



# A G E N D A

## PLANNING COMMISSION

Connie Coleman-Lacadie • Don Daniels  
Nancy Hudson-Echols • Robert Estrada  
James Guerrero • Paul Wagemann  
Christopher Webber

### **Regular Meeting**

**Wednesday, April 4, 2018**

**City Hall Mt. Rainier Conference Room 3A**

6000 Main Street SW, Lakewood, Washington

- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes from March 7, 2018**
- 4. Agenda Update**
- 5. Public Comments**  
(Each person will be allowed 3 minutes to speak, to a total of 15 minutes per topic.  
Groups with a designated speaker may have a total of 10 minutes to speak.)
- 6. Public Hearings**
  - None
- 7. Unfinished Business**
  - None
- 8. New Business**
  - 6 Year Transportation Improvement Program 2019-2024
  - Sign Code Update
- 9. Report from Council Liaison**
  - Mr. Mike Brandstetter
- 10. Reports from Commission Members & Staff**
  - Written Communications
  - Future Agenda Topics
  - Area-Wide Planning / Land Use Updates
  - Other

**Enclosures**

1. Draft Meeting Minutes from March 7, 2018
2. Staff Report 6 Year Transportation Improvement Program 2019-2024
3. 2019-2024 6 Year Transportation Improvement Program
3. Staff Report Sign Code Amendments
4. PowerPoint Presentation
5. Priority Setting Exercise
6. Exhibit A Draft Sign Code Option
7. Exhibit B Draft Sign Code Option (Existing Administrative Policy)
8. LMC 18A.50.600-680 Current Sign Code

**Members Only**

Please email [kdevereaux@cityoflakewood.us](mailto:kdevereaux@cityoflakewood.us) or call Karen Devereaux at 253.983.7767 no later than Tuesday at noon, April 3, 2018 if you are unable to attend. Thank you.



**PLANNING COMMISSION  
REGULAR MEETING MINUTES  
March 7, 2018  
City Hall Council Chambers  
6000 Main Street SW  
Lakewood, WA 98499**

**Call to Order**

Mr. Don Daniels, Chair, called the meeting to order at 6:30 p.m.

**Roll Call**

Planning Commission Members Present: Don Daniels, Chair; Robert Estrada, Vice - Chair; Connie Coleman-Lacadie, James Guerrero, Paul Wagemann and Christopher Webber

Planning Commission Members Excused: Nancy Hudson-Echols

Planning Commission Members Absent: None

Staff Present: David Bugher, Assistant City Manager, Community Development; and Karen Devereaux, Administrative Assistant

Council Liaison: Councilmember Mr. Michael Brandstetter

**Approval of Minutes**

The minutes of the meeting held on February 21, 2018 were approved with an amendment to add the Ayes and Noes of the marijuana prohibition by voice vote, M/S/C Wagemann/Guerrero. The motion to approve these minutes passed unanimously, 6-0.

**Agenda Update**

Mr. David Bugher requested the group review the second ordinance on marijuana retail sales and overlay zones to review actions before Mr. Bugher presents to City Council.

**Public Comments**

None

**Public Hearings**

Application Nos. LU-17-00254 & LU-17-00260; Consideration of a proposed Land Use and Development Code amendment regarding the regulation of Adult Family Homes and Essential Service Facilities

Mr. David Bugher explained the proposed amendments to Title 18A Land Use and Development Code recommending regulations to define adult family homes and require the issuance of a city business license; prohibit the conversion of an adult family home into an enhanced service facility; defines an enhanced service facility and requires issuance of a city business license; permits an enhanced service facility in the MF1, MF2, MF3, NC2, TOC, CBD, and C2 zoning districts subject to the approval of a

conditional use permit and all applicable development permits; and prohibits an enhanced service facility in all other zoning districts.

Mr. Don Daniels, Chair, called the public hearing to order and opened the floor for public comment. The following people made public comment and no written comments were received.

Alexander Misiewicz, Lakewood, spoke in support of prohibiting enhanced service facilities as well as limiting further inclusion of adult family homes in Lakewood.

John Kimani, Lakewood, spoke in support of the services provided by adult family homes.

Irene Mathenge, Lakewood, spoke in support of adult family homes.

John Ficker, Olympia, spoke in support of adult family homes emphasizing that more homes are needed.

Minda MoHaghan, Lakewood, spoke in support of adult family homes asserting that strict laws are in place to assure safety in the homes.

James Wachira, Lakewood, spoke in support of adult family homes stressing great care is given and a much needed service is provided to community.

Mino Anikan, Lakewood, spoke in favor of adult family homes advocating that more homes should be allowed and are needed.

Mike Estamski, Lakewood, spoke in support of adult family homes expressing they provide a much needed service.

Anne Kibicho, Lakewood, spoke in support of adult family homes asking the commissioners not to get rid of homes.

Mary Kimani, Lakewood, spoke in support of adult family homes and assured that the only time her home is disruptive to the neighborhood is when she calls 911 to help get patients to the hospital.

Patricia Hobbit, Lakewood, spoke in support of adult family homes sharing stories of the caring treatment her mother receives in a Lakewood adult family home.

Stefani Waterman, Lakewood, spoke in support of adult family homes adding that she doesn't view them as a danger in the Oakbrook neighborhood.

Guy McFadden, Lakewood, spoke in support of adult family homes but shared concerns for safety of the children when a level II offenders are placed in homes within 800 - 1,000 yards from Oakbrook Elementary School.

Susan Sorenson, Lakewood, reiterated that the value of adult family homes is recognized. Ms. Sorenson stressed addressing placement of people with mental health issues or dangerous offenders into the homes where safety of the surrounding community is at risk. Ms. Sorenson urged commissioners to prohibit enhanced service facilities inside of multi-family zones and require them to be situated in commercial zones.

Phil Sorenson, Lakewood, commented that the community cannot rely on the Department of Corrections or the Department of Social and Health Services to keep us safe. Mr. Sorenson added that a dangerous offender had already been placed in an adult family home and never should have; an adult family home and an enhanced service facility are very different placements.

Glen Spieth, Lakewood, spoke in support of adult family homes.

Mr. Don Daniels, Chair, closed the public hearing and public comments for the hearing.

### **Unfinished Business**

None

### **New Business**

Application Nos. LU-17-00254 & LU-17-00260; Consideration of a proposed Land Use and Development Code amendment regarding the regulation of Adult Family Homes and Essential Service Facilities

Commissioners discussed the proposed resolution for recommendation to Council.

**Ms. Connie Coleman-Lacadie made the motion to accept the Resolution 2018-03. Mr. Christopher Webber seconded the motion to accept.**

**Mr. James Guerrero moved to amend the resolution to remove Section 2. A. and prohibit enhanced service facilities in the MF1, MF2, and MF3 zoning districts. Mr. Robert Estrada seconded the motion to amend the resolution.**

**A voice vote was taken and the amended motion passed unanimously, 6-0.**

### **Report from Council Liaison**

Councilmember Mr. Mike Brandstetter updated the commissioners on the following Council actions:

Council has held a public hearing on the Text Amendments to Title 18A regarding swap meets. The topic is on the Council calendar for action in March.

The Council has received the commissioner's recommendation to prohibit retail sales of marijuana in the City of Lakewood. The City Manager and Mayor have agreed to take action on that topic in April and May.

City Council has been anxiously waiting for the Capital Budget to be resolved. It appears that funding will be made available for Lakewood to move forward on roadway and sidewalk improvements in the Lake City area along Veterans Dr. SW from Washington Blvd to American Lake Park.

City of Lakewood has again met the standards to be a "Well City" in which city employees are engaged in programs to enhance and promote good health and that carries over into city wide impact in terms of attitude and culture with regard to healthy living.

### **Reports from Commission Members and Staff**

#### City Council Actions

No updates from staff at this time.

## Written Communications

None

## Future Agenda Topics

On March 21, 2018 the commissioners will review the Draft Downtown Subarea Policy Document (which will set the stage for new zoning districts) and the Draft Planned Action Environmental Impact Statement to include traffic and circulation involving the new streets design for the downtown plan.

Staff is in the process of amending new sign codes which will come before the commission soon.

On Monday, April 9, there is a Joint Council and Planning Commission Meeting during a Study Session which will start at 6:00 PM in the Council Chambers. Council and Commissioners will discuss the policy document and EIS.

## Area-Wide Planning / Land Use Updates

None

## Other

At the February 21 meeting commissioners adopted a resolution prohibiting marijuana in all zones of the city. Mr. David Bugher was tasked by City Council to get input from commissioners on the standards by which they would allow it for Council's action should Council decide to allow it. Mr. Bugher put together a document to capture the discussion. In short, the commissioners decided they would not require a conditional use permit; would allow different buffers of 500 feet and 1,000 feet for specific sensitive receptors; no additional security measures would be required by the City other than those required by the State; odor control technology would not be required; and removed the no non-conforming uses sections from the original draft ordinance allowing marijuana. This will be forwarded to Council for action in April and May.

## **Next Meeting: Wednesday, March 21, 2018 at 5:30 p.m. in Council Chambers**

(This planning commission meeting will host a Central Business District Downtown Subarea Plan Open House).

**Meeting Adjourned** at 8:29 p.m.

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Don Daniels, Chair  
Planning Commission 04/04/2018

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Karen Devereaux, Recording Secretary  
Planning Commission 04/04/2018

## PLANNING COMMISSION AGENDA ITEM

### CITY OF LAKEWOOD, WASHINGTON

<b>AGENDA TITLE:</b>	6-YEAR TIP (2019-2024) – FIRST DRAFT and BACKGROUND INFORMATION	
<b>DEPARTMENT:</b>	Public Works Engineering Department	
<b>PRESENTED BY:</b>	Weston Ott, P.E., Capital Projects Division Manager <i>W/O 3/28/2018</i>	
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Study Session	<input type="checkbox"/> Recommendation
<input checked="" type="checkbox"/> Discussion	<input type="checkbox"/> Update	<input type="checkbox"/> Other

#### Background:

Chapter 35.77.010 RCW requires that the City annually update its Six Year Comprehensive Transportation Improvement Program (6-Year TIP) and file a copy with the Secretary of the Washington State Department of Transportation within 30 days of adoption.

The primary objective of the Program is to produce a comprehensive program for the orderly development and preservation of the City's street system. Only those projects identified in the adopted Program are eligible for state or federal grant funding.

Adoption of the Program does not irreversibly commit the City of Lakewood to construct identified projects. Projects in the early years of the Program have, however, a higher probability that they will be constructed as scheduled, at least those with significant grant funding therein versus projects in the later years, which are subjected to more flexibility and may be accelerated, delayed, or canceled as funding and conditions change. The usual reasons for canceling a project are that it is either environmentally unacceptable or contrary to the best interests of the community as a whole or its funding just didn't materialize. The Program may also be revised by a majority of the City Council at any time, but only after a public hearing.

#### Discussion:

City Council has directed that the Planning Commission review, conduct the Public Hearing, make modifications, and ultimately recommend Council adoption related to the 6-Year TIP. The review and adoption schedule is as follows:



### 1<sup>st</sup> Draft 6-Year TIP (2019-2024)

Date	Description	Planning Commission 6:30 PM	Council Meeting 7:00 PM
4/4/2018	Planning Commission - Review background data and 1st draft of 2019-2024 TIP	X	
4/18/2018	Planning Commission - Review Final Draft of 2019-2024 TIP	X	
4/23/2018	Send Final Draft of 2019-2024 TIP for Review (City Council, PRAB, Other jurisdictions/agencies, Service Groups, Etc.)		
4/11/2018	Notice of Public Hearing (5/14/18)		X
5/14/2018	Review of 6-Year TIP Presented to Council - Study Session		X
6/4/2018	6-Year TIP - Public Hearing (by City Council)		X
6/18/2018	6-Year TIP - Adoption (by City Council)		X

During the April 4, 2018 Planning Commission meeting, staff will be on-hand to provide a brief overview of the 6-Year TIP (2019-2024) and associated background information.

#### Attachments:

A: 6-Year TIP (2019-2024) – 1<sup>st</sup> Draft

B: Pavement data Summary



## **A: 6-Year TIP (2019-2024) – 1<sup>st</sup> Draft**

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**CITY OF LAKEWOOD**  
**SIX-YEAR COMPREHENSIVE**  
**TRANSPORTATION IMPROVEMENT PROGRAM**  
**2019-2024**  
**-- Draft: 4/4/2018 --**

# PREFACE

Chapters 35.77.010 of the Revised Code of Washington (RCW) provide that each city shall annually update its Six-Year Comprehensive Transportation Program (Program) and file a copy of the adopted Program with the Secretary of the Washington State Department of Transportation (WSDOT) by July 1 of each year. The Program is necessary to allow cities and counties to obtain State and Federal funding. For a project to obtain funding from the State, it must appear in the agency's current Program. Because the state also disperses federal highway funds, this requirement applies to federally funded projects as well.

RCW 35.77.010 also requires each city to specifically set forth those projects and programs of regional significance for inclusion in the transportation improvement program for that region.

The Program is based upon anticipated revenues versus desirable projects. There are always more projects than available revenues. Therefore, a primary objective of the Program is to integrate the two to produce a comprehensive, realistic program for the orderly development and preservation of our street system.

Several important points must be considered during the review of the proposed Program. The early years of the Program are fairly definite; that is, it can be assumed that those projects will be constructed as scheduled. Projects in the later years are more flexible and may be accelerated, delayed or canceled as funding and conditions change.

It is also important to note that the adoption of the Program does not irreversibly commit the City of Lakewood to construct the projects. A project may be canceled at any time during the course of study or design. The usual reasons for canceling a project are that it is environmentally unacceptable or contrary to the best interests of the community as a whole. The Program may at any time be revised by a majority of the City Council, but only after a public hearing.

## CONSISTENCY WITH LAND USE MANAGEMENT PLAN

The State's Growth Management Act (GMA) requires local governments to develop and adopt comprehensive plans covering land use, housing, capital facilities, utilities, and transportation. These comprehensive plans must balance the demands of growth with the provision of public facilities and services and, in particular, transportation facilities and services. The City of Lakewood was required to develop and adopt a comprehensive plan that is in conformance with the requirements of the GMA.

The City of Lakewood has, as part of its Comprehensive Plan, a Transportation Element with a Master Goal to "Ensure that the transportation and circulation system is safe, efficient and serves all segments of the population and reduces reliance on single-occupant vehicles and increase use of other modes of transportation."

Specific goals include the following.

1. To provide a safe, comfortable and reliable transportation system.
2. To reduce consumption of energy through an efficient and convenient transportation system.
3. To enhance options for future improvements to the transportation system by taking advantage of advances in technology and transportation research.
4. To keep travel times for people and goods as low as possible.
5. To emphasize the movement of people and goods, rather than vehicles, in order to obtain the most efficient use of transportation facilities.
6. To establish a minimum level of adequacy for transportation facilities through the use of consistent and uniform standards.
7. To protect the capital investment in the transportation system through adequate maintenance and preservation of facilities.

The projects in the Six-Year Comprehensive Transportation Program are intended to conform to the goals within the City's Comprehensive Plan.



## GRANT APPLICATIONS AND LEVERAGING LOCAL DOLLARS

The need to leverage local dollars through grant applications is very important to the City, especially in light of the decrease in funding available for transportation related capital improvements. The intent of this Program is not only to list and program projects for funding, but to establish City Council approval to submit grant applications on those projects contained in the Program.

## FUNDING SOURCES

### A. Motor Vehicle Fuel Tax Funds

The Motor Vehicle Fuel Tax Funds have been programmed to provide matching funds for federal aid and urban arterial projects and for projects to be implemented with Motor Vehicle Fuel Tax Funds only.

By law, each city receives a proportionate share of the total state motor vehicle fuel tax. Money received is a monthly allocation based on population. The dollars shown in this year's Program reflect the revenues from this source expected to be received by the City of Lakewood. It is anticipated that revenue received from gas tax for the Streets Capital Projects Fund will be: \$335,000 (FY 2015).

### B. Federal Aid Funding Programs

Each of the Federal aid programs listed below has specific requirements a project must meet to qualify for funding under the individual program. For a project to receive funding from any of these sources it must compete with other public agency projects.

On December 4, 2015, President Obama signed the Fixing America's Surface Transportation Act (FAST ACT). The Act authorizes \$305 billion over fiscal years 2016 through 2020 for the Department's highway, highway and motor vehicle safety, public transportation, motor carrier safety, hazardous materials safety, rail, and research, technology and statistics programs. The ACT essentially continues on with a number of specific funding programs that were funded under the previous Federal Transportation program (MAP 21). These include the following:

1. STP      Surface Transportation Program: This is a regionally competitive program.
2. CMAQ      Congestion Mitigation and Air Quality: This is a regionally competitive program intended for projects that significantly improve air quality.
3. HSIP      Highway Safety Improvement Program: Statewide competition for federal funds targeted at safety improvements at high accident locations.
4. TAP      Transportation Alternatives Program: This is a regionally competitive program and focuses on pedestrian and bicycle facilities (on and off road); safe-routes to schools, etc.; and other non-highway focused programs.

Much of the above said Federal grant funds are funneled thru the regional MPOs which for Lakewood that's Puget Sound Regional Council (PSRC). Presently PSRC has call out for projects where in \$206,000,000 in grant funding is presently available throughout its 4 county region. Typically Lakewood projects are most competitive at County Wide level for which under this present call there is \$21,870,000.

#### C. Washington State Transportation Improvement Board (TIB)

The TIB has a number of statewide competitive programs which use criteria developed by the TIB for prioritization of projects. The tow TIB programs in which the City can compete are as follows:

1. UAP   Urban Arterial Program. This program is for arterial street construction with primary emphasis on safety and mobility.
2. SP   Sidewalk Program. This program is for the improvement of pedestrian safety, and to address pedestrian system continuity and connectivity.

#### D. Community Development Block Grants (CDBG)

This is a program to provide physical improvements within low-income census tracts or to promote economic development within the City. Through the years 2019-2024 it is anticipated that a minimum of \$250,000 (on average) per year will be made available for pavement preservation, street lighting, and pedestrian improvements in eligible neighborhoods.

## E. City Funding Sources

1. Real Estate Excise Tax (REET). This funding source comes from the two ¼% REET's charged by the City on the sale of real estate within the City limits. The City's REET is designated entirely for transportation related capital improvements. Revenue from REET has averaged around \$1,100,000 in the past few years. The REET is estimated to be \$1,100,000 annually.
2. General Fund Transfer In. This funding source comes from several different sources that make up the General Fund revenue including: property tax, sales tax, and utility tax and fees. The Street Capital Projects Fund is budgeted to receive approximately \$500,000 annually (on average) over the next 5 years in support of the pavement preservation program.
3. Transportation Benefit District (TBD). In 2014, the TBD Board implemented a \$20 per vehicle tab fee to provide funds toward a specific list of pavement preservation projects to be implemented between 2015 through 2020. The anticipated revenue is approximately \$775,000 per year.

## F. Washington State Department of Transportation

1. Pedestrian and Bicycle Program: This is a statewide competitive program specifically oriented toward the elimination of hazards to the pedestrian and bicyclists. The recent call for projects has expanded the program's scope to emphasize "complete streets" – accommodation of all roadway users from vehicles to bicyclists to pedestrians. The programs focus for "complete streets" is for "main street" urban arterials and corridors. Historically, the city has not received much funding from this program. However, given the change in the grant scope, there may be opportunities from this source in the future.
2. Safe Routes to Schools Program: This is a statewide competitive program specifically oriented toward pedestrian and bicycle safety near schools.
3. Surface Water Management Program:



The City's Surface Water Management (SWM) Program pays for all drainage facilities constructed in conjunction with street improvements. The revenue from SWM is directly related to the amount of capital improvement projects constructed. SWM participation in roadway projects averages about \$300,000 annually.

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN		NOTE: BOLD and ITALICIZED numbers denote grant is secured							TOTAL FUNDS
SECTION 1			2019	2020	2021	2022	2023	2024	2019-2024
NEW CONSTRUCTION									
ARTERIAL STREET PROJECTS									
302.0040 North Gate Access Improvements	Improve access to Lewis North including: intersection improvements (Edgewood / North Gate Road); non-motorized improvements (Edgewood Dr. and North Gate Rd)	City	400						400
Total Estimated Cost \$2,132		Grant	1,300						1,300
		Other	430						430
		Total	2,130	0	0	0	0	0	2,130
302.0053 123rd ST SW - Bridgeport Way to 47th Ave.	Realign 123rd ST SW as it enters Bridgeport. Design and initial construction to begin in 2018.	City							0
Total Estimated Cost \$1,000		Grant	500	350					850
		Other	75	75					150
		Total	575	425	0	0	0	0	1,000
302.0073 150th Street Corridor Capacity	Provide capacity for Woodbrook Industrial development: widening of 150th Street; bike/pedestrian facilities; structural pavement section improvements	City				50	50		100
Total Estimated Cost \$1,600		Grant					750		750
Notes: Assume multiple phases; multiple years		Other					750		750
		Total	0	0	0	0	0	0	1,600
302.0085 Murray Road Corridor Capacity	Provide capacity for Woodbrook Industrial development: widening of Murray Road; bike/pedestrian facilities; structural pavement section improvements	City							0
Total Estimated Cost \$330		Grant			130				130
Notes: Assume multiple phases; multiple years		Other			200				200
		Total	0	0	330	0	0	0	330
302.0090 96th Street - 2-way left turn lane	Widen 96th St. from 500' east of So. Tac. Wy to I-5 underpass to provide 2-way left turn lane. Does not include sidewalks or HMA overlay.	City				100			100
Total Estimated Cost \$500		Grant							0
		Other				400			400
		Total	0	0	0	500	0	0	500
302.0091 Gravelly Lake Drive @ I-5 Right Turn Lane	Widen GLD from Nyanza to I-5 SB on-ramp to provide dedicated right-turn lane. Traffic signal upgrades; bridge widening; r/w acquisition.	City			50	350			400
Total Estimated Cost \$1,600		Grant			200	1,000			1,200
		Other							
		Total	0	0	250	1,350	0	0	1,600
302.0095 Bridgeport Way - I-5 Ramp to Pacific Hwy	Turn lane extension to improve capacity and queuing capability. Road / shoulder widening; sidewalks; walls for widening.	City			50	50	100		200
Total Estimated Cost \$900		Grant			100	100	400		600
		Other					100		100
		Total	0	0	150	150	600	0	900
302.0096 Union Avenue - W. Thorne Ln. to Spruce St.	Widen to add turn lane, shared bike/travel lane, sidewalks, street lighting. Intersection improvements.	City				125	250		375
Total Estimated Cost \$3,225		Grant				375	2,250		2,625
Notes: Limits revised to reflect recent improvements at Berkeley/Union.		Other				75	150		225
		Total	0	0	0	575	2,650	0	3,225

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN		NOTE: BOLD and ITALICIZED numbers denote grant is secured							TOTAL FUNDS
SECTION 1			2019	2020	2021	2022	2023	2024	2019-2024
NEW CONSTRUCTION									
ARTERIAL STREET PROJECTS									
302.0107 Interstate 5 through Lakewood (WSDOT led project - coordination only) Total Estimated Cost \$332,477	Planning and design coordination only.	City	10	10	10				30
		Grant							0
		Other							0
		Total	10	10	10	0	0	0	30
302.0108 Gravelly to Thorne Connector (WSDOT led project - coordination only) Total Estimated Cost \$25,000	Two-way connector road between Tillicum and Gravelly Lake Drive. Signalization.	City		5	5	5			15
		Grant							0
		Other							0
		Total	0	5	5	5	0	0	15
TOTALS		City	410	15	115	555	150	0	1,245
		Grant	1,800	350	430	1,100	1,150	0	4,830
		Other	505	75	200	400	850	0	2,030
		Total	2,715	440	745	2,055	2,150	0	8,105



PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN			NOTE: BOLD and ITALICIZED numbers denote grant is secured						
			2019	2020	2021	2022	2023	2024	2019-2024
<b>SECTION 2 ROADWAY IMPROVEMENTS</b>									
<b>302.0000 Safety Improvements in the Vicinity of Schools</b>									
Total Estimated Cost \$ _____									
			City	50	50	50	50	50	300
			Grant						0
			Other						0
			Total	50	50	50	50	50	300
<b>302.0012 Steilacoom Blvd. Custer to 88th Street</b>									
Total Estimated Cost \$1,975									
			City						0
			Grant						0
			Other						0
			Total	0	0	0	0	0	0
<b>302.0092 Steilacoom Blvd-Bridgeport Way to Gravelly Lk. Dr.</b>									
Total Estimated Cost \$2,500									
Note: Preliminary design completed via previous TIB grant									
Changed end location from Fairlawn to GLD.									
			City			20	150		170
			Grant			130	2,000		2,130
			Other				200		200
			Total	0	0	150	2,350	0	2,500
<b>302.0004 Minor Pedestrian Safety Improvements</b>									
Total Estimated Cost \$50									
			City	25	25	25	25	25	150
			Grant						0
			Other						0
			Total	25	25	25	25	25	150
<b>302.0000 High Accident Location Safety Improvements</b>									
			City	25	25	25	25	25	150
			Grant						0
			Other						0
			Total	25	25	25	25	25	150
2016-2017 Funds reallocated to 2.81 Roadway Safety Improvements to 40th Ave. SW and 96th St. SW and 3.20 Military Rd. and 112th St. Safety Improvement.									
<b>302.0000 ADA Standards - Sidewalk Upgrades</b>									
			City	25	25	25	25	25	150
			Grant						0
			Other						0
			Total	25	25	25	25	25	150
<b>302.0086 Steilacoom Blvd - 87th to 83rd</b>									
Total Estimated Cost \$2,015									
Design through project 302.0024									
			City				15	200	215
			Grant				200	1,400	1,600
			Other					200	200
			Total	0			215	1,800	2,015
<b>302.0024 &amp; 302.0081 Steilacoom Blvd - 83rd to Weller Road</b>									
Total Estimated Cost \$3,215									
Design through project 302.0024									
			City					200	200
			Grant					2,000	2,000
			Other					300	300
			Total	0	0	0	0	2,500	2,500

State

State

SWM

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN			NOTE: BOLD and ITALICIZED numbers denote grant is secured						
SECTION 2 ROADWAY IMPROVEMENTS			2019	2020	2021	2022	2023	2024	2019-2024
302.0083 Hipkins Rd. 104th to Steilacoom Blvd. Total Estimated Cost \$3,355	Curb, gutters, sidewalks, street lighting, drainage, overlay.	City							0
		Grant							0
		Other			655	2,700			3,355
		Total	0	0	655	2,700	0	0	3,355
302.0065 Gravelly Lake Drive - Bridgeport to Steilacoom Road Diet Design through 2018, construction 2019	Reduce 4 travel lanes to 3. Curb, gutters, sidewalks, bike lanes, street lighting, drainage, overlay.	City	50						0
		Grant	450						0
		Other							0
		Total	500	0	0	0	0	0	0
302.0097 Lakewood Station - Non-Motorized Access Improvements Total Estimated Cost \$3,200	Curb, gutters, sidewalks, and street lighting improvements per Lakewood NMTP and Sound Transit Access Improvement Study.	City				100	100	100	300
		Grant			100	400	400	400	1,300
		Other			100	500	500	500	1,600
		Total	0	0	200	1,000	1,000	1,000	3,200
302.0044 Steilacoom Blvd - Weller Road to Phillips Road SRTS: Design and right-of-way through project 302.0024  Notes: split into two phases. Safe Routes to Schools Grant received.	Curb, gutter, sidewalks, bikeway/buffer, street lighting, drainage on north side.	City	100						100
		Grant	552						552
		Other							0
		Total	652		0	0	0	0	652
302.0044 Steilacoom Blvd - Weller Road to Phillips Road Design through project 302.0024  Notes: Project split into two phases, Safe Routes to Schools Grant.	Curb, gutter, sidewalks, bikeway, street lighting, drainage, overlay.	City		100					100
		Grant		1,350					1,350
		Other		100					100
		Total	0	1,550	0	0	0	0	1,550
302.00xx 100th Street Bridgeport Way to 400 feet north of 100th Street	Curb, gutter, sidewalks, sharrows, replace 100th/Lakewood signal, street lighting, drainage, overlay.	City							0
		Grant							0
		Other							0
		Total	0	0	0	0	0	0	0
302.0069 112th / 111th - Bridgeport to Kendrick Total Estimated Cost \$2,200	Curb, gutter, sidewalks, sharrows, street lighting, drainage, overlay.	City		165	165				330
		Grant		1,100	1,100				2,200
		Other							0
		Total	0	1,265	1,265	0	0	0	2,530
302.0024 Steilacoom Blvd - Weller to Phillips ROW Acquisition  ROW Acquisition	Curb, gutter, sidewalks, sharrows, turn lanes, street lighting, drainage, overlay.	City							0
		Grant	702						702
		Other							0
		Total	702	0	0	0	0	0	702



PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN			NOTE: BOLD and ITALICIZED numbers denote grant is secured						
SECTION 2 ROADWAY IMPROVEMENTS			2019	2020	2021	2022	2023	2024	2019-2024
302.0024 Steilacoom Blvd - 87th to Weller ROW Acquisition	Curb, gutter, sidewalks, sharrows, turn lanes, street lighting, drainage, overlay.	City			715				0
		Grant							715
		Other							0
ROW Acquisition		Total	0	0	715	0	0	0	715
302.0074 South Tacoma Way - 88th to North City Limits	Curb, gutter, sidewalks, bike lanes, street lighting, signal at 84th, drainage, overlay.	City		250	250				500
Total Estimated Cost \$3,700		Grant		1,600	1,600				3,200
		Other							0
		Total	0	1,850	1,850	0	0	0	3,700
302.0071 Phillips Road West Side - Agate to Onyx	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.	City		65	65				130
Total Estimated Cost \$1,010		Grant		440	440				880
		Other				0			0
		Total	0	505	505	0	0	0	1,010
302.0029 & 302.0058 Washington Blvd - Edgewood Ave to Gravelly Lake Dr	Curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay.	City		1,305					1,305
Total Estimated Cost \$6,155		Grant		4,850					4,850
		Other							0
		Total	0	6,155	0	0	0	0	6,155
302.0088 & 302.0089 Oakbrook Sidewalks & Street Lighting	Curb, gutter, sidewalks, sharrows, turn lanes, street lighting, drainage, overlay.	City				1,850			1,850
Onyx Dr W (97th to 87th); Onyx Dr E (Garnet to Phillips)		Grant							0
(Total Cost \$3,720)		Other							0
		Total	0	0		1,850	0	0	1,850
302.0088 & 302.0089 Oakbrook Sidewalks & Street Lighting	Curb, gutter, sidewalks, sharrows, turn lanes, street lighting, drainage, overlay.	City				1,850			1,850
Onyx Dr W (97th to 87th); Onyx Dr E (Garnet to Phillips)		Grant							0
(Total Cost \$3,720)		Other							0
		Total	0	0	0	1,850	0	0	1,850
302.0030 Lake City Business District Sidewalks (American Lake Park to Veterans Dr / Alameda)	Curb, gutter, sidewalks, sharrows, street lighting, drainage, overlay.	City							0
Total Cost Interlaaken \$2,310		Grant							0
		Other		2,310					2,310
		Total	0	2,310	0	0	0	0	2,310
302.0075 Interlaaken Drive SW / Mt. Tacoma Drive Non-Motorized Improvements - Short Lane to Whitman Avenue SW	Provide curb and gutter, sidewalk and a shared travel/bike lane on one side of Interlaaken / Mt. Tacoma Dr.	City							0
Total Cost Interlaaken \$3,505		Grant				500	3,005		3,505
		Other					0	0	0
		Total	0	0	0	500	3,005	0	3,505

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN			NOTE: BOLD and ITALICIZED numbers denote grant is secured						
SECTION 2 ROADWAY IMPROVEMENTS				2019	2020	2021	2022	2023	2024
									2019-2024
302.0026 Roadway Safety Improvements at 40th Ave. SW and 96th St <u>Under construction</u>	Curb, gutter, sidewalk, sharrows, guard rail, street lighting, pavement reconstruction	City	0						0
		Grant	0						0
		Other	0						0
		<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
302.0072 59th Ave SW Sidewalk - 100th to Bridgeport Wy SW	Sidewalk east side of roadway.	City	25						25
		Grant	100						100
		Other	0						0
		<b>Total</b>	<b>125</b>			<b>0</b>	<b>0</b>	<b>0</b>	<b>125</b>
302.0093 Gravelly Lake Dr. - Pacific Hwy to Nyanza (south)	Curb, gutter, sidewalk, bike way, street lighting, pavement rehab	City				50	75	250	375
		Grant				100	175	800	1,075
		Other							0
		<b>Total</b>	<b>0</b>	<b>0</b>		<b>150</b>	<b>250</b>	<b>1,050</b>	<b>1,450</b>
302.0055 Lakewood Drive - Steilacoom Blvd to N. City Limits <i>*note: pavement rehab City match also listed in project 9.15</i>	Add turn lanes, curb, gutter, sidewalk, bike way, street lighting, pavement rehab	City							0
		Grant							0
		Other							0
		<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
302.0087 Veterans Drive SW-Gravelly Lake Dr. to Alameda	curb, gutter, sidewalks, sharrows street lighting, drainage, overlay	City						0	0
		Grant				925		0	925
		Other							0
		<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>925</b>	<b>0</b>	<b>0</b>	<b>925</b>
302.0100 & 302.0105 Steilacoom Blvd. SW - Phillips Rd. SW to 88th St. SW	curb, gutter, sidewalks, sharrows street lighting, drainage, overlay	City		250		250			500
		Grant		1,250		1,250			2,500
		Other							0
		<b>Total</b>	<b>0</b>	<b>1,500</b>	<b>0</b>	<b>1,500</b>	<b>0</b>	<b>0</b>	<b>3,000</b>
302.01xx Military Rd. Sidewalk Improvements Military Rd. SW to 200' South of intersection Militray/112th and Military Rd. SW to Farewest Dr. SW.	curb, gutter, sidewalks, sharrows street lighting, drainage, overlay. This connect Militray Rd. to sidewalks constructed as part of development on	City							0
		Grant							0
		Other							0
		<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
302.01xx Farewest Dr. SW Sidewalks: Military Rd. SW to 200' South of intersection Militray/Farwest	curb, gutter, sidewalks, sharrows street lighting, drainage, overlay. This connect Militray Rd. to sidewalks constructed as part of development	City							0
		Grant							0
		Other							0
		<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
302.01xx 112th Sidewalks: Gravelly Lk. Dr.-Highland Ave SW	curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay	City							0
		Grant							0
		Other							0
		<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN			NOTE: BOLD and ITALICIZED numbers denote grant is secured						TOTAL FUNDS
SECTION 2 ROADWAY IMPROVEMENTS			2019	2020	2021	2022	2023	2024	2019-2024
302.01xx 112th Sidewalks: Highland Ave SW-Bridgeport Way	curb, gutter, sidewalks, bike lanes, street lighting, drainage, overlay	City							0
		Grant							0
		Other							0
		Total	0	0	0	0	0	0	0
302.01xx Davisson Rd. SW and Highland Ave SW: 112th St. SW to 108th St. SW	curb, gutter, sidewalks, sharrows, street lighting, drainage, overlay	City							0
		Grant							0
		Other							0
		Total	0	0	0	0	0	0	0
302.01xx Custer Rd. SW: Bridgeport Way - Lakewood Dr. SW (East City Limits/74th St.)	curb, gutter, sidewalks, sharrows, street lighting, drainage, road reconstruction, utility relocation	City							0
		Grant							0
		Other							0
		Total	0	0	0	0	0	0	0
302.01xx Round-a-Bout 87th Ave. SW, Dresden Ln., and Ft. Steilacoom Park Enternace and sidewalks 87th Ave. SW Dresden Ln. to Steilacoom Blvd.	round-a-bout, curb, gutter, sidewalks, sharrows, street lighting, drainage, road reconstruction, and signage	City							0
		Grant							0
		Other							0
		Total	0	0	0	0	0	0	0
302.01xx Lakewood Drive - Custer/74th to N. City Limits		City							0
		Grant							0
		Other							0
		Total	0		0	0	0	0	0
TOTALS		City	300	3,260	625	2,540	700	475	6,850
		Grant	1,804	9,340	3,370	5,375	6,980	1,200	28,869
		Other	0	2,410	755	3,400	1,000	500	8,065
		Total	2,104	15,010	4,750	11,315	8,680	2,175	43,784

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN									TOTAL FUNDS
SECTION 3 TRAFFIC SIGNALS			2019	2020	2021	2022	2023	2024	2019-2024
302.0059 Steilacoom / Durango Traffic Signal	Intersection meets warrants for traffic signal. Signal needed with new development in area. Special concern with adjacent train crossing becoming active.	City							0
		Grant							0
		Other			650				650
		Total	0	0	650	0	0		650
302.0070 Washington Blvd. and Interlaaken Drive Signal and intersection improvement Total Estimated Cost \$375	Install new signal at intersection.	City							0
		Grant							0
		Other	642						642
		Total	642	0			0		642
302.0000 Traffic Signal Timing Upgrades (on-going technical support) <i>incl. turning movement counts</i>	Upgrade traffic signal timing and coordination.	City	10	10	10	10	10	10	60
		Grant							0
		Other							0
		Total	10	10	10	10	10	10	60
302.0082 City-Wide Traffic Signal Management System Total Estimated Cost \$330	City-hall based Traffic Management Center. Fiber optic interconnect. PTZ major corridors. Active traffic management including web based info.	City				30			30
		Grant				300			300
		Other							0
		Total		0	0	330	0	0	330
302.0000 Traffic Signal Replacement Program	Replace aging traffic signals. Priorities based on maintenance history.	City		325	325	325	325	325	1,625
		Grant							
		Other							
		Total	0	325	325	325	325	325	1,625
302.0060 100th Street & Lakewood Drive <i>Bridgeport Way to 400 feet north of 100th Street</i>	Replace 100th/Lakewood signal, street lighting, drainage, overlay.	City	325						325
		Grant							0
		Other							0
		Total	325	0	0	0	0	0	325
302.0094 Gravelly Lake Drive / Avondale Traffic Signal	Intersection meets warrants for traffic signal. Increased volumes in and around Towne Center. Increase in accidents.	City		125					125
		Grant		400					400
		Other							0
		Total	0	525	0	0		0	525

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PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN									TOTAL FUNDS
SECTION 3 TRAFFIC SIGNALS			2019	2020	2021	2022	2023	2024	2019-2024
302.0078 So. Tacoma Way / 92nd Street	New warranted signal	City							0
		Grant				100	500		600
		Other							0
		Total	0	0	0	100	500	0	600
302.0012 Steilacoom Blvd / Western State Hospital Signal Replacement	Replace existing signal	City							0
		Grant							0
		Other							0
		Total	0	0	0	0	0	0	0
302.0012 Steilacoom Blvd / Lakeview Ave Signal Replacement	Replace existing signal	City							0
		Grant							0
		Other							0
		Total	0	0	0	0	0	0	0
302.0000 Traffic Signal Asset Management System	Purchase software; develop asset management system	City							0
		Grant							0
		Other							0
		Total	0	0	0	0	0	0	0
302.0025 Military Rd. and 112th St. Safety Improvement	Replace existing traffic signal to current standards. Update phasing to yellow-flashing arrow operation. ADA ramp upgrades. Repave intersection	City							0
		Grant	0						0
		Other							0
		Total	0	0	0	0	0	0	0
302.0098 84th St. Pedestrian Crossing Signal at Pine St	Install pedestrian signal, connection to Pine street intersects Tacoma's Water Ditch Trail.	City		50					50
		Grant		150					150
		Other							0
		Total	0	200	0	0	0		200
302.01xx Holden/Military Rd. Traffic Signal	Intersection meets warrants for traffic signal. Increased volumes in and around Mann Middle School.	City		125					125
		Grant		400					400
		Other							0
		Total	0	525	0	0		0	525
302.01xx Lakewood Dr./Custer Rd./74th St. Traffic Signal Replacement	Replace existing traffic signal with pole and mast arm signal.	City			125				125
		Grant			400				400
		Other							0
		Total	0	0	525	0		0	525

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN									TOTAL FUNDS
SECTION 3 TRAFFIC SIGNALS			2019	2020	2021	2022	2023	2024	2019-2024
<b>302.01xx Lakewood Dr./75th St. Traffic Signal Replacement</b>	Intersection meets warrants for new traffic signal.	City				125			125
		Grant				400			400
		Other							0
		<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>525</b>		<b>0</b>	<b>525</b>
<b>TOTALS</b>		City	10	635	460	490	335	335	2,265
		Grant	0	950	400	800	500	0	2,650
		Other	642	0	650	0	0	0	1,292
		<b>Total</b>	<b>652</b>	<b>1,585</b>	<b>1,510</b>	<b>1,290</b>	<b>835</b>	<b>335</b>	<b>6,207</b>

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN									TOTAL FUNDS
SECTION 4 TRANSPORTATION PLANNING			2019	2020	2021	2022	2023	2024	2019- 2024
101.0000 Pavement Management System	Semi-Annual evaluation of pavement condition	City	30	5	30	5	30	5	105
		Grant							0
		Other							0
		Total	30	5	30	5	30	5	105
302.0000 Transportation Model	On-going updates of travel demand model.	City	10	10	10	10	10	10	60
		Grant							0
		Other							0
		Total	10	10	10	10	10	10	60
302.0000 Lakewood City Center Sub-Area Plan	Review access and circulation for vehicles, transit, and non-motorized transportation.	City	5	5	5	5	5	5	30
		Grant							0
		Other							0
		Total	5	5	5	5	5	5	30
302.0000 Non-Motorized Transportation Plan Update	Update NMTP to include relevant policy updates and capital improvement projects. (original plan adopted June 2009)	City	100	5	5	5	5	5	125
		Grant							0
		Other							0
		Total	100	5	5	5	5	5	125
302.0000 ADA Transition Plan Update	Update ADA transition plan to address ADA deficiencies of existing curb ramps; signal access / operations; etc.	City	50	50	50	50	50	50	300
		Grant							0
		Other							0
		Total	50	50	50	50	50	50	300
TOTALS		City	195	75	100	75	100	75	620
		Grant	0	0	0	0	0	0	0
		Other	0	0	0	0	0	0	0
		Total	195	75	100	75	100	75	620



PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN									TOTAL FUNDS
SECTION 5 BIKEWAYS			2019	2020	2021	2022	2023	2024	2019-2024
302.0004 Miscellaneous Bikeway Markings / Signage		City	20	20	20	20	20	20	120
		Grant							0
		Other							0
		Total	20	20	20	20	20	20	120
302.0000 Miscellaneous Bike Lane Construction		City		50		50		50	150
		Grant							0
		Other							0
		Total	0	50	0	50	0	50	150
302.0108 North Thorne Lane to Gravelly Lake Drive (WSDOT led project - coordination only) Total Estimated Cost \$25,000	Provide non-motorized path between Tillicum and Gravelly Lake Drive "Gravelly to Thorne Connector" construction.	City		5	5	5			15
		Grant							0
		Other							0
		Total	0	5	5	5	0	0	15
302.0039 Gravelly Lake Non-Motorized Trail - Phase 1 (Washington Blvd to Nyanza (N)). Amendment 1: Project split into three phases. Grant received for 5.6A. - WILL BE BUILT IN 2018?	Provide non-motorized path around Gravelly Lake along Gravelly Lake Drive and Nyanza Drive. Existing roadway cross section shifted to outside and overlaid. Lighting.	City	0						0
		Grant	0						0
		Other							0
		Total	0	0	0	0	0	0	0
302.0076 Gravelly Lake Non-Motorized Trail - Phase 2 (Nyanza Blvd) Notes: Project split into three phases. Grant received for 302.0039	Provide non-motorized path around Gravelly Lake along Gravelly Lake Drive and Nyanza Drive. Existing roadway cross section shifted to outside and overlaid. Lighting.	City							0
		Grant		4,030					4,030
		Other							0
		Total	0	4,030	0	0	0	0	4,030
302.0077 Gravelly Lake Non-Motorized Trail - Phase 3 (GLD - Nyanza (S) to Wash.) Construction 2022+. TOTAL Cost \$3.8 Notes: Project split into three phases. Grant received for 302.0039	Provide non-motorized path around Gravelly Lake along Gravelly Lake Drive and Nyanza Drive. Existing roadway cross section shifted to outside and overlaid. Lighting.	City							0
		Grant		3,800					3,800
		Other							0
		Total	0	3,800	0	0	0	0	3,800
302.0063 Motor Avenue - Whitman to Gravelly Lake Dr.	Provide non-motorized path including lighting and landscaping. Colonial Center Plaza and Revitalization	City	1,500						1,500
		Grant							0
		Other	500						500
		Total	2,000	0	0	0	0	0	2,000
		City	1,520	75	25	75	20	70	1,785
		Grant	0	7,830	0	0	0	0	7,830
		Other	500	0	0	0	0	0	500
		Total	2,020	7,905	25	75	20	70	10,115

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN									TOTAL FUNDS
SECTION 6 STREET LIGHTING			2019	2020	2021	2022	2023	2024	2019-2024
302.0002 New Street Lighting	Install street lighting in requested areas based on ranking criteria.	City	170	50	50	50	50	50	420
		Grant							0
		Other							0
		Total	170		50	50	50	50	370
TOTALS		City	170	50	50	50	50	50	420
		Grant	0	0	0	0	0	0	0
		Other	0	0	0	0	0	0	0
		Total	170	50	50	50	50	50	420



PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN									TOTAL FUNDS
SECTION 7 BRIDGES			2019	2020	2021	2022	2023	2024	2019-2024
101.0000 Bridge Inspection	On-going biennial bridge inspection.	City	5	5	5	5	5	5	30
		Grant							0
		Other							0
		Total	5	5	5	5	5	5	30
302.01xx Structural guardrail replacement Clover Ck. Gravelly Lake Drive: 112th to Nyanza		City	10	50					60
		Grant							0
		Other							0
		Total	10	50	0	0	0	0	60
TOTALS		City	15	55	5	5	5	5	90
		Grant	0	0	0	0	0	0	0
		Other	0	0	0	0	0	0	0
		Total	15	55	5	5	5	5	90

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN									TOTAL FUNDS
SECTION 8 BEAUTIFICATION PROJECTS			2019	2020	2021	2022	2023	2024	2019-2024
302.0000 Gateway Improvements		City	50	50	50	50	50	50	300
		Grant							0
		Other							0
		Total	50	50	50	50	50	50	300
302.0000 Green Streets: Roadway Upgrades		City	50	50	50	50	50	50	300
		Grant							0
		Other							0
		Total	50	50	50	50	50	50	300
302.0000 Civic Blvd. - Roadway Upgrades		City	50	50	50	50	50	50	300
		Grant							0
		Other							0
		Total	50	50	50	50	50	50	300
TOTALS		City	150	150	150	150	150	150	900
		Grant	0	0	0	0	0	0	0
		Other	0	0	0	0	0	0	0
		Total	150	150	150	150	150	150	900

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN			NOTE: BOLD and ITALICIZED numbers denote grant is secured						TOTAL FUNDS
SECTION 9 ROADWAY RESTORATION PROJECTS			2019	2020	2021	2022	2023	2024	2019-2024
302.0005 Chip Seal Resurfacing Program	Projects in various locations may include pavement preservation contribution to planned utility projects to facilitate full roadway overlays.	City Grant Other Total	360   360	360   360	360   360	360   360	360   360	360   360	2,160 0 0 2,160
302.0000 Steilacoom Boulevard - 87th to Weller Road		City Grant Other Total	   0	   0	20   20	350 750  1,100	   0	   0	370 750 0 1,120
302.0052 Steilacoom Boulevard - Weller Road to Custer Rd Note: Overlay from 88th St to Custer included in project 2.29		City Grant Other Total	 1,295  1,295	 1,020  1,020	   0	   0	   0	   0	0 2,315 0 2,315
302.0051 Lakewood Drive - Steilacoom Blvd. to N. City Limits Construct Overlay: Flett Ck. To Custer/74th		City Grant Other Total	   0	   0	   0	   0	   0	   0	0 0 0 0
302.0049 59th Ave - Main Street to 100th Street		City Grant Other Total	   0	   0	   0	   0	   0	   0	0 0 0 0
302.0080 108th - Bridgeport Way to Pacific Hwy		City Grant Other Total	   0	   0	661   661	   0	   0	   0	661 0 0 661
302.0066 Custer - Steilacoom to John Dower		City Grant Other Total	 540  540	   0	   0	0   0	   0	   0	0 540 0 540



PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN			NOTE: BOLD and ITALICIZED numbers denote grant is secured						TOTAL FUNDS
SECTION 9 ROADWAY RESTORATION PROJECTS			2019	2020	2021	2022	2023	2024	2019-2024
302.0101 & 302.0102 88th - Steilacoom to Custer (Design \$ amount NOT included)		City		0	275				275
		Grant							0
		Other							0
		Total	0	0	275	0	0	0	275
302.0068 Pacific Hwy - 108th to SR512		City	95		0				95
		Grant	500		0				500
		Other							0
		Total	595	0	0	0	0	0	595
302.0067 100th - Lakeview to South Tacoma Way		City	200						200
		Grant	329						329
		Other							0
		Total	529	0	0	0	0	0	529
302.0079 100th - 59th to Lakeview		City					0		0
		Grant			1,320				1,320
		Other							0
		Total	0	0	1,320	0	0	0	1,320
302.01xx Custer Rd.: John Dower-Bridgeport Way	Roadway Overlay, signage, and striping.	City				0			0
		Grant		500					500
		Other							0
		Total	0	500	0	0	0	0	500
TOTALS		City	655	360	1,316	710	360	360	3,761
		Grant	2,664	1,520	1,320	750	0	0	6,254
		Other	0	0	0	0	0	0	0
		Total	3,319	1,880	2,636	1,460	360	360	10,015

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN									TOTAL FUNDS
SECTION 10 NEIGHBORHOOD TRAFFIC MANAGEMENT			2019	2020	2021	2022	2023	2024	2019-2024
302.0003 Neighborhood Traffic Management Various Locations	May include speed humps, traffic circles, signage, etc.	City	25	25	25	25	25	25	150
		Grant							
		Other							
		Total	25	25	25	25	25	25	150
TOTALS		City	25	25	25	25	25	25	150
		Grant	0	0	0	0	0	0	0
		Other	0	0	0	0	0	0	0
		Total	25	25	25	25	25	25	150

PROJECT COSTS IN THOUSANDS OF DOLLARS									
EXPENDITURE PLAN									TOTAL FUNDS
SECTION 11 OTHER			2019	2020	2021	2022	2023	2024	2019-2024
11.1 On-call technical assistance	Various professional services including surveying, structural, geotechnical, environmental to support various projects.	City	50	50	50	50	50	50	300
		Grant							0
		Other							0
		Total	50	50	50	50	50	50	300
TOTALS		City	50	50	50	50	50	50	300
		Grant							0
		Other							0
		Total	50	50	50	50	50	50	300

**ARTERIAL STREETS**

	2019	2020	2021	2022	2023	2024	2019-2024
City	410	15	115	555	150	0	1,245
Grant	1,800	350	430	1,100	1,150	0	4,830
Other	505	75	200	400	850	0	2,030
Total	2,715	440	745	2,055	2,150	0	8,105

**ROADWAY IMPROVEMENTS**

	2019	2020	2021	2022	2023	2024	2019-2024
City	300	3,260	625	2,540	700	475	6,850
Grant	1,804	9,340	3,370	5,375	6,980	1,200	28,869
Other	0	2,410	755	3,400	1,000	500	8,065
Total	2,104	15,010	4,750	11,315	8,680	2,175	43,784

**TRAFFIC SIGNALS**

	2019	2020	2021	2022	2023	2024	2019-2024
City	10	635	460	490	335	335	2,265
Grant	0	950	400	800	500	0	2,650
Other	642	0	650	0	0	0	1,292
Total	652	1,585	1,510	1,290	835	335	6,207

**TRANSPORTATION PLANNING**

	2019	2020	2021	2022	2023	2024	2019-2024
City	195	75	100	75	100	75	620
Grant	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	195	75	100	75	100	75	620

**STREETLIGHTS**

	2019	2020	2021	2022	2023	2024	2019-2024
City	170	50	50	50	50	50	420
Grant	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	170	50	50	50	50	50	420

**BRIDGES**

	2019	2020	2021	2022	2023	2024	2019-2024
City	15	55	5	5	5	5	90
Grant	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	15	55	5	5	5	5	90

**BEAUTIFICATION / GATEWAY IMPROVEMENTS**

	2019	2020	2021	2022	2023	2024	2019-2024
City	150	150	150	150	150	150	900
Grant	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	150	150	150	150	150	150	900

**RESTORATION**

	2019	2020	2021	2022	2023	2024	2019-2024
City	655	360	1,316	710	360	360	3,761
Grant	2,664	1,520	1,320	750	0	0	6,254
Other	0	0	0	0	0	0	0
Total	3,319	1,880	2,636	1,460	360	360	10,015



**BIKEWAYS**

	2019	2020	2021	2022	2023	2024	2019-2024
City	1,520	75	25	75	20	70	1,785
Grant	0	7,830	0	0	0	0	7,830
Other	500	0	0	0	0	0	500
Total	2,020	7,905	25	75	20	70	10,115

**OTHER**

	2019	2020	2021	2022	2023	2024	2019-2024
City	50	50	50	50	50	50	300
Grant	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	50	50	50	50	50	50	300

**NEIGHBORHOOD TRAFFIC MANAGEMENT**

	2019	2020	2021	2022	2023	2024	2019-2024
City	25	25	25	25	25	25	150
Grant	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0
Total	25	25	25	25	25	25	150

**GRAND TOTAL (2016-2021)**

	2019	2020	2021	2022	2023	2024	2019-2024
City	3,500	4,750	2,921	4,725	1,945	1,595	18,386
Grant	6,268	19,990	5,520	8,025	8,630	1,200	50,433
Other	1,647	2,485	1,605	3,800	1,850	500	11,887
Total	11,415	27,225	10,046	16,550	12,425	3,295	80,706

**Notes:**

LID = Property owner participation through a Local Improvement District (LID).

Dev. Contr. = Funds provided through private (developer) contribution

TIB = Transportation Improvement Board grant funding

TEA-21 = Transportation Efficiency Act grant funds.

State = other state grant funding programs

CDBG = Community Development Block Grant funds.

FED = Federal Grant dollars (TEA-21, FAST, SAFETEA, Enhancement, etc.)

SWM = Surface Water Management funds

S.T. = Sound Transit

TBD = Transportation Benefit District

MAP-21 = Moving Ahead for Progress in the 21st Century (Federal Transportation Act)

## **B: Pavement Data Summary**



**Summary of City of Lakewood's Pavement Management Data: 2008 to 2016:** The Pavement Condition Index (PCI) is a measurement ranging between 0 and 100. A newly constructed road would rate as 100, while anything under 25 represents extreme failure. The City of Lakewood is responsible for the repair and maintenance of 179.9 centerline miles, or 430.5 lane miles, of asphalt pavements. It would cost an estimated \$130,000,000 to replace the entire network. The current overall average PCI in Lakewood is **78**. The following table breaks out the ratings by year and functional classification in the City.

<b>LAKEWOOD HISTORICAL NETWORK CONDITION SUMMARY</b>										
<b>CLASSIFICATION</b>	<b>LANE MILES</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>
Principal Arterial	94.07	77	76	75	79	78	77	78	77	83
Minor Arterial	66.39	79	76	79	79	79	76	76	73	79
Collector Arterial	44.82	75	71	71	75	75	72	72	70	75
Local Access	225.71	77	73	73	76	76	73	75	72	77
<b>OVERALL NETWORK PCI</b>		<b>76</b>	<b>73</b>	<b>73</b>	<b>76</b>	<b>76</b>	<b>74</b>	<b>75</b>	<b>73</b>	<b>78</b>

**History of the City's PMS System:** In 2008 the city took over the pavement ratings from Pierce County, the City uses the web-based "Street-Saver" software program. The program is managed and updated by existing city staff on a part-time, as-needed basis. The most labor intensive portion of the city's pavement management system is during every even-year summers when two college interns are brought in and trained to conduct the ratings over a 3-month period. Spot quality assurance/quality control checks are conducted to ensure rating consistency during and after the ratings.

**City's Decision Tree:** The decision tree represents the overall pavement repair strategy and cost, basic information about Lakewood's strategy shown below.

<b>Lakewood Repair Strategy Decision Tree</b>	
<b><i>Treatment</i></b>	<b><i>Cost per SY</i></b>
Chip or Crack Seals	\$0.45-\$6
Chip Seal/2" Overlay	\$6-\$25
4" Thick Overlay	\$36
Reconstruction	\$62



**TO:** Lakewood Planning Commission

**FROM:** Courtney Brunell, Planning Manager

**DATE:** March 28, 2018

**SUBJECT:** Sign Code Amendments

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**Background:** Over the last year, the City begun the process of updating the land use and development code, Title 18A. Initially, the City of Lakewood's sign code was intended to be amended along with the rest of the City's land use and development code; however, it is anticipated that amending Title 18A will take a significant amount of time through the public outreach process, Planning Commission review and City Council approval. Given the City's current priorities including the Subarea plan and the 2019-2020 biennial budget process, review of Title 18A may not begin until early 2019. Currently, the City's sign code is out of compliance with *Reed v. Town of Gilbert*, 135 S.Ct. 2218, 192 L.Ed.2<sup>nd</sup> 236 (2015) making parts of it unenforceable and difficult to administer. For these reasons, we are looking to expedite amending the sign code and reviewing it apart from the rest of Title 18A.

**Facts:**

- The City's current sign code is not in compliance with the 2015 Supreme Court Ruling *Reed v. Town of Gilbert*, thus we do not currently have a sign code to enforce
- *Reed v. Town of Gilbert* has forced most cities to update their sign code
- Many cities in Washington State completed sign code updates in 2016-2017
- The City of Lakewood is currently using an administrative policy (attached) to evaluate new sign applications

**Reed v. Town of Gilbert:** On June 18, 2015 The Supreme Court ruled that regulating signs based on content is unconstitutional. Ultimately, if you must look at the communicative content of the sign in order to determine the sign type (for example, political, directional or a nameplate) then the sign code is a content based regulation of speech. As a result of this ruling, many jurisdictions including the City of Lakewood found that their sign code provisions were an unconstitutional restriction on speech in violation of the First Amendment.

**Discussion:** The current task is to rewrite the sign code in order to remove content-based provisions. Staff will review other jurisdiction's sign code amendments in a power point presentation (attached) and has prepared a draft ordinance for the commission to consider.

Some things to consider as we work on this amendment include:

- Enforcement. Is the proposed sign code enforceable? Would the amount of time the City spends on sign code enforcement be required to increase based on the new code revisions? Is enforcement a priority?

- Applications. What will the City's new application process look like? This is especially important when evaluating temporary signs. Should applicants be required to apply for temporary signs? How can we enforce temporary signs?
- Penalties. Are they fair?
- Comprehension/Simplification. Will the applicants and staff understand the code? Is there anything that can be clarified?

**Regulations:** *Reed v. Gilbert* made it clear that we can no longer regulate signs based on content. There are still permissible areas for regulation, including:

- Size of sign
- Physical sign type (a-frame, banner, monument etc.)
- Set backs
- Zone based restrictions
- Height or overhang
- Lighted v. non-lighted
- Moving signs
- Materials
- Window coverage
- Architectural Consistency
- Design

**Next Steps\*:**

1. April 4, 2018- Planning Commission reviews the current sign code and potential alternatives
2. April 18, 2018- Staff brings back the sign code for additional discussion
3. May 2, 2018- Additional Discussion, if necessary
4. June 6, 2018- Public Hearing
5. June 20, 2018- Public Hearing Continued (if necessary)
6. July 18, 2018- decision
7. July 23- City Council begins review

\* These dates are subject to change based on the Commission's schedule for the Downtown Subarea Plan

**Attachments:**

1. Sign Code Powerpoint
2. Priority setting exercise
3. Exhibit A- draft sign code option
4. Exhibit B- draft sign code option (existing administrative policy)
5. 18A.50.600-680 Current Sign Code



# **CITY OF LAKEWOOD**

**SIGN CODE REVISIONS**



# AGENDA

- **BACKGROUND**
- **OVERVIEW OF REED V. GILBERT**
- **REGULATIONS**
- **EXAMPLES**
- **SURVEY**
- **OPTIONS**

# WHAT WE KNOW

- **THE CITY'S CURRENT SIGN CODE IS NOT IN COMPLIANCE WITH THE 2015 SUPREME COURT RULING *REED V. TOWN OF GILBERT*, 576 U.S. (2015) THUS WE DO NOT CURRENTLY HAVE A SIGN CODE TO ENFORCE**
- **REED V. TOWN OF GILBERT HAS FORCED MOST CITIES TO UPDATE THEIR SIGN CODE**
- **MANY CITIES IN WASHINGTON STATE COMPLETED SIGN CODE UPDATES IN 2016-2017**
- **THE CITY OF LAKEWOOD IS CURRENTLY USING AN ADMINISTRATIVE POLICY (ATTACHED) TO EVALUATE NEW SIGN APPLICATIONS**



# REED V GILBERT

**In 2005, Gilbert, Arizona adopted a municipal sign ordinance that regulated the manner in which signs could be displayed in public areas. The ordinance imposed stricter limitations on signs advertising religious services than signs that displayed "political" or "ideological" messages. When the town's Sign Code compliance manager cited a local church for violating the ordinance, the church filed a lawsuit in which they argued the town's sign regulations violated its First Amendment right to the freedom of speech.**

- **Majority opinion in favor of the local church**
- **Cities can no longer evaluate non-commercial signs for content**
- **Distinction between "commercial" and "non-commercial signage)**
- **Reed had no impact on commercial signage**

# AREAS SUBJECT TO REGULATION

- **SIZE OF SIGN**
- **PHYSICAL SIGN TYPE (A-FRAME, BANNER, MONUMENT ETC.)**
- **SET BACKS**
- **LOCATION OF SIGN (ROW, ON STREET POLES ETC.)**
- **ZONE BASED RESTRICTIONS**
- **HEIGHT OR OVERHANG**
- **LIGHTED V. NON-LIGHTED**
- **MOVING SIGNS**
- **MATERIALS**
- **WINDOW COVERAGE**
- **ARCHITECTURAL CONSISTENCY**
- **DESIGN**



# CONTENT NEUTRALITY VIOLATION?

## Incentives for including Center Names

**“Center names for multi-tenant commercial centers are exempt from allowable sign area calculations specified above”**





# CONTENT NEUTRALITY VIOLATION?

**TRAFFIC SIGNS ARE  
CONSIDERED  
ESSENTIAL FOR “BOTH  
VEHICLES AND  
PEDESTRIANS TO  
GUIDE TRAFFIC OR  
IDENTIFY HAZARDS  
AND ENSURE SAFETY”**



# CONTENT NEUTRALITY VIOLATION?





# CONTENT NEUTRALITY VIOLATION?





# WHAT IS IMPORTANT TO US?

RATE EACH ITEM FROM 1-5, PRIORITIZING 1-5.

**MORE SIGNS**

**LESS SIGNS**

1

2

3

4

5

**CONCENTRATED PLACEMENT**

**DISPERSED PLACEMENT**

1

2

3

4

5

**RESIDENTIAL ZONES**

**EVERYWHERE**

**COMMERCIAL ZONES**

1

2

3

4

5

**HEAVY ENFORCEMENT**

**LIGHT ENFORCEMENT**

1

2

3

4

5

**PERMITTING PROCESS**

**NO PERMITTING PROCESS**

1

2

3

4

5

# EXHIBIT A- OPTION EXPLAINED

- **BASED ON CITY OF SAMMAMISH AND UNIVERSITY PLACE**
- **AMENDS BOTH COMMERCIAL AND NON-COMMERCIAL SIGNS CODES**
- **DEFINES MANY DIFFERENT SIGN TYPES**
- **REGULATES COMMERCIAL PROPERTY SIGNAGE (EX: DRIVE THROUGH MENU, DIRECTIONAL SIGN, ETC)**
- **ALLOWS FOR “INCIDENTAL SIGNS” ON RESIDENTIAL AND COMMERCIAL PROPERTIES**
- **PERMITS NOT ALWAYS REQUIRED**
- **LESS ENFORCEMENT LIKELY**
- **HEAVILY REGULATES DIGITAL SIGNAGE**

# EXHIBIT B- OPTION EXPLAINED

- **CURRENT ADMINISTRATIVE POLICY**
- **FEW CHANGES TO COMMERCIAL SIGNAGE**
- **FEWER SIGN TYPES**
- **PERMIT ALMOST ALWAYS REQUIRED**
- **HIGHER ENFORCEMENT POTENTIAL**



# OTHER THINGS TO CONSIDER

- **ONLINE APPLICATION FOR TEMPORARY SIGNS**
- **TYPES OF SIGNS ALLOWED OR PROHIBITED**
- **NO PERMIT REQUIRED FOR SIGNS NOT VISIBLE ADJACENT TO PUBLIC RIGHT OF WAY (IE: RESTAURANT MENU, DIRECTIONAL, NAMEPLATES ETC.)**
- **SIGNS ONLY ALLOWED IN CERTAIN AREAS OF THE CITY**
- **RESIDENTIAL SIGNS**



# QUESTIONS?



What's Most Important? Sign Code Update

Rate each item from 1-5, prioritizing 1-5.

More Signs

Less Signs

\_\_\_\_\_ 1                      2                      3                      4                      5 \_\_\_\_\_

Concentrated Placement

Dispersed Placement

\_\_\_\_\_ 1                      2                      3                      4                      5 \_\_\_\_\_

Residential Zones

Everywhere

Commercial Zones

\_\_\_\_\_ 1                      2                      3                      4                      5 \_\_\_\_\_

Heavy Enforcement

Light Enforcement

\_\_\_\_\_ 1                      2                      3                      4                      5 \_\_\_\_\_

Permitting Process

No Permitting Process

\_\_\_\_\_ 1                      2                      3                      4                      5 \_\_\_\_\_

## EXHIBIT A

### Chapter XXX SIGNS

#### Sections:

- Purpose.
- Scope.
- Definitions.
- Permits required.
- Permit issuance.
- Design and construction.
- General sign requirements.
- Specific sign requirements table.
- Specific sign requirements.
- Removal of sign for vacant premises.
- Nonconforming signs.
- Prohibited signs.
- Enforcement.

#### **Purpose.**

.....

The purpose of this chapter is to provide for the reasonable display of signs necessary for public service or the conduct of business. The regulations enacted herein are necessary to protect the safety and welfare of the public and to maintain an attractive appearance in the community. This chapter authorizes and regulates the use of signs visible from a public right-of-way and/or adjacent property to:

- A. Balance multiple goals including promoting economic development and creating an attractive community;
- B. Provide minimum standards to safeguard life, health, property and the general welfare by regulating and controlling the design, quality of materials, construction, location, electrification and maintenance of all signs and sign structures;
- C. Ensure that signs are compatible with adjacent land uses;
- D. Protect the public from hazardous conditions resulting from signs that are structurally unsafe, obscure vision of motorists, distract motorists, or interfere with traffic signs and signals;
- E. Minimize overhead clutter for drivers and pedestrians;
- F. Provide for types and sizes of signs appropriate to the land uses and zoning districts of the City;
- G. Encourage well-designed signs that are compatible both with surrounding land uses and the buildings to which they are appurtenant;

H. Provide the public with reasonable means to help them easily and safely locate businesses and other locations in Lakewood;

I. Recognize free speech rights by regulating signs in a content-neutral manner;

J. Implement the goals and policies of the City of Lakewood Comprehensive Plan; and

K. Protect property values by encouraging signs that are appropriate in both scale and design to surrounding buildings and landscape and by discouraging a needless proliferation of the number of signs.

### **Scope.**

This chapter may be referred to as the sign code. This chapter applies to all signs in the City excluding binding sign plans already in effect at the date of adoption. This chapter regulates the type, size, location and number of signs. This chapter shall be administered by the Director.

### **Definitions.**

A. General Definitions. Words not defined herein have their common meaning. The terms described below have the following meaning within this chapter:

“Building code” means codes adopted by the City including, but not limited to, Chapter [XXXX](#) LMC.

“Building official” means the City official responsible for administration of the building code or a duly authorized deputy.

“Change of use” means a change of a business, service, commodity, product or activity that is no longer operating or being offered or conducted on the site.

“Freestanding letters” means a sign comprised of individual letters, characters, or marks, whether fastened directly against a wall or erected upon a steel framework for support.

“Internal illumination” means a source of lighting concealed entirely within a sign that illuminates the sign graphics by the transmission of light through a translucent or semi-translucent material.

“Landscaping” means any material used as a decorative feature for a sign, such as shrubbery, native vegetation, grass, flowers, decorative groundcover, planting materials, planter boxes, or brick work. Landscaping does not include any material that displays advertising copy.

“Marquee” means a permanent-roofed structure attached to and supported by a building to provide protection from the weather.

“Nonstructural trim” means the molding, battens, caps, nailing strips, latticing, and cutouts attached to a sign structure.

“Periphery of Right-of-Way” means within a right-of-way but at the edge of the right-of-way so as not to interfere with vehicular and/or pedestrian traffic including maintaining sight distance. Periphery of



right-of-way does not include landscape areas between a street and sidewalk, within a median or roundabout.

“Sign owner” means any person with a legally protected interest in a sign or a sign structure including, but not limited to, a legal owner of a sign, a sign user, and the owner or lessee of property on which a sign or sign structure is located.

“Sign structure” means the supports, uprights, braces, and framework for a sign.

“Silhouette lighting” means lighting being emitted from a pan-channel sign graphic which has the open side of the channel facing the wall or sign face it is mounted to, thereby silhouetting the sign graphics. This is sometimes called “halo lighting.”

“Special event” means events regulated under Chapter [XXX](#) LMC.

“Tenant” for the purposes of this section shall mean an occupant of a premises upon which a sign is located or in the case of an off-premises directional sign, an occupant of a premises within 650 feet of the freestanding sign on which that occupant advertises.

B. Types of Signs. The terms described below have the following meanings within this chapter:

“A-board” or “sandwich board sign” means a temporary portable sign, usually constructed of two pieces of wood, plastic or similar material attached to each other at the top edge, which stands like an “A” or is worn by a person such that one sign face is visible on either side of the sign.

“Awning sign” means a sign attached to an awning, canopy or other similar structure that is comprised of fabric, plastic or similar materials and is located over an entrance, a window or an outdoor service area at a place of business. An awning sign is a type of wall sign. A marquee sign is an awning sign.

“Banner” means a temporary sign usually made of cloth, nylon or plastic that is hung by rope, cable or similar materials from a building or another sign structure. Banners include feather signs.

“Billboard” means a preprinted or hand-painted changeable advertising copy sign which directs attention to businesses, commodities, services, or facilities which are not primarily sold, manufactured, or distributed from the property on which the sign is located. The term “billboard” includes both the structural framework that supports a billboard and any billboard faces attached thereto.

“Bus shelter signs” means advertising signs mounted to bus shelters in the right-of-way.

“City gateway sign” means a sign constructed and maintained by the City to welcome citizens and visitors to our community. Gateway signs are usually installed along major arterial streets leading into our community.

“Commercial Sign” means a sign erected by a business or other person engaged in the exchange of goods and services.

“Digital sign” means an electronic sign with monochrome LED (light emitting diodes) text, graphics or symbols over a black, non-illuminated background.

“Electronic message center sign” means an electronic sign having variable message, color and/or graphic presentation capability that can be electronically programmed by computer or handheld device from a remote location. EMC’s typically use light emitting diodes (LED’s) or liquid crystal display (LCD) as a lighting source.

