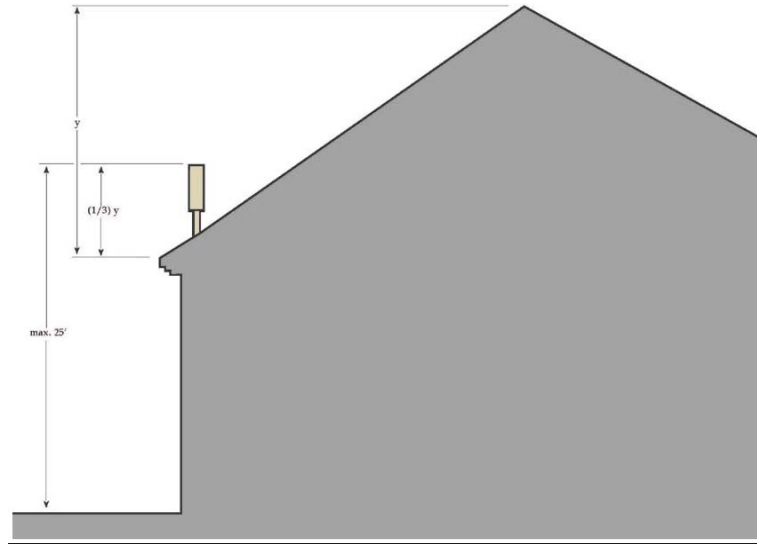
Current Planning Recommendation: Rooftop signs are not clearly defined other than as “Pitched Roof”. The only zones that allow rooftop signs are the HI, LI, Downtown, & GC zones. Need to include language and any examples for sign erected on top of roofs such as the Ridpath, STCU, etc. or prohibit them totally. Also need to address how high above a rooftop they can go by either a determined height limit or by the zone height limit itself.

Proposed Language

D. Signs Attached to Buildings or Structures.

- 1. Placement.
Signs attached to buildings or structures that are based on the sign rights of a primary building wall may be placed on that primary building wall, on a secondary building wall, or on another structure. They may not be placed on another primary building wall.
- 2. Awnings and Marquees.
Signs attached to an awning or marquee that extends into the right-of-way must comply with the pedestrian clearance and right-of-way extension standards of [SMC 17F.040.140](#), Awnings.
- 3. Fascia Signs.
 - a. Vertical Extensions.
Fascia signs may not extend more than six inches above the top of the building wall. Fascia signs attached to other structures may not extend above the top of the structure.
 - b. Horizontal Extensions.
A fascia sign may not extend more than eighteen inches out from the wall or structure to which it is attached. Fascia signs may not extend beyond the corner of buildings or other structures.
- 4. ~~Pitched Roof~~[Roof Mounted](#) Signs.
No permit shall issue for a roof-mounted sign which does not comply with the following standards:
 - a. Number. No more than one (1) roof-mounted sign shall be allowed for each building.
 - b. Area. The area of the roof-mounted sign shall not exceed the total amount of wall sign area that would be allowed for the building elevation on which the roof mounted sign is located.
 - c. Location. Allowed on the slope of peaked/sloped roof buildings only, and only on the lowest one-third (1/3) of the slope of the peaked roof. Roof-mounted signs shall be installed so that the structural supports of the sign are minimized. Angle irons, guy wires, braces or other secondary supports shall appear to be an integral part of the roof or roof-mounted sign.
 - d. Zone. Roof-mounted signs are permitted in nonresidential zones only.

e. Design. Roof-mounted signs may be non-illuminated, internally illuminated or indirectly illuminated, provided that the light is limited to the sign face only.