“Flashing sign” means an illuminated sign which lights suddenly or intermittently. A strobe light used to attract attention to a business is a flashing sign.

“Freestanding sign” means a sign supported on a structure used exclusively for the support of the sign or for a group of signs, including pedestal, pylon, pole, and monument signs.

“Incidental sign” means a sign that is not visible either from a right-of-way or off of the property on which the sign is located. Incidental signs typically inform the public about goods, facilities, or services available on the premises including, but not limited to, Menu’s, directional sign, name plate, restrooms, hours of operation, acceptable credit cards, property ownership or management, phone booths or recycling containers.

“Monument sign” means a freestanding sign that is attached directly to the ground with a decorative base made of wood, masonry or other similar material. Monument signs may have posts comprised of wood, masonry, or metal so long as the posts are completely surrounded by the decorative base.

“Mural” means a large decorative image, not an advertisement, which is painted or drawn on an exterior wall of a structure.

“Non-commercial sign” means any sign that is not a commercial sign. This definition includes signs regarding non-commercial fund raising or membership drive activities, or promoting noncommercial or nonprofit entities or groups.

“Nonconforming sign” means a sign that does not conform to the provisions of this chapter.

“Painted sign” means a sign painted on a wall, fence or other structure and not lighted by internal illumination.

“Pan-channel” means a sign graphic that is constructed of a three-sided metal channel, usually having a light source contained within the channel. The open side may face inward, resulting in silhouette lighting, or it may face outward to allow full illumination. The open side of the channel may be covered with a translucent material.

“Pole sign” means a sign hung from or supported by vertical standing pipe(s), wood beam(s) or other material(s) that are affixed to the ground at one end and to the sign at the other end if the support(s) are clearly visible.

“Portable sign” means a sign not permanently attached to the ground or to another permanent structure, or a sign designed to be transported including, but not limited to, signs designed to be transported by means of wheels whether by trailer or on its own wheels even though the wheels of such sign may be removed. This definition includes A-boards, T signs, and menu or sandwich signs and mobile reader boards.

Projecting sign” means a sign affixed at an angle or perpendicular to the wall of any building in such a manner to read at an angle or perpendicularly to the wall on which it is mounted.

“Reader board sign” means a sign with characters, letters or illustrations that can be changed or rearranged by hand without altering the face or surface of the sign.

“Revolving sign” means a sign that revolves or partially revolves by mechanical means.

“Roof sign” means a sign erected upon or above a roof or parapet of a building or structure.

“Sign” means any device, fixture, or placard that is visible from a public right-of-way or surrounding properties and uses graphics, symbols, logos, or written copy for the purpose of advertising or identifying any establishment, product, goods, service or activity. A sign may have multiple faces and advertise multiple establishments, businesses, products, services, or activities. This definition does not include any flag of any country, State or local jurisdiction. Unless the context clearly provides to the contrary, a “sign” as used in this chapter also includes the “sign structure.”

“Sign structure” means all of the interrelated parts and materials, such as beams, poles, braces, apron, catwalk, and stringers, that are used, designed to be used, or are intended to be used to support or display a sign.

“Special displays” means displays of merchandise, animals, balloons, cars, airplanes, posters, pennants, or streamers, balloons, searchlights, flashing signs, clusters of flags, strings of twirlers or propellers, flares, and other displays of a carnival nature or other objects used to attract attention for purposes of advertising.

“Street banners – decorations” means any street banners, decorations, and/or other similar items located in the City right-of-way.

“Suspended sign” means a sign attached to and hanging from the underside of a canopy, awning, porch ceiling, or similar shelter, or hanging from the beams or structures supporting such shelters.

“Temporary sign” means any sign, banner, pennant, valance, or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other similar materials, with or without a frame, intended to be displayed for a limited time only. A-boards, banners, portable, special display and event signs shall be considered temporary signs.

Temporary Commercial Use sign” means a temporary on premise sign used for the purpose of advertising or identifying a temporary use permitted in accordance with chapter XXXX LMC.



“Time and temperature sign” means a digital sign displaying solely the time and temperature.

“Window” means an opening in the wall of a building for the admission of light and/or air that is usually closed by casements or sashes containing transparent materials (such as glass) and may be capable of being opened or shut and allow people to see through. For the purposes of this Chapter, a window shall include all window components of a standalone window or a window system consisting of more than one pane and window components including but not limited to casings, jambs, muntins, rails, sashes, sills and stile.

“Wall sign” means a sign erected against the wall of a building or other structure with the sign face parallel to the plane of the wall. Examples of wall signs include a marquee, a painted sign or a sign supported by a fence.

“Window sign” means a sign on a window or located inside and in such close proximity to the window so as to be easily and readily viewed from outside the window. Window signs include images of products or services offered. Signs visible through a window and less than 36” inches from the window are considered window signs.

Window masking” means covering a window with a sign or otherwise making the window fully or partially opaque.

“Yard Sign” means a sign with wire or wood support post(s). Wire supports usually consist of at least two tines that can be inserted into the sign. The tines on the other end of the frame can be inserted into the ground. See Figure 2

Figure 1 Sign Types

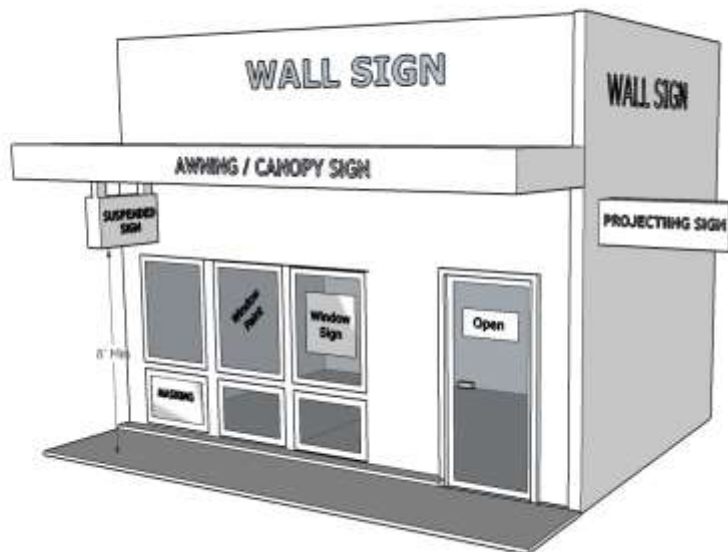
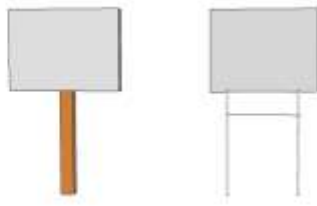


Figure 2 Yard Signs



### **Permits required.**

A. Sign Permits. Except for those signs exempt by law, this Chapter, or not expressly covered by this Chapter, it shall be unlawful to erect or display a sign in the City without a sign permit issued by the Department. Nothing in this chapter modifies any provision of Chapter [XXX](#) LMC, which requires a building permit to erect, modify or demolish certain signs and sign structures.

B. Temporary Sign Permits. The Director may issue temporary sign permits and attach reasonable conditions to the issuance of a permit as may be necessary to ensure timely discontinuance of the use and to ensure substantial compliance with this chapter.

C. Applications for Sign Permits. Any person submitting an application for a sign permit or a temporary sign permit shall make application on forms provided for that purpose at the Department.

D. Additional Information. The Director may require the filing of plans or other pertinent information as necessary to ensure compliance with this chapter.

E. If the application is denied, the Director must provide a list of reasons for the rejection in writing. This decision is subject to appeal to the City of Lakewood Hearing Examiner by filing an appeal, with the City Clerk within 10 days of the date of such decision.

### **Permit issuance.**

A. Permit Issuance. It shall be the duty of the Director within 28 days per LMC 18A.02.65, upon the filing of an application for a permanent sign permit or a temporary sign permit, to review the application and to issue, issue with conditions, deny the permit, or request additional information to process the application, in accordance with the provisions of this chapter. Any application that complies with all provisions of this Code must be approved. An application not acted upon within

the time set forth in this section shall be deemed granted, provided that this shall not relieve the applicant of the obligation to payment of any fees in conjunction with the with the application.

B. Permit Fees. Required fees are set forth in the City's fee resolution as adopted or hereafter amended.

C. Temporary Signs –All temporary signs must be removed within three working days after the expiration of the permit. If the applicant fails to remove the sign in the time required, the applicant will not be eligible for another temporary sign permit for 12 months.

D. A sign permit shall be processed as a Type I permit under LMC Title [XX](#).

### **Design and construction.**

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All signs shall be erected in accordance with the following design and construction standards and other requirements of this chapter.

A. Obstructing Signs. No sign or sign structure shall be constructed in such a manner or at such location that it will obstruct access to any fire escape or other means of ingress or egress from a building or any exit corridor, exit hallway, or exit doorway. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that it will substantially limit access to the building in case of fire.

B. Visibility. No sign or sign structure shall be placed or erected in any place or manner where by reason of its position it will obstruct safe visibility for vehicular or pedestrian traffic.

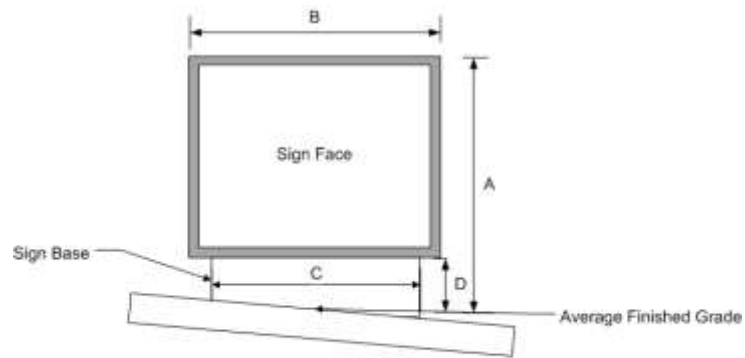
C. Construction Standard for Permanent Signs. No sign shall be constructed, erected, or maintained unless the sign and sign structure is so constructed, erected, and maintained as to be able to withstand the wind, seismic and other requirements as specified in the building code. Permanent freestanding signs shall also be subject to the following design standards:

1. Structural Components. To the maximum extent possible, signs should be constructed and installed so that angle irons, guy wires, braces and other structural elements are not visible. This limitation does not apply to structural elements that are an integral part of the overall design such as decorative metal or wood.

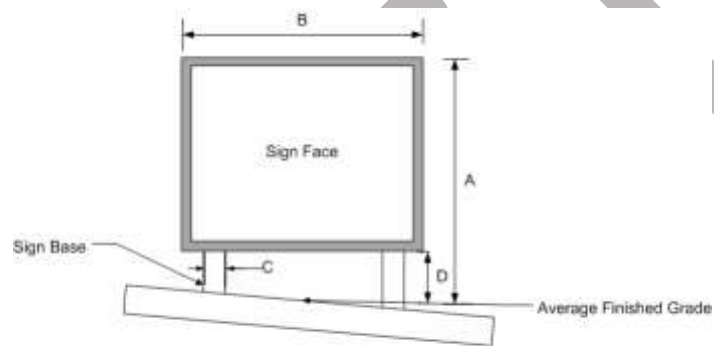
2. Dimensional and Design Standards.

- a. Pedestal, Pole or Pylon Signs. The following drawings illustrate the dimensional standards for pedestal, pole or pylon signs:



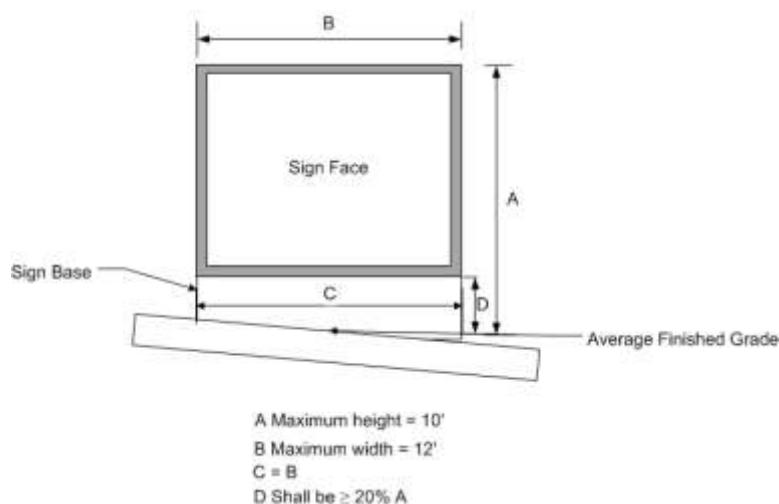


A = Height of Sign  
 C Shall be  $\geq 50\%$  A  
 C Shall be  $\geq 50\%$  B  
 D Shall be  $\geq 20\%$  A



A Maximum height = 10'  
 B Maximum Width = 12'  
 B Shall be  $\geq 50\%$  of A  
 C Shall be  $\geq 4"$   
 D Shall be  $\geq 20\%$  A

b. Monument Signs. The following figures illustrate the dimensional standards for monument signs:



### 3. Design Criteria.

a. Sign Base. The base of the sign must be constructed of landscape materials such as brick, stucco, stonework, textured wood, tile or textured concrete or materials that are in character of the primary structures on the subject property. Materials that differ from the primary structure are subject to the Director's approval. No visible gap shall be allowed between the sign base and the finished grade or between the sign face or cabinet and the sign base except as provided in this chapter.

b. Except as provided in this chapter, all pole or pylon signs shall be supported by two or more supports.

c. Sign Face. The color, shape, material, lettering and other architectural details of the sign face must be in character of the primary structure.

D. Minor Deviations. Minor deviations from the dimensional standards for signs, except for maximum sign height, may be approved by the Director upon finding that the resulting sign does not significantly change the relative proportion of the sign base to the sign face.

E. Electric Signs. Electric signs shall be constructed and inspected in accordance with applicable electrical codes.

F. Public Right-of-Way. Signs in the public right-of-way shall be regulated by Title [XX LMC](#) and require a valid right-of-way use permit pursuant to Title [XX LMC](#). Any sign located in a public right-of-way without a valid right-of-way permit is hereby declared a public nuisance. Any unlawful sign may be removed from a public right-of-way immediately.

G. Planter Boxes – Bumper Guards – Shrubs – Plants. No planter box or bumper guard designed to protect or beautify a sign structure shall extend beyond the property line. Planter boxes shall not be more than 36 inches above average finished grade.

H. Utility Lines – Clearance. Horizontal and vertical clearance of signs or sign structures from utility lines shall be determined by the appropriate service provider.

### **General sign requirements.**

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The size and placement of signs are regulated to maintain a safe and attractive community and to facilitate attention to their messages. The following standards are intended to aid the sign user, sign maker and the Department in determining the maximum size and appropriate location of permitted signs.

#### **A. General Sign Requirements.**

##### **1. Area of Signs.**

- a. The area of a sign means the area within a continuous perimeter enclosing the outer limits of the sign face, but not including structural elements which are not a part of the display.
- b. When two identical sign faces are placed back to back, the sign area shall be computed by the measurement of one of the sign faces. No more than two faces are permitted per freestanding sign. The area of a spherical, cubical or polyhedral sign equals one-half the total surface area.

2. Area of Freestanding Letters. Freestanding letters and/or characters forming a sign or message shall be considered to occupy two-thirds of the combined overall background area.

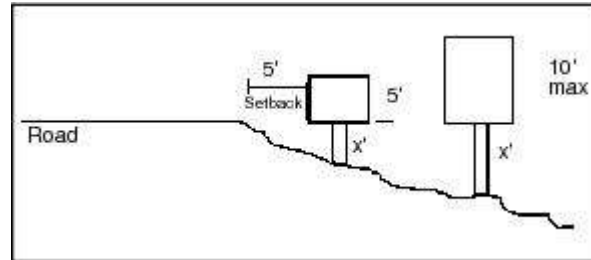
3. Height of Signs. Maximum height of all freestanding signs or any part of the freestanding sign structure shall be 10 feet above average finished grade. Sign height shall be measured from the average finished grade at the sign foundation. The average finished grade for signs on grades lower than the adjacent right-of-way shall be considered the same as the average grade of the adjacent right-of-way. See the diagram following subsection (A)(7) of this section for grade exceptions.

4. Width of Signs. The maximum width of a freestanding sign structure shall be 12 feet. Sign width shall be measured on the face side of the sign from one side of the face or any part of the sign structure to the farthest point on the opposite side of the face or part of the sign structure.

5. Setbacks for Signs. All signs are permitted a zero-foot setback, except as provided in this chapter, provided the owner demonstrates to the City by reasonable evidence that the sign will not obstruct the clear sight zone as specified in Title [XX LMC](#).

6. Illumination. External sign illumination shall be directed only towards the sign face or freestanding letters and shall be shielded in ways to prevent light and glare on adjacent properties.

7. Grade Exception. When the elevation at the base of a freestanding sign is at least five feet below the elevation of the adjacent road, a single pole may be used to support the sign provided the portion of the sign above the elevation of the adjacent roadway has the appearance of a monument sign. See figure below.



8. Maintenance of Signs. All signs shall be maintained in a safe condition and in good repair. Any sign that is damaged shall be restored to a safe condition immediately. Failure to maintain a sign in a safe condition and in good repair shall be grounds for revocation of a sign permit.

9. Establishment of Property Lines. It shall be the responsibility of the property owner or an authorized representative to establish and clearly mark out any property line from which a sign setback measurement shall be taken. In the event of a dispute or discrepancy in the Director may order an independent survey to ensure compliance with this chapter. The survey cost shall be charged to the sign applicant.



### Specific sign requirements table.

The following requirements apply to specific sign types.

#### Residential (Permitted in all residential zones)

Type of Sign	Permit Required	Area (Sq. ft.)	Height (Feet)	Setback <sup>1</sup>	Number of Signs	Requirements <sup>2</sup>
Address	No	3	10	0	2	Numbers and letters ≤ 10" high
Banners	Temporary	24		0	1	For non-residential uses only
Street Incidental Sign	Permanent	36	10	0	1 per 250 frontage	1 per entrance or 2 at main entrance for residential complexes
On site Incidental	Yes	2			1 based on every 50 ft frontage up to 3	Permitted at locations of permanent home occupations
Non-Government Flags	No	20	30	5	1	Government flags are exempt
Residential sign	No	6	5		1 per lot	Non-illuminated if freestanding
Temporary non-commercial <sup>2</sup>	No	4	3		1 based on every 50 ft frontage upto 3	At periphery of right-of-way. Includes all advertising, public speech

#### Notes

1. The sign owner must provide proof that the sign will not adversely impact the clear-view triangle as specified in LMC XX.
2. Additional requirements are listed in LMC XX, Specific sign requirements.
- 3 See LMC XX Temporary Uses and LMC XX Special Events for additional requirements.

**Commercial Zones (Permitted in all commercial zones)**

Type of Sign	Permit Required	Area (Sq. ft.)	Height (Feet)	Setback <sup>1</sup>	Number of Signs	Requirements <sup>2</sup>
A-Board	Temporary	12		5-20	1 per 50' of frontage	5' setback from right-of-way; 20' from intersections See LMC XXX
Address	No			0		Numbers and letters ≤ 10" high
Awning	Permanent	≤ 15% of facade				
Banners	Temporary	24		0	2	See LMC XXX
Billboards	Prohibited					
Digital	Permanent				0	See LMC XXX
Flags	No	20	30	5	1	Government flags are exempt
Freestanding Single Tenant	Permanent	32	10	0	1-3	1 abutting street of highest classification; if > 300' street frontage, a second sign placed at least 100' from first sign is permitted; an additional sign is permitted on a secondary street
Freestanding Two to Five Tenants	Permanent	40	10	0	1-3	1 abutting street of highest classification; if > 300' street frontage, a second sign placed at least 100' from first sign is permitted; an additional sign is permitted on a secondary street
Freestanding Six or More Tenants	Permanent	50	10	0	1-3	1 abutting street of highest classification; if > 300' street frontage, a second sign placed at least 100' from first sign is permitted; an additional sign is permitted on a secondary street
Incidental	No	Up to 30 sf an additional 25 sf if located at eating and drinking establishment			1-5	Includes name plates, menu, directional signs
Murals	No					Provided the mural does not meet the definition of a sign

Type of Sign	Permit Required	Area (Sq. ft.)	Height (Feet)	Setback <sup>1</sup>	Number of Signs	Requirements <sup>2</sup>
A-Frame	No	6	10	0	1 per street frontage; five off-premises	Permitted during daylight hours only; a realtor, seller or agent must be on the property
Roof	Permanent	≤ 15% of facade	See Req.	0		See LMC XXX
Temporary	Temporary			0-5	3 per premises	See LMC XXX Setback 5' from property lines, 20' from intersections. Allowed for up to 30 days, two times per year, not to exceed 60 days per calendar year or two occurrences.
Temporary Use	Temporary	12			1 A-board	On premise display for period of temporary use only
Wall	Permanent	≤ 15% of facade				18" maximum thickness Area is maximum for all signs on a facade combined
Window	Temporary	20% of Window		0		See LMC XXX
Window Masking	Permanent			0		See LMC XXX

1. The sign owner must provide proof that the sign will not adversely impact the clear-view triangle as specified in LMC XXX.
2. Exemption from the sign permit provisions of this chapter shall not be deemed to grant authorization for any sign constructed, erected or located in any manner in violation of the provisions of this chapter or any other laws or ordinances of the City or the State of Washington, including the prohibition against placing signs upon City right-of-way.

### Specific sign requirements.

#### A. Digital Signs.

The purpose of this section is to regulate how digital signage technology might be applied to sign types otherwise permitted by this chapter. It is not intended to allow more signs or larger signs than otherwise permitted by this chapter.

1. One digital sign is allowed per one hundred (100) feet of street frontage in non-residential zones.
2. Maximum luminance of not more than 0.2 foot-candles over ambient lighting conditions. All permitted digital signs shall be equipped with a sensor or other device that automatically determines ambient illumination and is programmed to automatically dim according to ambient light conditions. Digital sign illumination shall be measured in accordance with *Night-time Brightness Level Recommendations for On Premise Electronic Message Centers*. (International Sign Association, August 2016).
3. No motion allowed except for instantaneous change of message.

4. Minimum hold between messages: eight (8) seconds plus 1.5 second transition fade.
5. Programming. To ensure that digital signs are programmed and continue to operate according to local standards, digital signs shall be designed for local on-site control and programming only.

#### B. Temporary Commercial Signs

1. Three signs per tenant may be displayed for the duration of the temporary use or event for which they are intended but not for longer than 60 days in a year.
2. Signs shall be removed at the close of each business day.
3. Signs must be removed within three working days after the expiration of the permit, or the event. Failure to remove signs will forfeit use of a temporary sign permit for a period of 12 months.
4. Signs may not be permanently attached to the ground, building, or other structure.

#### C. Temporary Residential / Commercial Development Sign

1. One double-faced sign is permitted for per street front.
2. No sign shall exceed 32 square feet in surface area or 10 feet in height.
3. Signs may only be erected in conjunction with an issued building or land use permit.
4. Signs must be removed when the last lot is sold in a subdivision or upon final occupancy approval of a commercial development.

#### D. Temporary Non-Commercial Signs.

1. No sign permit is required to post a non-commercial temporary sign in the public right-of-way or on private property if it meets the requirements in this section and in the following table. Non-commercial temporary signs not conforming to the regulations of this section may be approved through a right-of-way permit.
2. Signs shall be placed at the periphery of the right-of-way. On roads that only have a shoulder and do not have a sidewalk, non-commercial temporary signs must be placed beyond the edge of the asphalt, and may not be placed so that any part of the sign extends over the asphalt.
3. Non-commercial temporary signs shall not be placed in a manner that negatively affects the health of trees, shrubs, or other landscaping.
4. Placement of off-premises non-commercial temporary signs on private property is subject to the landowner's authorization

#### E. Non Commercial Signs in Right-of-Way

Sign type	A-Board	Yard Sign
Maximum Size	6	4
Maximum Height	3.5'	3'
Duration	5 consecutive days	180 days

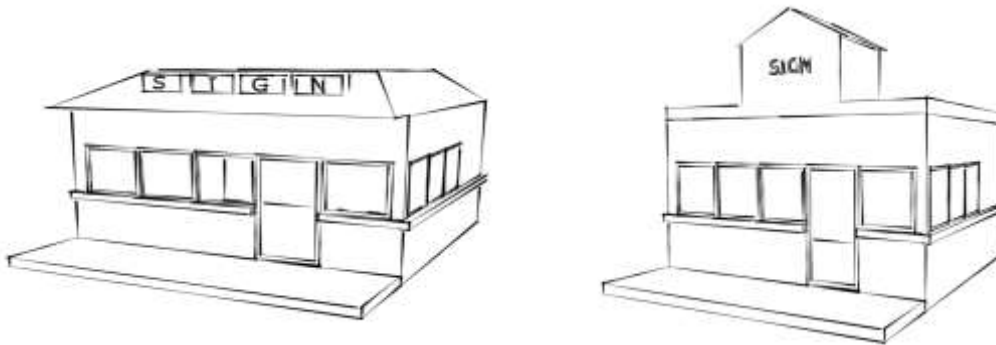


F. Awning – Canopy – Marquee.

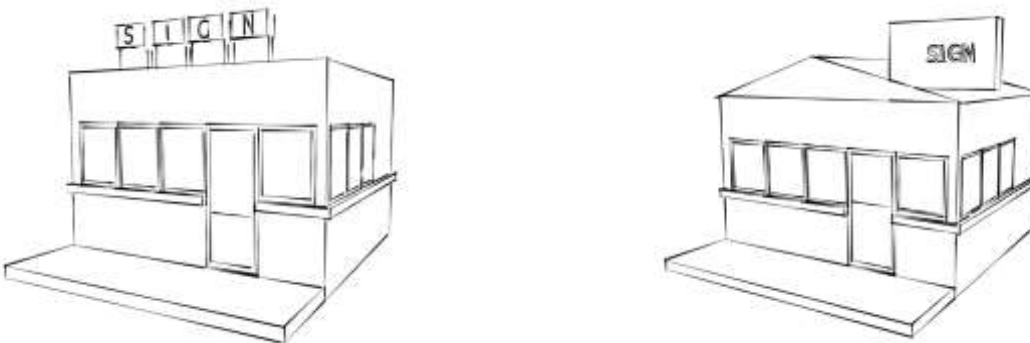
1. Awnings must meet the requirements of community design subject to LMC 18A.50.200
2. No portion of any awning or canopy shall extend nearer than two feet to the face of the nearest curb line.
3. Area of an awning or canopy sign is counted in maximum for all signs on a façade, including wall, window and roof signs combined.
4. Roof Signs. Roof Sign shall not project above any roof line, soffit or parapet. See examples of acceptable and unacceptable roof signs below. Area of a roof sign is counted in the maximum area for all signs on a façade, including wall, window and awning signs combined.

G.

Acceptable Roof Signs.



Unacceptable Roof Signs.



- H. Window Sign: Window signs displayed for 7 days or less are considered temporary signs. Window signs displayed for more than 7 consecutive days are considered permanent wall signs and subject to the total maximum wall signage area.

## I. Window Masking

1. Window masking shall not extend more than 36" above sidewalk grade to allow visibility into and out of businesses.
2. Window masking may not exceed more than 20% of a window area above 36" and the top of the window.
3. Window Masking that includes signage is counted as part of the total maximum wall signage area.

### **Removal of sign for vacant premises.**

Within 30 days of a change of use, the sign face of any sign associated with the former use shall be removed or changed. If the removal or change of the sign face exposed any structural, electrical, or illumination fixtures, an opaque covering, or other material approved by the Director, shall be placed over the exposed fixtures.

### **Nonconforming signs.**

A. Nonconforming Signs. Upon determination that a sign is nonconforming or illegal, the Director shall use reasonable efforts to so notify in writing the sign owner and where practicable the owner of the property on which the sign is located. Notification shall include:

1. Whether the sign is conforming, nonconforming or illegal;
2. Whether the sign may be eligible for a sign permit. If the identity of the sign owner cannot be determined after reasonable inquiry, the notice may be affixed in a conspicuous place on the sign or on the business premises with which the sign is associated;
3. The reasons the sign is nonconforming or illegal;
4. A time period in which to comply with the sign code prior to the commencement of code enforcement.

B. Nonconforming signs shall either be removed or immediately brought into compliance with this chapter upon the occurrence of one or more of the following events:

1. A change of use has taken place that limits the type or size of sign allowed; or
2. A vacancy occurs for more than nine months at any property for which a sign is an accessory use.

### **Prohibited signs.**

Except as indicated by this chapter, the following signs or displays are prohibited:

- A. Bus bench signs.
- B. Off-premises signs except as authorized by this chapter.
- C. Special Displays; except as architectural features or temporary signs as seasonal decorations or for grand opening displays or special sales events.

D. Portable signs including, but not limited to, sandwich/A-frame signs and mobile reader board signs except when permitted as provided in this chapter as temporary signs.

E. Public address systems or sound devices used in conjunction with any sign or advertising device except as part of a drive-through menu sign.

F. Signs mounted on roofs except on a parapet or when incorporated into a building providing an overall finished appearance.

G. Signs attached to or placed upon a vehicle or trailer parked in such a way as to serve as a sign on public or private property. This does not prohibit the identification of a firm or principal products on a vehicle operating during the normal course of business.

H. Signs on light or utility poles.

I. Signs which, by reason of their size, location, movement, content, coloring or manner of illumination either distract vehicular traffic or cause confusion with traffic control signs or signals, including, but not limited to, signs containing words such as “stop,” “look,” and “danger.”

J. Three-dimensional statue, caricature or representation of persons, large inflatable balloons and other inflatable displays including characters, animals, merchandise and dirigibles, or merchandise as a sign except merchandise directly related to the business may be incorporated into the sign structure.

K. “Feather sign” means a temporary sign made of paper, cloth, flexible plastic or fabric of any kind with only such material for backing. Feather signs are generally a sign attached to a support post. Feather signs are also known as feather flags, banner flags, bow flag, wind feather and tear drop signs.

## **Enforcement.**

- A. **Violations.** It shall be unlawful for any person, firm or corporation to erect, construct, paint, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use or maintain any sign or sign structure in the City, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this chapter.
- B. **Right of Entry.** Upon proper presentation of credentials including court orders if appropriate, the Director may enter at reasonable times any building, structure or premises within the City to perform any duty imposed by this code.
- C. **Liability.** The provisions of this chapter shall not be construed as relieving or limiting in any way the responsibility or liability of any person or persons erecting or owning any sign from personal injury or property damage resulting from the willful acts or negligence of such person, its agents, employees or workmen in the construction, maintenance, repair or removal of any sign or sign structure erected in accordance with a permit issued under this chapter. Nor shall it be construed as imposing upon the City or its officers or employees any responsibility or liability by reason of the approval of any sign, materials or devices under the provisions of this code.
- D. **Revocation of Permits.** The Director is authorized and empowered to revoke any sign permit issued in error or on the basis of incorrect information, or in violation of the provisions upon failure of the holder thereof to comply with any provision or provisions of this code.
- E. **Nuisance Declared – Abatement.** Signs constructed, altered or maintained in violation of the provisions of this code are declared to be a public nuisance.
- F. **Civil Penalties.** In addition to any criminal penalties, any person who fails to comply with the provisions of this chapter shall be subject to a civil penalty in accordance with Chapter LMC XXX
- G. **Other Legal Remedies.** Nothing in this chapter limits the right of the City to pursue other lawful, criminal, civil or equitable remedies to abate, discontinue, correct or discourage unlawful acts under or in violation of this chapter.
- H. **Enforcement action by the City** shall be in accordance with Chapter [XXX](#) and/or XXX LMC at the City's discretion.



## **EXHIBIT B**

### **Chapter XXX Signs**

#### **Sections**

**Purpose**  
**Administration**  
**Sign Permit Required**  
**Prohibited Signs**  
**Exemptions**  
**General Provisions**  
**Billboards**  
**Non-Permanent Signs**  
**Nonconforming Signs**  
**Sign Definitions**

#### **Section 1 Purpose - Sign Regulations**

The purpose of this section is to control and manage signs by establishing a common framework for the balanced regulation of signage in the city of Lakewood that protects the right of free speech and freedom of expression, while allowing for fair and appropriate utilization of the public landscape and "view shed." This section recognizes that signs serve a number of valuable public and private functions, including providing effective communication between people, wayfinding information, commercial images, marketing, advertising, and education; and creating a visually stimulating retail environment. However, the City also finds that unregulated signage can be detrimental to the promotion of the safety, well-being, and comfort of the users of streets, reduce the effectiveness of individual signs, have a significant negative impact on the aesthetic quality of the City's streetscapes, negatively impact property values and can result in dangerous conflicts between traffic control signs and other signs. This section balances the community's interest in traffic safety, aesthetics, and potential negative consequences of unregulated signage, with the community's desire to realize the public and private benefits of private signage. These regulations strive to achieve this balance by limiting the number, type, size and location of signs in order to minimize visual blight, clutter and traffic hazards while at the same time providing opportunities for free speech, freedom of expression, and the realization of the benefits of private signage. This section reduces distractions and obstructions from signs that would adversely affect traffic safety; and reduces hazards caused by signs encroaching upon public ways. The City's visual character is enhanced by promoting new and replacement signage which is creative and distinctive, compatible with the surroundings, and responsive to the public need to locate a business establishment by identification, address, and product and/or service information.

With these purposes in mind, it is the intent of this Chapter to ensure that the use and regulation of signage is consistent with the public interest as follows:

1. Provide functional flexibility and accommodate signage that follows basic principles of good contextual design;
2. Ensure legibility of signage in the circumstances in which it is seen;

3. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets, other public structures, and spaces are not obviated by overly aggressive signage that results in a negative impact on the visual and aesthetic cohesiveness of the streetscape. (Ord. 534 § 1, 2011; Ord. 264 § 1 (part), 2001.)

## **Section 2 Administration - Sign Regulations**

A. *Permitted Zones.* Only signs of the type or types as designated by this section shall be permitted in approved zoning districts that allow their use. This section shall be enforced pursuant to the procedures established in LMC 18A.02.460, Enforcement.

B. *Review and time limits.* The Community Development Director shall promptly review the application upon the receipt of a completed permit application and payment of the permit fee by the applicant. The Community Development Director shall grant or deny the permit application within twenty (20) days from the date the completed application and permit fee was filed with the Community Development Department.

C. *Approval or denial.* The Community Development Director shall approve a permit for the sign if it complies with all applicable laws, including the building, electrical or other adopted codes of the City of Lakewood; the regulations for signs contained in this Chapter; and any variances granted from this Chapter. If the Community Development Director does not approve a permit for the sign, he/she shall state the reasons for the denial in writing, and shall mail a certified copy of the reasons for denial to the address of the applicant stated on the application.

D. *Appeal of sign permit determinations.* Decisions on sign permit applications may be appealed to the City's hearing examiner pursuant to LMC Section 18A.02.740. An appeal hearing regarding the issuance of a sign permit shall be conducted within 30 days of the receipt of the appeal petition and appeal fee. (Ord. 534 § 2, 2011; Ord. 264§ 1 (part), 2001.)

## **Section 3 Sign Permit Required**

New sign or sign modification permit. A permit is required for any new sign or modification of any existing sign, except as provided for in 18A.50.625.

A. Each individual permanent or temporary sign shall require a separate sign permit, except as specifically exempted in this section. Any sign for which a building permit is required under the Uniform Building Code shall also obtain a building permit.

B. No sign shall hereafter be erected, re-erected, constructed, installed, or altered except as provided by this Chapter. For the purposes of this Chapter "altered sign," as defined in LMC 18A.50.680 shall not include maintenance as that term is used in LMC 18A.50.680, Definitions.

C. Any alteration or change to a sign or any change in the sign copy requires a sign permit, except for a change in the sign copy where the sign copy is contained within a permanent framework and designed to be periodically replaced, or a message which changes on a changeable copy reader board or a billboard.

D. A new sign or sign modification permit shall become null and void if the work for which the permit was issued has not been completed within six (6) months of issuance.

E. The Community Development Director shall not issue a sign permit for a freestanding sign or modification of a freestanding sign if a nonconforming sign exists on the subject property or contiguously owned properties; nor issue a sign permit for a wall sign or modification of a wall sign if a nonconforming wall or sign exists on the subject property or contiguously owned properties, except as provided in LMC 18A.50.675, Nonconforming Signs. (Ord. 534 § 3, 2011; Ord. 264 § 1 (part), 2001.)

#### **Section 4 Prohibited Signs**

The following signs are prohibited in all zoning districts:

- A. Mobile reader boards.
- B. Roof signs.
- C. Signs posted upon utility poles, traffic control devices, public sign posts, or other public utility devices.
- D. Signs which, by virtue of their size, location, movement, coloring or manner of illumination that may be confused with traffic control signs or signals.
- E. Posters, pennants, banners, streamers, string pennants, blinking or flashing or strobe lights, balloons, searchlights, strings, twirlers, propellers, flares, and other displays of a carnival nature, blimps, or inflatables except as permitted in conjunction with a temporary sign pursuant to LMC 18A.50.665, Signs for Temporary Display.
- F. Animated, emitting, moving, rotating, or visually projecting signs.
- G. Vehicle signs, except as allowed pursuant to LMC 18A.50.625(B)(21)-(22), Sign Permit Exceptions.
- H. Parking lot, curb or wheelstop painting, or advertising which is not restrictive or cautionary in nature.
- I. Public address systems or sound devices used in conjunction with any sign or advertising device.
- J. Abandoned signs.
- K. Off-premise signs, except as specifically permitted within this section.
- L. Billboard signs, except as provided for in LMC 18A.50.635. (Ord. 534 § 4, 2011; Ord. 264 § 1 (part), 2001.)

#### **Section 5 Sign Permit Exemptions**

A. Exemption from the sign permit requirements of this Chapter shall not be deemed to grant authorization for any sign constructed, erected or located in any manner in violation of the provisions of this Chapter or any other laws or Ordinances of the City or the State of Washington.

B. A sign permit shall not be required for the following:

1. In addition to other permitted signs, a property may display a permanent sign not exceeding two (2) square feet of sign area intended to be visible to public right of way.
2. Signs, plaques, inscriptions attached to or on a building provided it is:
  - a. non-illuminated; and
  - b. no more than two signs per site; and
  - c. a maximum twelve (12) square feet of sign area.
3. Signs owned and/or required by the State, City, or public utility entities indicating or warning of danger, aids to safety, traffic control, or traffic direction signs.
4. Tourist-related business signs associated with those highway tourist-related signs regulated by the Washington State Department of Transportation.
5. Maintenance of a legal sign in accordance with this section.
6. Signs posted on a property, parcel, or public land issued by a public agency or court intended to notify the public.
7. Incidental signs, provided for in LMC 18A.50.640
8. Identification signs installed on and pertaining to structures or improvements such as phone booths, charitable donation containers, and recycling boxes. Signs may not exceed ten (10) percent of the area of the structure's facade or surface elevation upon which they are installed.
9. Building signs attached to structure that comply with the Uniform Building Code and Uniform Fire Code.
10. Signs located inside of a building, painted on a window, or hanging inside of a window, provided that window signs shall be limited to forty (40) percent of the window area.
11. Strings of incandescent lights where the lights do not flash or blink in any way and do not unreasonably impact adjacent properties or street with excessive illumination or glare.
12. Gravestones or other memorial displays associated with cemeteries and mausoleums.
13. Vehicle signs painted or adhered directly and permanently on the vehicle, such as vinyl letters and logos, adhered magnetically, or inside a vehicle window, subject to the requirements of LMC 18A.50.630, General Sign Standards.



14. Public transit buses and taxis bearing rental advertising, subject to the requirements of LMC 18A.50.630, General Sign Standards.

15. Public service directional signs, subject to the requirements of LMC 18A.50.630.

## **Section 6 General Provisions**

The provisions of this section apply within all zone districts citywide and include rules for signs that may be approved to benefit the general public interest as well as general rules for the placement and maintenance of all signs.

A. Public Service Directional Signs. Signs that represent a public or quasi-public nature such as, medical and emergency facilities, neighborhood welcome signs, signs recognizing scenic or historical spot may be erected by an official civic body. Tourist related highway business signs are regulated by WSDOT rules and not included within Public Service Directional signs. Public service directional signs may be located in any zone with the approval of the Community Development Director if all of the following standards are met:

1. The sign shall not exceed a nine (9) square foot sign face.
2. Signs are of a consistent size, color and style as established by the City.
3. No more than four (4) such signs for each use or occupancy shall be approved.
4. Such a sign shall meet all other applicable provisions of this section.
5. These signs may be located within the public rights-of-way with approval of the sign placement by the City Engineer.
6. Signs shall be located on arterial streets nearest the location unless otherwise approved by the Community Development Director.

B. Maintenance of Signs. All signs, including signs heretofore installed, shall be maintained in a constant state of security, safety, and repair. Signs which are allowed to fall into a state of disrepair to the extent they are unsightly, broken, or hazardous may be declared a nuisance by the Community Development Director and abated pursuant to LMC 18A.02.460, Enforcement.

C. No permanent sign shall be constructed, erected, or retained unless the sign and sign structure is constructed, erected, and maintained so as to be able to withstand the wind, seismic, and other regulations as specified in the Uniform Building Code or other applicable regulations.

D. Fire Safety Obstructing Signs. No sign or sign structure shall be constructed in such a manner or at such a location that it will obstruct access to any fire escape or other means of ingress or egress from a building or any exit corridor, exit hallway, or exit doorway. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that will substantially limit access to the building in case of fire.

E. Visibility. No sign or sign structure shall be placed or erected in any place or manner where by reason of its position it will obstruct the visibility of any vehicular, mobile, or pedestrian traffic or be hazardous to motorists' ingress and egress from parking areas.

F. Illumination. Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare, reflection of light skyward, or onto private or public property in the surrounding area and so as not to unreasonably distract pedestrians and motorists. Illumination in excess of that which is reasonably necessary to make the sign visible from an adjacent street shall be prohibited.

G. Placement.

1. A sign shall not be affixed to a tree, shrub, rock or other natural object.
2. No unauthorized sign may be affixed to a utility pole, or other public structure.
3. Signs shall not be mounted on any portion of the roof or extend above the roof line unless mounted on a parapet wall. Signs shall not extend above the top edge of the parapet wall.
4. No sign shall project into a vehicular public way or be less than nine (9) feet above a pedestrian way.
5. No sign together with any supporting framework shall extend to a height above the maximum building height allowed in a zone.
6. Signs shall not cover architectural details such as, but not limited to, arches, sills, moldings, cornices, and transom windows.
7. Signs shall not obstruct traffic signals. The issuance of a sign permit as regulated by this code shall not relieve the permit holder from fully complying with the State of Washington or any other law governing the obstruction of any authorized traffic sign, signal or device.
8. Signs shall not obstruct vision clearance as determined by the City Engineer.
9. Signs shall not be placed within the public right-of-way except as specifically allowed in this section. No person, organization, or agency shall place any signs, indicators, advertisements, stakes, posts or any other foreign object or objects within a public street or the right-of-way of any public street in the City of Lakewood without the express permission, in writing, of the City Engineer. Any such objects now upon the public rights-of-way are hereby declared illegal, except for those now in place with written permission of the City Engineer and except for mailboxes or newspaper delivery tubes placed on the public right-of-way, with the approval of the City Engineer.
10. Unauthorized signs in the public right-of-way that the City Engineer determines to be located so as to present a hazard to the public health or safety may be immediately removed without prior notice.
11. Signs in or on vehicles, as allowed in LMC 18A.50.625(B)(21)-(22), shall be subject to the following requirements:

a. Signs must be painted or adhered directly and permanently upon the vehicle, such as vinyl. Adhered magnetically, placed in side of the window, or otherwise securely mounted to the vehicle which is routinely operated throughout the normal course of the business for delivery, pickup, or transportation.

b. Signs being placed inside of their marketed for sale vehicle window.

H. Transmission Lines - Clearance. Horizontal and vertical clearance of signs or sign structures from power and communication transmission lines shall not be less than twelve (12) feet.

I. Flagpoles. No flagpole shall extend to a height above the maximum building height allowed in the zone. A flagpole greater than six (6) feet in height shall require a building permit. All flagpoles shall be set back eight (8) feet from all property lines. Flagpoles greater than twenty-five (25) feet in height shall be set back an additional foot for each foot in height above twenty-five (25) feet.

J. Signs used for the purpose of controlling the flow of pedestrians/traffic in and out of a property, premises, or building.

1. One (1) sign per entrance or exit.

2. Sign height shall not exceed thirty (30) inches.

3. Sign width shall not exceed sixteen (16) inches.

4. The maximum area of a sign face shall be four (4) square feet.

K. To support the provision of transit bus shelters in Lakewood, signs are permitted when provided in conjunction with the City-approved Pierce Transit Lakewood Bus Shelter Program, subject to the following requirements:

1. An accessory sign that is structurally integrated into a bus shelter approved for design, construction, and location by Pierce Transit and the City of Lakewood.

a. The maximum sign area is forty-eight (48) square feet for the entire shelter structure.

b. Sign setback requirements are waived.

c. Sign separation requirements are waived.

d is exclusive of signage limits of the lot on which it is located.

e. A sign permit for a bus shelter sign may be issued where a nonconforming freestanding sign exists on the lot.

2. Signs shall only be permitted on shelters in accordance to the City of Lakewood and Pierce Transit Bus Shelter Program.

## **Section 7 Billboards**

A. The total number of billboard faces within the City of Lakewood shall not exceed the total number of billboard faces existing on the date of incorporation of the City.

B. The demolition or removal of any billboard face reduces the number of allowable billboard faces by the number removed.

DRAFT



Zone Districts	Sign Standards1					
	Sign Type	Number Allowed	Sign Size	Maximum Total Area	Height	Permit Rqd?
<b>Residential (All R, MR, and MF Zones)</b>						
Subdivision	Monument	1 per primary entrance	0 sf. / 32 sf.		7'	Y
Each residential lot	All	1 per street frontage	0 sf. / 4 sf.	4 sf.	3' for picket	N
MF with more than 6 units	Monument	1 per primary entrance	0 sf. / 32 sf.		7'	Y
Schools, churches and other permitted non-residential	Monument	1 per primary entrance	0 / 32 sf.		7'	Y
	Wall2	Number limited by Total Area	0 / 50 sf.	5% of façade up to 50 sf		Y
<b>Commercial / Industrial</b>						
<b>All (excluding Freeway)</b>						
	Monument (by frontage)					Y
	50' or less	1	16 sf. / 24 sf.	24 sf.	7'	Y
	More than 50'	Number limited by Total Area	24 sf. / 40 sf.	24 sf. plus 0.17 for each frontage foot over 50 sf.	7'	Y
		A monument sign shall be separated from any other monument sign on the same property by a minimum 200'				
	Pole (by frontage)					
	Less than 250'	None				
	250' to 500'	1 in trade for any 2 permitted Monument	24 sf. / 40 sf.		20'	Y
	Over 500'		24 sf. / 48 sf.		20'	Y
	Wall2		200 per sign or group	10% of facade		Y
	Window		40% of the window area on each wall.			N
	Sale / Lease	1 per streetfrontage	16 sf. for ARC, TOC, NC; 32 sf. for others		10'	Y
	Incidental	See Note #3 below				N
	Portable	See Subsection #C.4 below				N
<b>Freeway<sup>4</sup> (Select TOC, C1, C2, IBP, I1)</b>						
	Pole/Monument	Same as Non-Freeway Commercial / Industrial				Y

	- Surface Streetfrontage					
	Pole-FreewayFrontage	1 additional pole sign per freewayfrontage. Min 60 l.f. surface streetfrontage req'd.	60 s.f. min/ 200 s.f. max. Must be within 50' of freeway r.o.w.)	1 sq. ft. per lineal foot arterial frontage (min. 60 linear feet of surface streetfrontage to qualify for freeway pole sign)	35' w/in 50' of freeway	Y
	Wall2, Window, Sale / Lease, Incidental, Portable	Same as Non-Freeway Commercial / Industrial				
<b>Open Space, Public, and Institutional (OSR1, OSR2, P1)</b>						
The Director shall review any request for signs in these districts and consider the type, size and location of the proposed signage in respect to the type and intensity of the use, and make a determination to approve, deny or modify the proposed sign(s) consistent with the intent of this chapter and the applicable zone district regulations.						