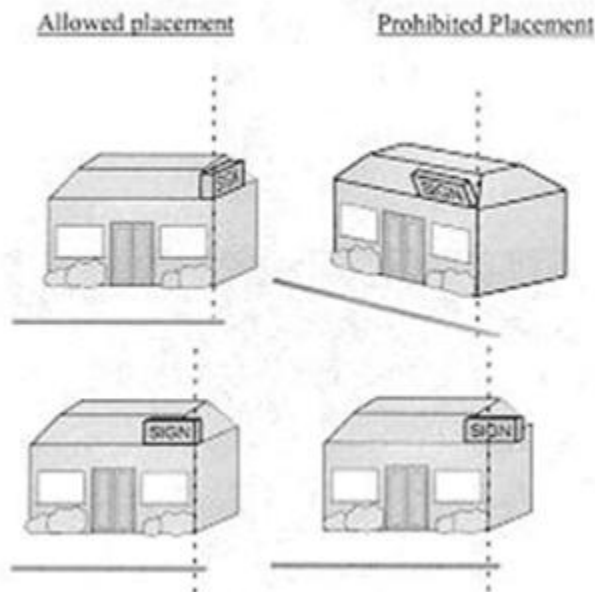
~~a. Vertical Extensions.~~

~~The face of pitched roof signs may not extend more than six inches above the roofline.~~

~~Placement and Angle.~~

~~Pitched roof signs must be parallel to the building face. They may not extend beyond the building wall (See Figure 11).~~

**FIGURE 11
Pitched Roof Sign Placement**



5. Projecting Signs.

- a. Vertical extensions.
The face of a projecting sign may not extend more than six inches above the roof line.
- b. Placement.
Projecting signs that extend over the right-of-way must meet the placement standards of [SMC 17C.240.240\(C\)](#), Signs Extending Into the Right-of-way.

Current Definitions:

Pitched Roof Sign.

A sign attached to a roof with a pitch of one-to-four or greater and placed parallel to the building wall.

Roof Top Sign.

A sign on a roof that has a pitch of less than one-to-four.

Proposed Definition:

“Roof mounted sign” means a sign which has a point of attachment to the roof or mansard of a building. Architectural projections, including mechanical equipment screens, above any parapet or roof line whose sole function is a background for signs shall be considered a sign structure. A sign on such an architectural projection shall be considered a roof sign.

3. [SMC 17C.240.140](#) (E & G) – Sign Face Area

Current Language:

E. Signs On a Base Material.

When a sign is on a background panel and attached without a cabinet, such as a wood board or Plexiglas background panel, the dimensions of the background panel are to be used.

G. Painted Wall Signs.

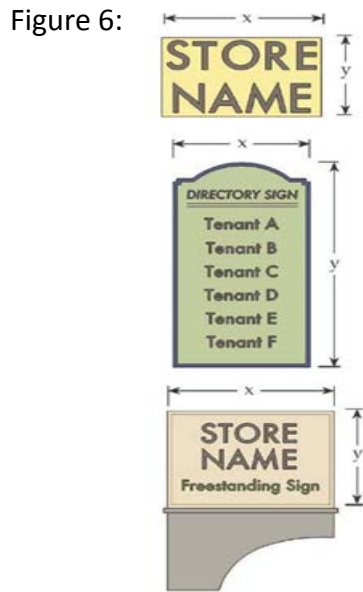
Painted wall signs are measured by drawing an imaginary rectangle around the edge of each of the sign elements. Sign elements will be measured as one unit when the distance between the elements is less than two times the length of each element (See Figure 6). Visible wall area includes windows and doors, but not openings such as loading entrances.

Current Planning Recommendation: Include to each by example or wording that you only count the verbiage on a painted mural or backed artwork without a cabinet.

Proposed Language:

E. Background panel or surface.

Sign copy mounted, affixed or painted on a background panel or surface distinctively painted, textured or constructed as a background for the sign copy, is measured as that area contained within the smallest rectangle, parallelogram, triangle, or circle that will enclose the sign copy and the background, as shown in Figure 6.



G. Painted Wall Signs.

Painted wall signs are measured as the sum of the smallest square, rectangle, parallelogram, triangle or circle that will enclose each word, sentence and complete message, and each graphic in the sign.

4. SMC [17C.240.240](#) (J) Electronic Message Center Signs – [Table 17C.240-4](#)

Current Planning Recommendation: Include a footnote stating that if the brightness or speed of an EMC sign is questioned, an independent lighting firm must be hired to determine if the sign is in compliance and paid for by the property owner if not in compliance or the complainant if within the allowances listed in the SMC.

Proposed Language:

Additional research regarding current enforcement practices and resources is necessary before a recommendation can be developed.