C. In the event that the City of Lakewood annexes areas containing billboards after the date of incorporation, the total number of allowable billboard faces shall be increased by the number of faces existing in such areas on the effective date of annexation.

D. Any billboard sign in existence on the date of incorporation, or on the effective date of annexation, shall be considered nonconforming.

E. Removal or demolition of a billboard shall require the issuance of a demolition permit for the removal of the existing billboard. Billboard removal or demolition shall be completed within ninety (90) days of permit issuance.

F. Billboards shall not be altered or modified, except as provided in subsections "G," "H," and "I" below.

G. Ordinary and necessary maintenance and repairs that do not change the size, shape, orientation, height, or location of billboards shall not require a zoning certification, but may require a building permit. Billboard copy replacement may occur at any time and is exempt from the requirement for permits.

H. Billboards that have any projections that extend more than three (3) feet out from the surface of the billboard face shall not be modified, except to remove or reduce such projections.

I. Billboards that contain, include, or are illuminated by any flashing, intermittent, or moving lights shall not be altered or modified, except to remove or reduce such lights. Billboards shall not include lighting unless it is effectively shielded so that the light is directed to the billboard face and prevents beams or rays of light from being directed at any portion of the traveled ways of the highway or airways, or is of such low intensity or brilliance as not to cause glare or to impair the vision of the driver of any motor vehicle. Billboards found to have excessive illumination, at the sole discretion of the City, shall be modified in accordance with the City's instructions.

J. Amortization of billboards shall be fulfilled as required in LMC 18A.50.675, Nonconforming Signs. (Ord. 264 § 1 (part), 2001.)

## **Section 8 Provisions for Signs that are Permanent or Continuous Displays**

A. Table 18A.50.640 presents the dimensional standards and permit requirements by zone district for signs that are permanently installed or otherwise permitted for display without time restriction.

B. Notes for Figure 18A.50.640

1. The following abbreviations are used in the Table:

Min. / Max. = Minimum / Maximum; sf = square foot or feet; Y = Yes; N = No; Rqd. = Required; r.o.w. = right-of-way.

2. Wall sign includes Projecting, Canopy, Awning, and Marquee signs.

3. Incidental signs are defined in LMC 18A.50.680. Incidental signs shall not be readily visible or legible from a public right-of-way. Incidental signs shall not individually exceed two (2) square feet or, cumulatively, one-half of one (1/2 of 1) percent of the building facade; provided, said size limitation shall not apply to signs providing directions, warnings or information when, established, authorized, or maintained by a public agency.

4. Freeway Commercial / Industrial. TOC, C1, C2, IBP, NC2 and I1 zoning districts which abut I-5, SR 512, Tacoma Mall Boulevard, or the BNSF rail-road right-of-way in Tillicum.

C. Additional requirements and explanations for specific Sign Types and situations:

1. Wall signs shall not project more than 18 (eighteen) inches from the façade of the supporting structure.

2. Projecting signs shall not extend more than 6 (six) feet from the attached building.

3. Freestanding signage for landlocked parcels.

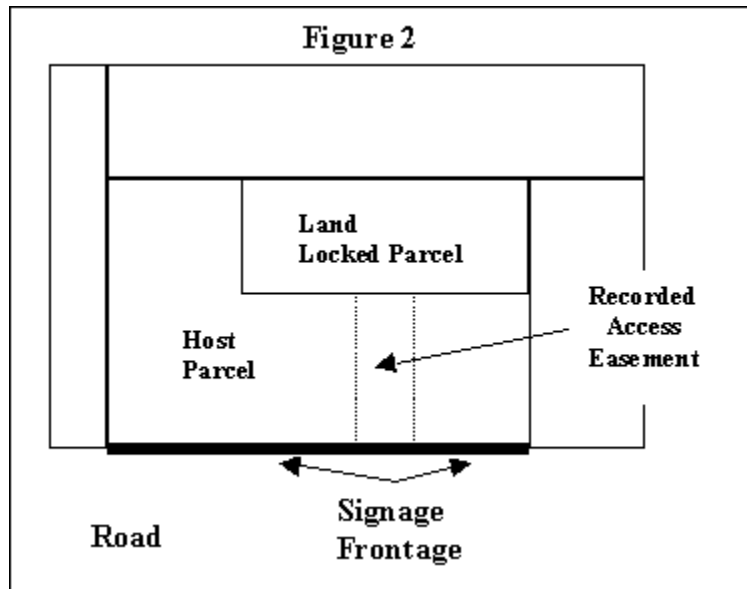
a. For purposes of this section:

(1) A landlocked parcel is a parcel which does not have frontage on a public street and access to the parcel is provided through an adjacent parcel via a recorded access easement, or is a parcel that has less than 30 (thirty) feet on a public street and may or may not have access on that street.

(2) A host parcel is the parcel which provides the access to a landlocked parcel, via an easement.

b. A host parcel may share its allocation of freestanding signage with the landlocked parcel. The host parcel is under no obligation to grant the landlocked parcel use of its property for an easement or to grant part of its signage allotment.

- c. Freestanding signage for the landlocked parcel shall be placed adjacent to the recorded access easement and shall only advertise those businesses located on the landlocked parcel and/or the host parcel.
- d. In the case of landlocked parcels utilizing a host parcel for signage, the signage for the landlocked parcel shall not be considered to be off-premise signage.



[Added]

#### 5. Standards for Portable Signs Intended for Continuous Display:

Any business may display one portable sign, either a freestanding sign such as an A-Frame or a T-Frame, or a banner, on a continuous basis under the terms of this subsection. Portable signs permitted under this subsection are in addition to any permanent or temporary signs otherwise permitted by this Chapter. No permit is required if the portable sign complies with the following standards:

- a. The sign must be located on private property on which the business is located (with the permission of the property owner) and shall not be located within the public right-of-way. On-site portable signs that are not generally visible from the public right-of-way or property are not considered signs under this Chapter.
- b. The sign shall not block critical sight distances for the adjacent roadway, or for vehicles entering or exiting the roadway to or from a lawfully established driveway.
- c. The sign may not block any pedestrian way. A minimum of 48 (forty-eight) inches clearance shall be provided.
- d. The sign shall not block or interfere with any vehicular circulation, maneuvering or parking areas.

e. The maximum size for an A-Frame or T-Frame sign displayed under this subsection shall be 36 (thirty-six) inches wide and 48 (forty-eight) inches high.

f. The maximum size of a banner allowed under this subsection shall be 40 (forty) square feet.

g. Banners shall be displayed against a building wall, and shall be maintained in good condition. Torn, faded, dirty, dingy, or shredded banners shall be removed immediately. Banners displayed on a continuous basis are in addition to the allotment of permanent wall signs for the business.

h. Freestanding portable signs shall be separated from each other by a minimum of 50 (fifty) feet.

i. Only one portable sign per business may be displayed on a permanent basis under the terms of this section. A business may display a freestanding portable sign (A-Frame/ T-Frame) or a banner, but not both, under the terms of this subsection. For the purposes of this subsection, separate business entities occupying one tenant space shall be considered a single business. Additional portable signs may only be displayed on a temporary basis subject to the provisions of Section 18A.50.665, Signs for Temporary Display.

j. Freestanding portable signs permitted under this section shall be displayed only during regular business hours when the business is open, and shall be removed during those times when the business is closed.

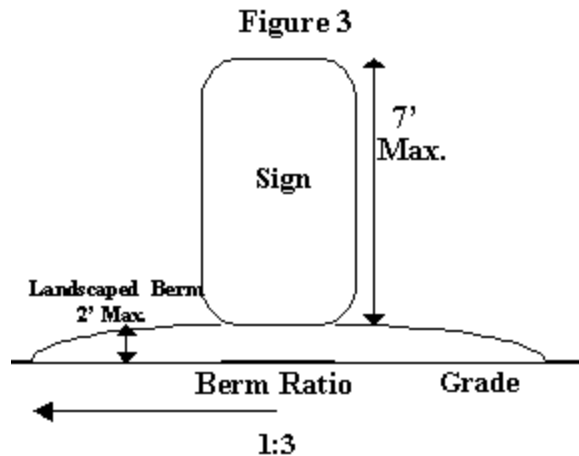
k. No balloons, streamers, stringer pennants, festoons, or other similar devices are permitted in conjunction with signs displayed under this subsection. Such devices may be allowed on a temporary basis as permitted under Section 18A.50.665, Signs for Temporary Display.

l. Preference shall be given to conventional, non-portable signs lawfully erected and intended for display on a permanent basis. Signs displayed under this subsection shall be subject to all applicable standards and provisions of this Chapter.

6. Landscaped berm and decorative block edged berm alternatives for a monument sign.

a. Landscaped berms or decorative block edged berms of 2 (two) feet or less in height shall not be included in the height calculations of a ground sign. Berms of more than 2 (two) feet in height shall be counted toward the sign height calculation. Landscaped berms shall have a slope ratio of not more than 1:3 height-to-width, from the center of the berm to be considered a landscaped berm.





[Added]

7. Major Commercial or Employment Centers within the NC1, NC2, CBD, TOC, C1, C2, IBP, I1 and I2 zoning districts.

(a) A major commercial center or employment center is an integrated development with contiguous ownership larger than 10 (ten) acres in size. Contiguous properties under separate control, but which function as an integrated center and when combined are larger than 10 (ten) acres in size, may be considered a major center.

(b) Major commercial and employment centers may vary from the development standards of this section by obtaining approval of an Integrated Sign Plan for the center.

(1) The sign plan for the center shall be reviewed either separately or as part of the conditional use permit for the project.

## **Section 9 Non-Permanent Signs**

### **1. Limited Duration Signs**

A. Limited duration signs, as defined in this Section, located on private property are subject to the regulations set forth below. Limited Duration signs that comply with the requirements in this subsection shall not be included in the determination of the type, number, or area of signs allowed on a property. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.

#### **B. Size and Number**

##### **a. Non-Residential Zones:**

- i. **Large Limited Duration Signs:** One (1) large limited duration sign is permitted per property in all non-residential zones. If a property has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional large limited duration sign may be permitted so long as there is a minimum spacing of 200 feet between the two (2) large limited duration signs.

##### **1. Type**

- a. Freestanding sign
      - b. Window sign
      - c. Wall sign
    - 2. Area: Each large limited duration sign shall have a maximum area of 16 sq ft
    - 3. Height: Large limited duration signs that are freestanding shall have a maximum height of eight (8) feet.
  - ii. Small Limited duration signs: In addition to the large limited duration sign(s) outlined above, one (1) small limited duration sign is permitted per property in all non-residential zones. If a property has at least 400 feet of street frontage or has more than 10,000 square feet of floor area, one (1) additional small sign may be permitted.
    - 1. Type
      - a. Freestanding sign
      - b. Window sign
      - c. Wall Sign
    - 2. Area: Each small limited duration sign shall have a maximum area of six (6) sq. ft.
    - 3. Height: Small limited duration signs that are freestanding shall have a maximum height of six (6) feet
  - b. Residential Zones:
    - i. Small Limited Duration Sign: One (1) small limited duration sign is permitted per property.
      - 1. Type
        - a. Freestanding sign
        - b. Window sign
        - c. Wall Sign
      - 2. Area: Each small limited duration sign shall have a maximum area of six (6) sq. ft.
      - 3. Height: Small limited duration signs that are freestanding shall have a maximum height of six (6) feet
- C. Permit Requirements
- a. A permit for a limited duration sign is issued for one (1) year and may be renewed annually.
  - b. One (1) sign is allowed per permit. An applicant may requires up to two (2) permits per address, but is subject to the size and number requirements set forth in this section.
  - c. An allocation for a limited duration sign permit must include:
    - i. A description of the sign indicating the number, size, shape, dimensions, and colors of the sign, and the expected length of time the sign will be displayed;
    - ii. A schematic drawing of the site showing proposed location of the sign in relation to nearby building and streets;
    - iii. The number of signs on the site.
- D. Installation and Maintenance
- a. All limited duration signs must be installed such that in the opinion of the municipality building official, they do not create a safety hazard.
  - b. All limited duration signs must be made of durable materials and shall be well-maintained.
  - c. Limited duration signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
- E. Illumination: Illumination of any limited duration sign is prohibited
- F. Summary Table of limited duration Signs

Limited Duration Signs		
	Non-Residential Zones	Residential Zones
Large Limited Duration Signs (Max area 16 sq. ft.)	Number: 1 per property; 2 if property has 400+ ft. of street frontage or has > 10,000 sq. ft. of floor area.  Height: Maximum 8 ft.	
Small Limited Duration Signs (Max area 6 sq. ft.)	Number: 1 per property; 2 if property has 400+ ft. of street frontage or has > 10,000 sq. ft. of floor area.  Height: Maximum 6 ft.	Number: 1 per property  Height: Maximum 6 ft.

## 2. Temporary Signs

- a. Temporary signs, as defined by this section, located on private property, are exempt from standard permit requirements. Temporary signs that comply with the requirements of this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.
- b. Unless otherwise stated below, the requirements listed below shall apply to both commercial and non-commercial signs.
- c. Size and Number.
  - i. Non-Residential Districts:
    1. Large Temporary Signs: One (1) large temporary sign is permitted per property in all non-residential districts. If a property has at least 400 feet of street frontage or has > 10,000 sq. ft. of floor area
      - a. Type:
        - i. Freestanding sign
        - ii. Window sign
        - iii. Wall sign
        - iv. Banner sign
      - b. Area
        - i. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 sq. ft.
        - ii. Each large temporary banner shall have a maximum area of 32 sq. ft.
      - c. Height:
        - i. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet
        - ii. Banners shall hang at a height no greater than 24 feet.
    2. Small Temporary Signs: In addition to the large temporary sign(s) outlined above, one (1) small temporary sign is permitted per property in all non-residential districts. If a property has at least

400 feet of street frontage or has > 10,000 square feet of floor area, one (1) additional small sign may be permitted so long as there is a minimum spacing of 200 feet between both sets of small temporary signs.

a. Type:

- i. Freestanding sign
- ii. Window sign
- iii. Wall sign

b. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

c. Height: Small temporary signs shall have a maximum height of six (6) feet.

ii. Residential Districts:

1. Large Temporary Signs: One (1) large temporary sign is permitted per property in all residential districts. If a property has at least 400 feet of street frontage

a. Type:

- i. Freestanding sign
- ii. Window sign
- iii. Wall sign
- iv. Banner sign

b. Area

i. Each large temporary freestanding, window, or wall sign shall have a maximum area of 16 sq. ft.

ii. Each large temporary banner shall have a maximum area of 32 sq. ft.

c. Height:

i. Large temporary signs that are freestanding shall have a maximum height of eight (8) feet

ii. Banners shall hang at a height no greater than 24 feet.

2. Small Temporary Signs: One (1) small temporary sign is permitted per residential property

a. Type:

- i. Freestanding sign
- ii. Window sign
- iii. Wall sign

b. Area: Each small temporary sign shall have a maximum area of six (6) sq. ft.

c. Height: Small temporary signs shall have a maximum height of six (6) feet.

d. Duration and Removal

i. Temporary signs may be displayed up to a maximum of 30 consecutive days, two (2) times per year.

ii. The City of Lakewood or the property owner may confiscate signs installed in violation of this chapter. Neither The City of Lakewood nor the property owner is responsible for notifying sign owners of confiscation of an illegal sign.

e. Permission: The party posting the temporary sign is solely responsible for obtaining the permission of the property owner before posting their temporary sign.

- f. Municipal Notification: Temporary signs are exempt from the standard permit requirements but the date of erection of a temporary sign must be written in indelible ink on the lower right hand corner of the sign.
- g. Installation and Maintenance.
  - i. All temporary signs must be installed such that in the opinion of City of Lakewood's building official, they do not create a safety hazard.
  - ii. All temporary signs must be made of durable materials and shall be well-maintained.
  - iii. Temporary signs that are frayed, torn, broken, or that are no longer legible will be deemed unmaintained and required to be removed.
- h. Illumination: Illumination of any temporary sign is prohibited.
- i. Summary Table for Temporary Signs.

Temporary Signs		
	Non-Residential Zones	Residential Zones
Large Temporary Signs (Max area: 32 sq. ft. for banner, 16 sq. ft. for all other signs)	Number: 1 per property; 2 if property has 400+ ft. of street frontage of has > 10,000 sq. ft. of floor area.  Height: <i>Ground:</i> Maximum 8 ft. <i>Banner:</i> Maximum 24 ft.	Number: 1 per property if property has 400+ ft. of street frontage
Small Temporary Signs (Max area 6 sq. ft.)	Number: 1 per property; 2 if property has 400+ ft. of street frontage of has > 10,000 sq. ft. of floor area.  Height: Maximum 6 ft.	Number: 1 per property  Height: Maximum 6 ft.

### 3. Portable Signs

#### a. General Provisions

- i. Illumination: Illumination of any portable sign is prohibited
- ii. Hours of Display

1. Signs shall not be displayed on any premises before 6:00 AM and shall be removed each day at or before 10:00 PM. However, all portable signs must be taken in during hours of non-operation of the business being advertised.
2. All portable signs must be taken in during inclement weather.

- b. Sandwich Board or A-frame Signs. Sandwich board signs that comply with the requirements in this sub-section shall not be included in the determination of the type, number, or area of signs allowed on a property.

- i. Number: One (1) sandwich board sign is permitted per establishment. For the purposes of this subsection, a parking garage or parking lot shall be considered an establishment.



- ii. Area: Each sign shall have a maximum area of seven (7) sq. ft. per sign face.
- iii. Height: Signs shall have a maximum height of three and one-half (3.5) feet.
- iv. Sign Placement
  - 1. If a sign is located on a public or private sidewalk, a minimum of 36 inches of unobstructed sidewalk clearance must be maintained between the sign and any building or other obstruction
  - 2. The sign must be located on the premises, and within 12 feet of the primary public entrance of the establishment it advertises. For the purposes of this subsection, a public entrance includes a vehicular entrance into a parking garage or parking lot.
  - 3. Portable signs shall be weighted, temporarily secured, or strategically placed so as to avoid being carried away by high winds.
- v. Manual Changeable Copy
  - 1. Manual changeable copy signs are permitted when integrated into a sandwich board sign.

## **Section 10 Nonconforming Signs**

A. Any sign which does not conform to the sign standards within this chapter, for which a permit was issued by Pierce County prior to February 28, 1996, and which was constructed, erected, and maintained in compliance with applicable Pierce County regulations shall be regarded as a legal non-conforming sign; excluding those signs that are prohibited under LMC 18A.50.620, Prohibited Signs.

### **B. Nonconforming Sign Permits.**

- 1. A permit is required for each legal nonconforming sign within the city of Lakewood.
- 2. The permit shall include the necessary information pertaining to the nonconforming status of the sign for administrative tracking, public notice, amortization (if applicable), and removal of the sign in accordance with this title.
- 3. All property owners, lessors, or businesses with control of a nonconforming sign within the city shall obtain a nonconforming sign permit for each nonconforming sign within ninety (90) days of notification by the City of Lakewood.
- 4. No fee shall be charged for required nonconforming sign permits which are obtained within ninety (90) days of notification by the City of Lakewood. Owners of signs who have not obtained the required permit prior to the stated deadline shall be assessed a permit fee for administration of the permit.
- 5. Changes to nonconforming signs, as allowed pursuant to this title, shall be permitted by documenting the nature and extent of the change on a nonconforming sign permit.

C. Any legal nonconforming sign which is structurally altered, relocated, or replaced shall immediately be brought into compliance with all of the provisions of this title, excluding the repair, and/or restoration of a sign to a safe condition. Normal maintenance shall be

permitted on any part of a sign or sign structure without loss of nonconforming status. Sign face changes that do not result in an increase of the nonconformity shall be allowed, except as specifically prohibited in this chapter.

D. All nonconforming signs not exempted by subsection E below shall be removed or modified to conform with current sign standards no later than December 31, 2006. A sign permit shall be obtained for any sign modifications necessary to bring signs into conformance. Pursuant to subsection C, all non-conforming signs required to be modified or replaced by this section shall be brought into full compliance with the provisions of this code.

E. Signs for which permits were issued by Pierce County prior to February 28, 1996, if they are within 25 percent of the height and area requirements of the current sign standards as of the effective date of this Ordinance, shall be exempt from the provisions of subsection D above. In addition, any sign erected pursuant to a valid sign permit issued by the City of Lakewood at any time since incorporation of the City shall be exempt from the provisions of subsection D above. These exemptions shall not apply to any sign listed as a prohibited sign. If the removal of a non-conforming sign is subject to compensation by the City pursuant to RCW 47.42, the Highway Scenic Control/Scenic Vistas Act, an exemption may be provided for said sign at the discretion of the City Manager.

F. In addition to the provisions of subsection D, all nonconforming signs not exempted by subsection E shall be removed or brought into conformance prior to December 31, 2006, under the following conditions:

1. In conjunction with any administrative use permit, conditional use permit, variance, subdivision, change in use, or building permit application for an expansion or alteration (including new structures) on the property on which the sign is located, where the cost of the expansion, alteration, or new construction is greater than twenty-five (25) percent of the value of the existing structure(s) on the site. This calculation shall include cumulative value, adjusted for inflation, of all expansions, alterations, and new construction initiated since incorporation of the City.
2. Within ninety (90) days of the demolition or destruction of any portion of a building containing the use to which a non-conforming sign is accessory, where the value of that portion of the building is greater than fifty (50) percent of the appraised value of the entire building
3. Within ninety (90) days of damage of the sign by catastrophic events, such as earthquakes, floods and wind, vandalism, fire or other casualty such that the cost of repair and restoration of the sign, to the same or a more conforming design, exceeds fifty (50) percent of the cost of replacing the sign with a conforming sign. The Building Official may require that such sign be removed or repaired in less than ninety (90) days if the sign is deemed to be an immediate danger to the public.
4. Upon notice by the City that the sign is in a state of disrepair, is unsafe, or may become a danger to the public, providing the costs of repair and restoration of the sign exceeds fifty (50) percent of the cost of replacing the sign with a conforming sign.
5. Upon notice by the City that the sign constitutes a traffic hazard not created by the relocation of streets or highways or the result of acts by the City.

G. Any signs not removed within the time limit specified in Section D above, or as otherwise ordered by the City shall be deemed a public nuisance, subject to the removal provisions of this chapter, and shall be removed by the City if the sign owner or property owner fails to do so after being so ordered by the Community Development Director. Costs, including administrative and indirect costs, of said removal shall be borne by the sign and/or property owner and may be recovered by the City, if necessary, by placing a lien on the property from which the sign has been removed.

H. Amortization. To ease the economic impact of this code on businesses with legal nonconforming signs subject to removal under subsection D, this code has provided for a limited period of use for a nonconforming sign in its existing state. During this period, it is expected that the sign will be amortized on federal income taxes; however, whether it may be so amortized shall not affect the application of this section. Similar treatment shall be accorded signs in new areas annexed to the City. (Ord. 385 § 1, 2005; Ord. 317 § 11, 2003; Ord. 264 § 1 (part), 2001.)

## **Section 11 Sign Definitions**

For the purposes of this chapter, the following definitions shall apply:

A. ABANDONED SIGN. Any sign that has been deserted and its effective use terminated, and which no longer fulfills the purpose for which it was constructed.

B. A-FRAME OR T-FRAME SIGN. A temporary, portable, freestanding, and self-supporting sign which may be either single- or double-faced, forming an "A" shape, or on a pole attached to a flat base.

C. ALTERATION SIGN. Any change in size, shape, position, location, construction, or supporting structure of a sign. A change in copy is not an alteration.

D. ANIMATED SIGN. A sign which has any visible moving part, flashing or oscillating lights, visible mechanical movement of any description, or other apparent visible movement achieved by any means. Animated signs include, but are not limited to, changing or moving pictures, drawings, and designs regardless of the means and mechanisms of the animation; and message display changes at intervals of five seconds or less.

E. AWNING SIGN. Any sign painted on, attached to, or supported by an awning.

F. BALLOON. A decorative inflatable device with a diameter of less than eighteen (18) inches, generally composed of a thin layer of latex or Mylar. The tether of a balloon is less than twelve (12) feet in length (see "blimp").

G. BANNER SIGN. A typically rectangular or square shaped sign, of cloth or other similar material, bearing a commercial message, motto, or slogan. A banner may have a message and/or display a commercial graphic or symbol. It can vary in size, color, and design.

H. BILLBOARD. A sign that is in a different location than the entity claiming it. These signs are generally offered for rental or lease to persons other than the owner of the structured sign. Included in Billboards are not only the Sign Face, yet also the pole or any other structure the sign is attached to.

I. BILLBOARD SIGN FACE. That portion of a billboard, exclusive of its structural support, in which changeable fixings are pre-printed poster panels are adhered on or by painted copy.

J. BLIMP. An advertising or decorative device with a diameter or combined diameter of eighteen (18) inches or larger that is inflated by some means and is used to attract attention, advertise, promote, market or display goods and/or services. These devices include large single displays or displays of smaller balloons connected in some fashion to create a larger display. A balloon with a tether longer than twelve (12) feet is considered a blimp.

K. BUSINESS SIGN. A sign that directs attention to a business, commodity, goods, service or entertainment conducted, sold or offered on the premises.

L. CANOPY SIGN. A sign attached to the underside of a canopy.

M. CONSTRUCTION SIGN. A sign in which is posted on or about a parcel of land, building, or structure where the action of construction is taken place.

N. DIRECTIONAL OR INFORMATIONAL SIGN.

O. EMITTING SIGN. A sign which emits sound, odor, or visible matter such as smoke or steam.

P. FLASHING SIGN. Any illuminated sign on which the artificial light is not maintained in a stationary status and/or remain constant in intensity and color at all times when such sign is in use.

Q. FLASHING SIGN. An illuminated sign may utilize action or motion, or light or color.

R. FREESTANDING SIGN. A sign that is self-supported on a structure used exclusively or primarily for the support of the sign or for a group of signs, being detached from any building or structure.

S. GATE OR ENTRANCE SIGN. A sign attached or adjacent to an entranceway of a residential site or subdivision, which identifies the site or subdivision.

T. INFLATABLES. A decorative device with a diameter or combined diameter of 18 inches or larger that is inflated by some means and is used to attract and/or promote attention to a site or service. These devices include large single displays or displays of smaller balloons connected in some fashion to create a larger display. Blimps are not considered inflatables.

U. ILLUMINATED SIGN. A sign designed to give forth artificial light or reflect such light from an artificial source.

V. INDIRECTLY ILLUMINATED SIGN. An illuminated nonflashing sign whose illumination is derived entirely from an external artificial source and which is arranged so that no direct rays of light are projected from such source into residences or the street.

W. Integrated Sign Plan. A special sign entitlement available to Major Commercial or Employment Centers as defined in this Code. An integrated sign plan is subject to review

and approval by the Hearing Examiner using the procedures provided for conditional use permits.

X. MARQUEE SIGN. Any sign painted on, attached to, or supported by a marquee.

Y. MOBILE READERBOARD SIGN. Any sign which is manifestly designed to be transported, including by trailer or on its own wheels, even though the wheels of such sign may be removed and the remaining chassis or support constructed without wheels is converted to an "A" or "T" frame sign, or attached temporarily or permanently to the ground since this characteristic is based on the design of such a sign. It is characteristic of such a mobile readerboard that the space provided for advertising matter consists of a changeable copy sign.

Z. MONUMENT SIGN. A freestanding sign which is affixed in or upon the ground with no air space between the ground and the sign face.

AA. NONCONFORMING SIGN. Any sign legally established prior to the effective date of this title or subsequent amendments thereto, which is not in full compliance with the regulations of this title.

BB. NON-PROFIT COMMUNITY ORGANIZATION. Any organization that qualifies as a non-profit entity under the provisions of section 501(c)(3) of the IRS federal tax code, including but limited to children's clubs, religious institutions, fraternal organizations, public schools, and governmental organizations.

CC. PAINTED SIGN. A sign which is painted on any office, wall, window, fence or structure of any kind.

DD. POLE SIGN. A freestanding sign where the sign face is elevated above the site grade by structural supports, and includes the supports.

EE. PORTABLE SIGN. A sign that is not permanently affixed to the ground or to a building or structure and which may be easily moved.

FF. PROJECTING SIGN. A two-faced wall sign affixed to the exterior wall of a building or structure with the exposed faces perpendicular to the plane of such wall.

GG. READERBOARD OR CHANGEABLE MESSAGE SIGN. A sign or part of a sign on which the letters are readily replaceable such that the copy can be changed.

HH. ROOF SIGN. A sign or sign structure erected upon, against or directly above a roof or above the vertical parapet wall of a building, including a sign affixed to any structure erected upon a roof.

II. OFF-PREMISE SIGN. A sign that contains a message or directs attention to a business, profession, product, activity, or service that is not directly related to a use or activity conducted or offered on the premise or at the location where the sign is located, excluding road directional signs.

JJ. ON-PREMISE SIGN. A sign identifying a business, product, service or activity conducted or sold on the same premises as that on which the sign is located.



KK. SIGN. Any structure, device, letter, figure, character, poster, picture, logo, trademark or reading matter which is used or designed to announce, declare, demonstrate, display or otherwise identify or advertise, or attract the attention of the public. Including, but not limited to every device, frame, letter, figure, character, mark, plane, point, design, picture, logo, stroke, stripe, trademark, plane, point, design, picture, logo, stroke, stripe, trademark, or reading matter, which is used or intended to be used to attract attention or convey information when the same is placed visible from a public right-of-way or public property; and shall include all parts, portions, units, and materials composing the same, together with the frame, background, and supports or anchoring thereof.

LL. SIGN AREA. The total area of all sign faces expressed in square feet.

MM. SIGN FACE. The total area of one sign face expressed in square feet. Area is measured from the outside perimeter, including backup, molding, framing, but excluding structural supports, architectural details, decorative scrollwork, etc. The area of a group of individual mounted letters or figures shall be the area of the smallest single geometric form necessary to enclose the entire group of letters or figures.

NN. SIGN HEIGHT. The distance from ground level to the highest point on the sign structure.

OO. STRING PENNANT. A series of shapes, signs, streamers, or other similar devices made of fabric, plastic or other material which are connected together or attached to a cord to create a rope-like device that is typically displayed between poles or buildings. String pennants may contain advertising or be decorative. String pennants can vary in size, color, or design.

PP. SUBDIVISION SIGN. A sign erected and maintained within the boundaries of a recorded subdivision and indicating the name of the subdivision, the name of the contractor or subdivider and the name of the owner or agent, and giving information regarding directions, price or terms.

QQ. TEMPORARY SIGN. A sign intended to be displayed for a limited time and which is not permanently mounted, that advertises non-profit community or civic events, special events, temporary uses, a subdivision, or is an interim sign for a business.

RR. VEHICLE SIGN. The use of a vehicle as a sign, any sign which is attached to or placed on a parked vehicle or trailer which is principally used for advertising purposes rather than transportation, any advertising or advertising space for which the owners or operator of the vehicle receives any compensation, except public transit buses bearing rental advertising.

SS. VISUALLY PROJECTED SIGN. A sign which is projected, by whatever means, onto a surface or into the air.

TT. WALL SIGN. Any sign painted on or attached directly to or erected against and supported by a building wall, or facade, with the exposed face of the sign in a plane parallel to the portion of the structure to which it is attached. (Ord. 534 § 13, 2011; Ord. 277 § 1 (part), 2002; Ord. 264 § 1 (part), 2001.)

## **18A.50.600- Sign Regulations**

### **18A.50.605- Purpose - Sign Regulations**

The purpose of this section is to control and manage signs by establishing a common framework for the balanced regulation of signage in the city of Lakewood that protects the right of free speech and freedom of expression, while allowing for fair and appropriate utilization of the public landscape and “viewshed.” This section recognizes that signs serve a number of valuable public and private functions, including providing effective communication between people, wayfinding information, commercial images, marketing, advertising, and education; and creating a visually stimulating retail environment. However, the City also finds that unregulated signage can be detrimental to the promotion of the safety, well being, and comfort of the users of streets, reduce the effectiveness of individual signs, have a significant negative impact on the aesthetic quality of the City’s streetscapes, negatively impact property values and can result in dangerous conflicts between traffic control signs and other signs. This section balances the community’s interest in traffic safety, aesthetics, potential negative consequences of unregulated signage, with the community’s desire to realize the public and private benefits of private signage. These regulations strive to achieve this balance by limiting the number, type, size and location of signs in order to minimize visual blight, clutter and traffic hazards while at the same time providing opportunities for free speech, freedom of expression, and the realization of the benefits of private signage. This section reduces distractions and obstructions from signs that would adversely affect traffic safety; and reduces hazards caused by signs encroaching upon public ways. The City’s visual character is enhanced by promoting new and replacement signage which is creative and distinctive, compatible with the surroundings, and responsive to the public need to locate a business establishment by identification, address, and product and/or service information.

With these purposes in mind, it is the intent of this Chapter to ensure that the use and regulation of signage is consistent with the public interest as follows:

1. Provide functional flexibility and accommodate signage that follows basic principles of good contextual design;
  2. Ensure legibility of signage in the circumstances in which it is seen;
  3. Assure that public benefits derived from expenditures of public funds for the improvement and beautification of streets, other public structures, and spaces are not obviated by overly aggressive signage that results in a negative impact on the visual and aesthetic cohesiveness of the streetscape.
- (Ord. 534 § 1, 2011; Ord. 264 § 1 (part), 2001.)

### **18A.50.610- Administration - Sign Regulations**

- A. Permitted Zones. Only signs of the type or types as designated by this section shall be permitted in approved zoning districts that allow their use. This section shall be enforced pursuant to the procedures established in LMC 18A.02.460, Enforcement.
- B. Review and time limits. The Community Development Director shall promptly review the application upon the receipt of a completed permit application and payment of the permit fee by the applicant. The Community Development Director shall grant or deny the permit application within twenty (20) days from the date the completed application and permit fee was filed with the Community Development Department.
- C. Approval or denial. The Community Development Director shall approve a permit for the sign if it complies with all applicable laws, including the building, electrical or other adopted codes of the City of Lakewood; the regulations for signs contained in this Chapter; and any variances granted from this Chapter. If the Community Development Director does not approve a permit for the sign, he/she shall state the reasons for the denial in writing, and shall mail a certified copy of the reasons for denial to the address of the applicant stated on the application.

- D. Appeal of sign permit determinations. Decisions on sign permit applications may be appealed to the City's hearing examiner pursuant to LMC Section 18A.02.740. An appeal hearing regarding the issuance of a sign permit shall be conducted within 30 days of the receipt of the appeal petition and appeal fee.

(Ord. 534 § 2, 2011; Ord. 264 § 1 (part), 2001.)

### **18A.50.615- Permanent Sign Permits**

New sign or sign modification permit. A permit is required for any new sign or modification of any existing sign, except as provided for in 18A.50.625.

- A. Each individual permanent or temporary sign shall require a separate sign permit, except as specifically exempted in this section. Any sign for which a building permit is required under the Uniform Building Code shall also obtain a building permit.
- B. No sign shall hereafter be erected, re-erected, constructed, installed, or altered except as provided by this Chapter. For the purposes of this Chapter "altered sign," as defined in LMC 18A.50.680 shall not include maintenance as that term is used in LMC 18A.50.680, Definitions.
- C. Any alteration or change to a sign or any change in the sign copy requires a sign permit, except for a change in the sign copy where the sign copy is contained within a permanent framework and designed to be periodically replaced, or a message which changes on a changeable copy readerboard or a billboard.
- D. A new sign or sign modification permit shall become null and void if the work for which the permit was issued has not been completed within six (6) months of issuance.
- E. The Community Development Director shall not issue a sign permit for a freestanding sign or modification of a freestanding sign if a nonconforming freestanding sign exists on the subject property or contiguously owned properties; nor issue a sign permit for a wall sign or modification of a wall sign if a nonconforming wall or roof sign exists on the subject property or contiguously owned properties, except as provided in LMC 18A.50.675, Nonconforming Signs.

(Ord. 534 § 3, 2011; Ord. 264 § 1 (part), 2001.)

### **18A.50.620- Prohibited Signs**

- 1. The following signs are prohibited in all zoning districts:
  - A. Mobile readerboards.
  - B. Roof signs.
  - C. Non-utility and non-governmental signs on utility poles or traffic control devices, public sign posts, or other public utility devices.
  - D. Signs which, by virtue of their size, location, movement, content, coloring or manner of illumination, may be confused with traffic control signs or signals, including but not limited to signs containing words such as "stop," "look," and "danger," and directional features such as lighted arrows.
  - E. Posters, pennants, banners, streamers, string pennants, blinking or flashing or strobe lights, balloons, searchlights, strings, twirlers, propellers, flares, and other displays of a carnival nature, blimps, or inflatables except as permitted in conjunction with a temporary sign pursuant to LMC 18A.50.665, Signs for Temporary Display.

- F. Animated, emitting, moving, rotating, or visually projecting signs
- G. Vehicle signs, except as allowed pursuant to LMC 18A.50.625.B.21-22, Sign Permit Exceptions
- H. Parking lot, curb or wheelstop painting, or advertising which is not restrictive or cautionary in nature.
- I. Public address systems or sound devices used in conjunction with any sign or advertising device.
- J. Obscenity. No sign shall bear or contain statements, words, or pictures in which the dominant theme appeals to the prurient interest in sex or is patently offensive because it affronts the contemporary community standard relating to the description or representation of sexual material, that is utterly without redeeming social value.
- K. Abandoned signs.
- L. Off-premise signs, except as specifically permitted within this section.
- M. Billboard signs, except as provided for in LMC 18A.50.635.

(Ord. 534 § 4, 2011; Ord. 264 § 1 (part), 2001.)

### **18A.50.625- Sign Permit Exemptions**

- A. Exemption from the sign permit requirements of this Chapter shall not be deemed to grant authorization for any sign constructed, erected or located in any manner in violation of the provisions of this Chapter or any other laws or Ordinances of the City or the State of Washington.
- B. A sign permit shall not be required for the following:
  1. Professional nameplates not exceeding two (2) square feet of sign area.
  2. Plaques, tablets, or inscriptions indicating the name of a building, date of erection, commemorative information, or historic designation provided it is:
    - a. non-illuminated; and
    - b. no more than two signs per site; and
    - c. a maximum twelve (12) square feet of sign area.
  3. Signs owned and/or required by the State, City, or public utility entities indicating or warning of danger, aids to safety, traffic control, or traffic direction signs.
  4. Tourist-related business signs associated with those highway tourist-related signs regulated by the Washington State Department of Transportation.
  5. City sponsored or co-sponsored signs, banners, decorations or displays subject to approval of the Community Development Director. These signs, banners, and displays may be located on or over public rights-of-way with approval of the sign placement by the City Engineer.
  6. Temporary signs for the purpose of announcing or promoting a City-sponsored or promoted community fair, festival, or event. Such decorations and signs may be displayed no more than fourteen (14) calendar days prior to and during the fair, festival, or event. All decorations and signs must be removed within five (5) calendar days following the end of the fair, festival or event. Temporary signs may be located on or over public rights-of-way with approval of the sign placement by the City Engineer.
  7. Public art including sculptures, wall paintings, murals, collages, and other design features that do not incorporate advertising or identification.
  8. "No soliciting," "no trespassing," tow-away zone," or indications of danger or warning signs less than four (4) square feet in sign face size.
  9. Maintenance of a legal sign in accordance with this section.
  10. Signs intended to notify the public of public meetings or hearings and official or legal notices required, issued, sponsored, or posted by any public agency or court.
  11. Incidental signs, provided for in LMC 18A.50.640

12. Religious symbols, when not included in a sign.
13. Decorative flags in commercial zones, on private property, within the confines of parking lots, landscape areas and on building frontages, which do not incorporate advertising, logos, or business identification; provided, that each individual flag does not exceed eighteen (18) square feet in sign area.
14. Identification signs installed on and pertaining to structures or improvements such as phone booths, charitable donation containers, and recycling boxes. Signs may not exceed ten (10) percent of the area of the structure's facade or surface elevation upon which they are installed.
15. Building addresses with numbers and letters which comply with the requirements of the Uniform Building Code and the Uniform Fire Code.
16. Signs located inside of a building, painted on a window, or hanging inside of a window, provided that window signs shall be limited to forty (40) percent of the window area.
17. Strings of incandescent lights where the lights do not flash or blink in any way and do not unreasonably impact adjacent properties or street with excessive illumination or glare.
18. Reasonable seasonal and holiday decorations within the appropriate season. Such displays shall be removed within ten (10) calendar days following the end of such season or holiday.
19. Non-illuminated signs not exceeding four (4) square feet of sign area placed on lawns or buildings or in windows and containing a noncommercial political, religious, or personal message (subject to LMC 18A.50.665).
20. Gravestones or other memorial displays associated with cemeteries and mausoleums.
21. Vehicle signs painted or adhered directly and permanently on the vehicle, such as vinyl letters and logos, adhered magnetically, or inside a vehicle window, subject to the requirements of LMC.18A.50.630, General Sign Standards.
22. Public transit buses and taxis bearing rental advertising, subject to the requirements of LMC.18A.50.630, General Sign Standards.
23. Public Service directional signs, subject to the requirements of LMC.18A.50.630
24. On-site directional signs that do not contain a business name or advertising.

(Ord. 534 § 5, 2011; Ord. 264 § 1 (part), 2001.)

### **18A.50.630- General Provisions**

The provisions of this section apply within all zone districts citywide and include rules for signs that may be approved to benefit the general public interest as well as general rules for the placement and maintenance of all signs.

- A. Public Service Directional Signs. Non-advertising and non-promotional directional or informational signs of a public or quasi-public nature, such as religious, educational, medical and emergency facilities, citizen recognition signs, neighborhood welcome signs, signs indicating scenic or historic points of interest may be erected or maintained by an official or civic body. Tourist related highway business signs are subject to WSDOT rules and are not included here as public service directional signs. Public service directional signs may be located in any zone with the approval of the Community Development Director if all of the following standards are met:
  1. The sign shall not exceed a nine (9) square foot sign face.
  2. Such signs shall be directional or informational in nature only (no advertising other than name of the use and location allowed).
  3. Signs are of a consistent size, color and style as established by the City.
  4. No more than four (4) such signs for each use or occupancy shall be approved.
  5. Such a sign shall meet all other applicable provisions of this section.
  6. These signs may be located within the public rights-of-way with approval of the sign placement by the City Engineer.
  7. Signs shall be located on arterial streets nearest the location unless otherwise approved by the Community Development Director.



- B. Maintenance of Signs. All signs, including signs heretofore installed, shall be maintained in a constant state of security, safety, and repair. Signs which are allowed to fall into a state of disrepair to the extent they are unsightly, broken, or hazardous may be declared a nuisance by the Community Development Director and abated pursuant to LMC 18A.02.460, Enforcement.
- C. No permanent sign shall be constructed, erected, or retained unless the sign and sign structure is constructed, erected, and maintained so as to be able to withstand the wind, seismic, and other regulations as specified in the Uniform Building Code or other applicable regulations.
- D. Fire Safety Obstructing Signs. No sign or sign structure shall be constructed in such a manner or at such a location that it will obstruct access to any fire escape or other means of ingress or egress from a building or any exit corridor, exit hallway, or exit doorway. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that will substantially limit access to the building in case of fire.
- E. Visibility. No sign or sign structure shall be placed or erected in any place or manner where by reason of its position it will obstruct the visibility of any vehicular, mobile, or pedestrian traffic or be hazardous to motorists' ingress and egress from parking areas.
- F. Illumination. Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare, reflection of light skyward, or onto private or public property in the surrounding area and so as not to unreasonably distract pedestrians and motorists. Illumination in excess of that which is reasonably necessary to make the sign visible from an adjacent street shall be prohibited.
- G. Placement.
1. A sign shall not be affixed to a tree, shrub, rock or other natural object.
  2. No unauthorized sign may be affixed to a utility pole, or other public structure.
  3. Signs shall not be mounted on any portion of the roof or extend above the roof line unless mounted on a parapet wall. Signs shall not extend above the top edge of the parapet wall.
  4. No sign shall project into a vehicular public way or be less than nine (9) feet above a pedestrian way.
  5. No sign together with any supporting framework shall extend to a height above the maximum building height allowed in a zone.
  6. Signs shall not cover architectural details such as, but not limited to, arches, sills, moldings, cornices, and transom windows.
  7. Signs shall not obstruct traffic signals. The issuance of a sign permit as regulated by this code shall not relieve the permit holder from fully complying with the State of Washington or any other law governing the obstruction of any authorized traffic sign, signal or device.
  8. Signs shall not obstruct vision clearance as determined by the City Engineer.
  9. Signs shall not be placed within the public right-of-way except as specifically allowed in this section. No person, organization, or agency shall place any signs, indicators, advertisements, stakes, posts or any other foreign object or objects within a public street or the right-of-way of any public street in the City of Lakewood without the express permission, in writing, of the City Engineer. Any such objects now upon the public rights-of-way are hereby declared illegal, except for those now in place with written permission of the City Engineer and except for mailboxes or newspaper delivery tubes placed on the public right-of-way, with the approval of the City Engineer.
  10. Unauthorized signs in the public right-of-way that the City Engineer determines to be located so as to present a hazard to the public health or safety may be immediately removed without prior notice.
  11. Signs in or on vehicles, as allowed in LMC 18A.50.625.B.21-22, shall be subject to the following requirements:
    - a. Graphics and letters identifying a business or its principal product, painted or adhered directly and permanently on the vehicle, such as vinyl letters and logos, adhered magnetically, placed

- inside a window, or otherwise securely mounted to a vehicle which is routinely operated in the normal course of business for delivery, pickup, or transportation.
  - b. Signs permanently adhered on rental vehicles, such as U-haul rental trucks, identifying the name of the rental company,
  - c. Private "for sale" signs placed in the windows of vehicles being sold by their owners, and
  - d. Signs depicting the price and model year of vehicles for sale at motor vehicle sales lots.
- H. Identification. Any sign constructed or erected after the effective date of this Chapter that identifies a business must contain within its text an identification of the business name in the English language in order to aid public safety and emergency responses in locating the advertised business.
- I. Transmission Lines - Clearance. Horizontal and vertical clearance of signs or sign structures from power and communication transmission lines shall not be less than twelve (12) feet.
- J. Flagpoles. No flagpole shall extend to a height above the maximum building height allowed in the zone. A flagpole greater than six (6) feet in height shall require a building permit. All flagpoles shall be set back eight (8) feet from all property lines. Flagpoles greater than twenty-five (25) feet in height shall be set back an additional foot for each foot in height above twenty-five (25) feet.
- K. Entrance and Exit Signs. Entrance and exit signs and/or other similarly worded directional signs, used for the purpose of controlling traffic, shall be limited to the following:
1. One (1) sign per entrance or exit.
  2. Sign height shall not exceed thirty (30) inches.
  3. Sign width shall not exceed sixteen (16) inches.
  4. The maximum area of a sign face shall be four (4) square feet.
  5. Advertisements shall not constitute more than twenty-five (25) percent of the total face area of the sign, and shall not distract the reader from the primary directional and traffic control function of the sign.
- L. Bus Shelter Signs. To support the provision of transit bus shelters in Lakewood, signs are permitted when provided in conjunction with the City-approved Pierce Transit Lakewood Bus Shelter Program, subject to the following requirements:
1. A bus shelter sign is an accessory sign that is structurally integrated into a bus shelter approved for design, construction, and location by Pierce Transit and the City of Lakewood.
    - a. The maximum sign area is forty-eight (48) square feet for the entire shelter structure.
    - b. Sign setback requirements are waived.
    - c. Sign separation requirements are waived.
    - d. Bus shelter signage is exclusive of signage limits of the lot on which it is located.
    - e. A sign permit for a bus shelter sign may be issued where a nonconforming freestanding sign exists on the lot.
  2. Signage shall only be permitted on shelters in accordance with the City-approved Pierce Transit Lakewood Bus Shelter Program.
- M. Address Number Signs. Address number signs shall be provided for all properties as required by LMC 15A.14.030.Z

(Ord. 536 § 1, 2011; Ord. 534 § 6, 2011; Ord. 483 § 28, 2008; Ord. 264 § 1 (part), 2001.)

## **18A.50.635- Billboards**

- A. The total number of billboard faces within the City of Lakewood shall not exceed the total number of billboard faces existing on the date of incorporation of the City.
- B. The demolition or removal of any billboard face reduces the number of allowable billboard faces by the number removed.

- C. In the event that the City of Lakewood annexes areas containing billboards after the date of incorporation, the total number of allowable billboard faces shall be increased by the number of faces existing in such areas on the effective date of annexation.
- D. Any billboard sign in existence on the date of incorporation, or on the effective date of annexation, shall be considered nonconforming.
- E. Removal or demolition of a billboard shall require the issuance of a demolition permit for the removal of the existing billboard. Billboard removal or demolition shall be completed within ninety (90) days of permit issuance.
- F. Billboards shall not be altered or modified, except as provided in subsections “G,” “H,” and “I” below.
- G. Ordinary and necessary maintenance and repairs that do not change the size, shape, orientation, height, or location of billboards shall not require a zoning certification, but may require a building permit. Billboard copy replacement may occur at any time and is exempt from the requirement for permits.
- H. Billboards that have any projections that extend more than three (3) feet out from the surface of the billboard face shall not be modified, except to remove or reduce such projections.
- I. Billboards that contain, include, or are illuminated by any flashing, intermittent, or moving lights shall not be altered or modified, except to remove or reduce such lights. Billboards shall not include lighting unless it is effectively shielded so that the light is directed to the billboard face and prevents beams or rays of light from being directed at any portion of the traveled ways of the highway or airways, or is of such low intensity or brilliance as not to cause glare or to impair the vision of the driver of any motor vehicle. Billboards found to have excessive illumination, at the sole discretion of the City, shall be modified in accordance with the City’s instructions.
- J. Amortization of billboards shall be fulfilled as required in LMC 18A.50.675., Nonconforming Signs.

(Ord. 264 § 1 (part), 2001.)

### **18A.50.640- Provisions for Signs that are Permanent or Continuous Displays**

A. Table 18A.50.640 presents the dimensional standards and permit requirements by zone district for signs that are permanently installed or otherwise permitted for display without time restriction.

Zone Districts	Sign Standards <sup>1</sup>					
	Sign Type	Number Allowed	Min. / Max. Sign Size	Maximum Total Area	Maximum Height	Permit Rqd?
<b>Residential (All R, R, and MF Zones)</b>						
Subdivision	Monument	1 per primary entrance	0 / 32 sf		7'	Y
Each residential lot	All	1 per street frontage	0 / 4 sf	4 sf	3' for picket	N
MF with more than 6 units	Monument	1 per primary entrance	0 / 32 sf		7'	Y
Schools, churches and other permitted non-residential	Monument	1 per primary entrance	0 / 32 sf		7'	Y
	Wall <sup>2</sup>	Number limited by Total Area	0 / 50 sf	5% of façade up to		Y

				50 sf		
<b>Commercial / Industrial</b>						
<b>All (excluding Freeway)</b>						
	Monument (by frontage)					Y
	50' or less	1	16 / 24 sf	24 sf	7'	Y
	More than 50'	Number limited by Total Area	24 / 40 sf	24 sf plus 0.17 for each frontage foot over 50 sf	7'	Y
	A monument sign shall be separated from any other monument sign on the same property by a minimum 200'					
	Pole (by frontage)					
	Less than 250'	None				
	250' to 500'	1 in trade for any 2 permitted Monument	24 / 40 sf		20'	Y
	Over 500'		24 / 48 sf		20'	Y
	Wall <sup>2</sup>		200 sf per sign or group	10% of facade		Y
	Window		40% of the window area on each wall.			N
	Sale / Lease	1 per street frontage	16 sf for ARC, TOC, NC; 32 sf for others		10'	Y
	Incidental	See Note #3 below				N
	Portable	See Subsection #C.4 below				N
<b>Freeway<sup>4</sup> ( Select TOC, C1, C2, IBP, I1)</b>						
	Pole/Monument-Surface Street frontage	Same as Non-Freeway Commercial / Industrial				Y
	Pole- Freeway Frontage	1 additional pole sign per freeway frontage. Min 60 linear ft of surface street frontage req'd.	60 sf min/ 200 sf max. Must be within 50' of freeway r.o.w.	1 sf per lineal foot arterial frontage (min. 60 linear ft of surface street frontage to qualify for freeway pole sign)	35' w/in 50' of freeway	Y
	Wall <sup>2</sup> , Window, Sale / Lease, Incidental,	Same as Non-Freeway Commercial / Industrial				

	Portable	
<b>Open Space, Public, and Institutional (OSR1, OSR2, P1)</b>	The Director shall review any request for signs in these districts and consider the type, size and location of the proposed signage in respect to the type and intensity of the use, and make a determination to approve, deny or modify the proposed sign(s) consistent with the intent of this chapter and the applicable zone district regulations.	

B. Notes for Figure 18A.50.640

1. The following abbreviations are used in the Table:

Min. / Max. = Minimum / Maximum; sf = square foot or feet; Y = Yes; N = No; Rqd.= Required; r.o.w. = right-of-way.

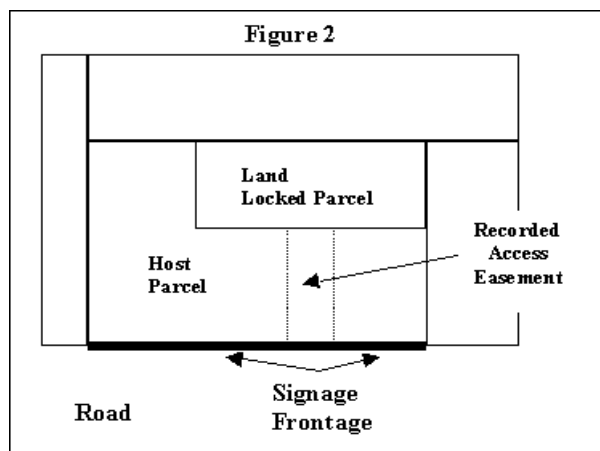
2. Wall sign includes Projecting, Canopy, Awning, and Marquee signs.

3. Incidental signs are defined in LMC 18A.50.680. Incidental signs shall not be readily visible or legible from a public right-of-way. Incidental signs shall not individually exceed two (2) square feet or, cumulatively, one-half of one (1/2 of 1) percent of the building facade; provided, said size limitation shall not apply to signs providing directions, warnings or information when, established, authorized, or maintained by a public agency.

4. Freeway Commercial / Industrial: TOC, C1, C2, IBP, NC2 and I1 zoning districts which abut I-5, SR 512, Tacoma Mall Boulevard, or the BNSF rail-road right-of-way in Tillicum .

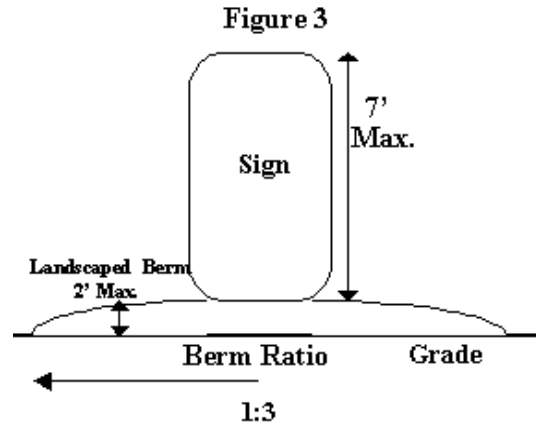
C. Additional requirements and explanations for specific Sign Types and situations:

1. Wall signs shall not project more that 18 (eighteen) inches from the façade of the supporting structure.
2. Projecting signs shall not extend more than 6 (six) feet from the attached building.
3. Freestanding signage for landlocked parcels.
  - a. For purposes of this section:
    - (1) A landlocked parcel is a parcel which does not have frontage on a public street and access to the parcel is provided through an adjacent parcel via a recorded access easement, or is a parcel that has less than 30 (thirty) feet on a public street and may or may not have access on that street.
    - (2) A host parcel is the parcel which provides the access to a landlocked parcel, via an easement.
  - b. A host parcel may share its allocation of freestanding signage with the landlocked parcel. The host parcel is under no obligation to grant the landlocked parcel use of its property for an easement or to grant part of its signage allotment.
  - c. Freestanding signage for the landlocked parcel shall be placed adjacent to the recorded access easement and shall only advertise those businesses located on the landlocked parcel and/or the host parcel.
  - d. In the case of landlocked parcels utilizing a host parcel for signage, the signage for the landlocked parcel shall not be considered to be off-premise signage.





4. Standards for Portable Signs Intended for Continuous Display: Any business may display one portable sign, either a freestanding sign such as an A-Frame or a T-Frame, or a banner, on a continuous basis under the terms of this subsection. Portable signs permitted under this subsection are in addition to any permanent or temporary signs otherwise permitted by this Chapter. No permit is required if the portable sign complies with the following standards:
  - a. The sign must be located on private property on which the business is located (with the permission of the property owner) and shall not be located within the public right-of-way. On-site portable signs that are not generally visible from the public right-of-way or property are not considered signs under this Chapter.
  - b. The sign shall not block critical sight distances for the adjacent roadway, or for vehicles entering or exiting the roadway to or from a lawfully established driveway.
  - c. The sign may not block any pedestrian way. A minimum of 48 (forty-eight) inches clearance shall be provided.
  - d. The sign shall not block or interfere with any vehicular circulation, maneuvering or parking areas.
  - e. The maximum size for an A-Frame or T-Frame sign displayed under this subsection shall be 36 (thirty-six) inches wide and 48 (forty-eight) inches high.
  - f. The maximum size of a banner allowed under this subsection shall be 40 (forty) square feet.
  - g. Banners shall be displayed against a building wall, and shall be maintained in good condition. Torn, faded, dirty, dingy, or shredded banners shall be removed immediately. Banners displayed on a continuous basis are in addition to the allotment of permanent wall signs for the business.
  - h. Freestanding portable signs shall be separated from each other by a minimum of 50 (fifty) feet.
  - i. Only one portable sign per business may be displayed on a permanent basis under the terms of this section. A business may display a freestanding portable sign (A-Frame/ T-Frame) or a banner, but not both, under the terms of this subsection. For the purposes of this subsection, separate business entities occupying one tenant space shall be considered a single business. Additional portable signs may only be displayed on a temporary basis subject to the provisions of Section 18A.50.665, *Signs for Temporary Display*.
  - j. Freestanding portable signs permitted under this section shall be displayed only during regular business hours when the business is open, and shall be removed during those times when the business is closed.
  - k. No balloons, streamers, stringer pennants, festoons, or other similar devices are permitted in conjunction with signs displayed under this subsection. Such devices may be allowed on a temporary basis as permitted under Section 18A.50.665, *Signs for Temporary Display*.
  - l. Preference shall be given to conventional, non-portable signs lawfully erected and intended for display on a permanent basis. Signs displayed under this subsection shall be subject to all applicable standards and provisions of this Chapter.
5. Landscaped berm and decorative block edged berm alternatives for a monument sign.
  - a. Landscaped berms or decorative block edged berms of 2 (two) feet or less in height shall not be included in the height calculations of a ground sign. Berms of more than 2 (two) feet in height shall be counted toward the sign height calculation. Landscaped berms shall have a slope ratio of not more than 1:3 height-to-width, from the center of the berm to be considered a landscaped berm.



6. Major Commercial or Employment Centers within the NC1, NC2, CBD, TOC, C1, C2, IBP, I1 and I2 zoning districts.

- a. A major commercial center or employment center is an integrated development with contiguous ownership larger than 10 (ten) acres in size. Contiguous properties under separate control, but which function as an integrated center and when combined are larger than 10 (ten) acres in size, may be considered a major center.
- b. Major commercial and employment centers may vary from the development standards of this section by obtaining approval of an Integrated Sign Plan for the center.
  - (1) The sign plan for the center shall be reviewed either separately or as part of the conditional use permit for the project.
  - (2) In approving the sign plan for the center, the Hearing Examiner shall make a finding that the sign plan is proportionate to the intensity of the major commercial or employment center and consistent with the intent of this code.

(Ord. 534 § 7, 2011; Ord. 264 § 1 (part), 2001.)

### 18A.50.665- Signs for Temporary Display

A. Signs for temporary display are allowed according to the standards and permit requirements of Table 18A.50.665 below. There are five (5) activity categories of temporary signs: Real Estate/Development, Political, Special Event, Private Sales and Temporary Use.

Temporary Sign Activity		Temporary Sign Standards				
		Number Allowed	Max Size per Sign (sf)	Max Height (feet)	Other Provisions	Permit?
Apply to all Zones						
<b>Real Estate / Development</b>						
	Construction	4	32		Permit expires with project completion; signs may be freestanding or attached to site fencing or walls; signs shall be on-premises only. Total area allowance is 128 sf per site.	Condition of Building Permit
	Subdivision & Condominium	4	16 for 8 or fewer lots / units; 32 for more than 8	7	Only one on-premise sign per street frontage; permit expires within 2 years of preliminary plat approval or sale of 75% of lots / units. No off-premise placement. Total area	Condition of Preliminary Plat

					allowance is 128 sf per site.	
	Residential Sale or Rent	1 per street frontage	4 for 'R'; 8 for 'MR/MF'; 12 for other zones	4 in 'R' zones; 7 in other zones	Display only while property is actively for sale, rent, or lease; No off-premise display except for Open House (below).	N
	Residential Open House (Off-Premise)	4	4	3	Allowed only for single-family dwellings for sale. Display shall be only on open house days.	N
<b>Political</b>						
			4 per sign or aggregated display		Signs placed in the public right-of-way shall not impede public circulation or create a hazard to circulation and shall not be located within a vision clearance area. Signs may be placed on fences, buildings, or other structures, in windows, or on pickets. Signs may be placed on private property only with the permission of the property owner or occupant. Display is limited to 60 days before and 10 days after an election.	N
<b>Special Events</b>						
	Grand Opening; business closing		Poster / banner: 32 A-frame, T-frame or picket: 6	A-frame, T-frame or picket signs: 4	One 30-day display period per new business or organization opening or business closing. Two Incidental signs / devices are also allowed. Total sign face area shall not exceed eighty (80) square feet.	Y
	City-sponsored Community Events	Signs, banners, or displays as approved by the Community Development Director.			Displays may be located on or over public rights-of-way with approval of the sign placement by the City Engineer	N
	Non-Profit Events	1 per arterial frontage (minimum 1)	Poster / banner: 32 A-frame, T-frame or picket signs: 6	A-frame, T-frame or picket signs: 4	Applicant must meet definition of Non-Profit Community Organization in LMC 18A.50.680 Definitions. Maximum of one 15-day event per calendar quarter. Total sign face area shall not exceed eighty (80) sf.	Y
<b>Private Sales (Garage / Estate)</b>						
	Residential Uses Only	1 on-premise; 4 off-premise	4 per sign face	3	Display only on days of sale and not to exceed 12 continuous days in any 90-day period. A-frame, T-frame or picket style freestanding sign only; signs shall be located within ½ mile of the sale site, except that (1) sign may be placed at the nearest arterial street; signs may be placed on private property only with the permission of the owner or occupant.	N

Temporary Use						
			50		Only issued in association with and as a condition of a Temporary Use permit; not issued if another temporary sign permit is active; on-premise only; total allowed area not exceed 50 square feet. (Also see LMC 18A.10.520)	Condition of Temporary Use Permit

B. Notes for Table 18A.50.665

1. Temporary use sign permits shall not be issued for detached or attached dwellings.
2. Failure to comply with the conditions in this Chapter and the issued permit shall result in immediate enforcement pursuant to LMC 18A.02.460, Enforcement. In addition, the subject applicant, business, and location shall be ineligible for a temporary sign permit for a period of one (1) year.
3. Attachments to a temporary sign, including lighting, shall be prohibited
4. Alteration of required landscaping in any manner shall be prohibited.
5. Up to two (2) of the following types of devices and displays may be permitted as accessory to one (1) or more temporary signs if such devices are included in the special event temporary sign permit:
  - a. Streamers.
  - b. Stringer pennants.
  - c. Strings of twirlers or propellers.
  - d. Balloons.

(Ord. 534 § 12, 2011; Ord. 317 § 10, 2003; Ord. 307 § 25, 2001; Ord. 264 § 1 (part), 2001.)

## 18A.50.675- Nonconforming Signs

- A. Any sign which does not conform to the sign standards within this chapter, for which a permit was issued by Pierce County prior to February 28, 1996, and which was constructed, erected, and maintained in compliance with applicable Pierce County regulations shall be regarded as a legal nonconforming sign; excluding those signs that are prohibited under LMC, 18A.50.620, Prohibited Signs.
- B. Nonconforming Sign Permits.
  1. A permit is required for each legal nonconforming sign within the city of Lakewood.
  2. The permit shall include the necessary information pertaining to the nonconforming status of the sign for administrative tracking, public notice, amortization (if applicable), and removal of the sign in accordance with this title.
  3. All property owners, lessors, or businesses with control of a nonconforming sign within the city shall obtain a nonconforming sign permit for each nonconforming sign within ninety (90) days of notification by the City of Lakewood.
  4. No fee shall be charged for required nonconforming sign permits which are obtained within ninety (90) days of notification by the City of Lakewood. Owners of signs who have not obtained the required permit prior to the stated deadline shall be assessed a permit fee for administration of the permit.
  5. Changes to nonconforming signs, as allowed pursuant to this title, shall be permitted by documenting the nature and extent of the change on a nonconforming sign permit.
- C. Any legal nonconforming sign which is structurally altered, relocated, or replaced shall immediately be brought into compliance with all of the provisions of this title, excluding the, repair, and/or restoration

of a sign to a safe condition. Normal maintenance shall be permitted on any part of a sign or sign structure without loss of nonconforming status. Sign face changes that do not result in an increase of the nonconformity shall be allowed, except as specifically prohibited in this chapter.

- D. All nonconforming signs not exempted by subsection E below shall be removed or modified to conform with current sign standards no later than December 31, 2006. A sign permit shall be obtained for any sign modifications necessary to bring signs into conformance. Pursuant to subsection C, all non-conforming signs required to be modified or replaced by this section shall be brought into full compliance with the provisions of this code.
- E. Signs for which permits were issued by Pierce County prior to February 28, 1996, if they are within 25 percent of the height and area requirements of the current sign standards as of the effective date of this Ordinance, shall be exempt from the provisions of subsection D above. In addition, any sign erected pursuant to a valid sign permit issued by the City of Lakewood at any time since incorporation of the City shall be exempt from the provisions of subsection D above. These exemptions shall not apply to any sign listed as a prohibited sign. If the removal of a non-conforming sign is subject to compensation by the City pursuant to RCW 47.42, the Highway Scenic Control/Scenic Vistas Act, an exemption may be provided for said sign at the discretion of the City Manager.
- F. In addition to the provisions of subsection D, all nonconforming signs not exempted by subsection E shall be removed or brought into conformance prior to December 31, 2006, under the following conditions:
  - 1. In conjunction with any administrative use permit, conditional use permit, variance, subdivision, change in use, or building permit application for an expansion or alteration (including new structures) on the property on which the sign is located, where the cost of the expansion, alteration, or new construction is greater than twenty-five (25) percent of the value of the existing structure(s) on the site. This calculation shall include cumulative value, adjusted for inflation, of all expansions, alterations, and new construction initiated since incorporation of the City.
  - 2. Within ninety (90) days of the demolition or destruction of any portion of a building containing the use to which a non-conforming sign is accessory, where the value of that portion of the building is greater than fifty (50) percent of the appraised value of the entire building
  - 3. Within ninety (90) days of damage of the sign by catastrophic events, such as earthquakes, floods and wind, vandalism, fire or other casualty such that the cost of repair and restoration of the sign, to the same or a more conforming design, exceeds fifty (50) percent of the cost of replacing the sign with a conforming sign. The Building Official may require that such sign be removed or repaired in less than ninety (90) days if the sign is deemed to be an immediate danger to the public.
  - 4. Upon notice by the City that the sign is in a state of disrepair, is unsafe, or may become a danger to the public, providing the costs of repair and restoration of the sign exceeds fifty (50) percent of the cost of replacing the sign with a conforming sign.
  - 5. Upon notice by the City that the sign constitutes a traffic hazard not created by the relocation of streets or highways or the result of acts by the City.
- G. Any signs not removed within the time limit specified in Section D above, or as otherwise ordered by the City shall be deemed a public nuisance, subject to the removal provisions of this chapter, and shall be removed by the City if the sign owner or property owner fails to do so after being so ordered by the Community Development Director. Costs, including administrative and indirect costs, of said removal shall be borne by the sign and/or property owner and may be recovered by the City, if necessary, by placing a lien on the property from which the sign has been removed.
- H. Amortization. To ease the economic impact of this code on businesses with legal nonconforming signs subject to removal under subsection D, this code has provided for a limited period of use for a nonconforming sign in its existing state. During this period, it is expected that the sign will be amortized on federal income taxes; however, whether it may be so amortized shall not affect the



application of this section. Similar treatment shall be accorded signs in new areas annexed to the City.

(Ord. 385 § 1, 2005; Ord. 317 § 11, 2003; Ord. 264 § 1 (part), 2001.)

## **18A.50.680- Sign Definitions**

For the purposes of this chapter, the following definitions shall apply:

- A. **ABANDONED SIGN.** Any sign that has been deserted and its effective use terminated, and which no longer fulfills the purpose for which it was constructed.
- B. **A-FRAME OR T-FRAME SIGN.** A temporary, portable, freestanding, and self-supporting sign which may be either single- or double-faced, forming an "A" shape, or on a pole attached to a flat base.
- C. **ALTERATION SIGN.** Any change in size, shape, position, location, construction, or supporting structure of a sign. A change in copy is not an alteration.
- D. **ANIMATED SIGN.** A sign which has any visible moving part, flashing or oscillating lights, visible mechanical movement of any description, or other apparent visible movement achieved by any means. Animated signs include, but are not limited to, changing or moving pictures, drawings, and designs regardless of the means and mechanisms of the animation; and message display changes at intervals of five seconds or less.
- E. **AWNING SIGN.** Any sign painted on, attached to, or supported by an awning.
- F. **BALLOON.** A decorative inflatable device with a diameter of less than eighteen (18) inches, generally composed of a thin layer of latex or mylar. The tether of a balloon is less than twelve (12) feet in length (see "blimp").
- G. **BANNER SIGN.** A typically rectangular or square shaped sign, of cloth or other similar material, bearing a commercial message, motto, or slogan. A banner may have a message and/or display a commercial graphic or symbol. It can vary in size, color, and design.
- H. **BILLBOARD SIGN.** A sign that contains a message or directs attention to a business, profession, product, activity, or service that is not related to a use or activity conducted or offered on the premises or at the location where the sign is located, excluding road directional signs, and which is generally available by means of rental or lease to persons other than the owner of the sign. A billboard sign includes the sign face(s) that contains the message or direction noted above, as well as the pole or other structure upon which the sign face is attached.
- I. **BILLBOARD SIGN FACE.** That portion of a billboard, exclusive of its structural support, on which changeable advertising copy is displayed either by affixing pre-printed poster panels or by painted copy.
- J. **BLIMP.** An advertising or decorative device with a diameter or combined diameter of eighteen (18) inches or larger that is inflated by some means and is used to attract attention, advertise, promote, market or display goods and/or services. These devices include large single displays or displays of smaller balloons connected in some fashion to create a larger display. A balloon with a tether longer than twelve (12) feet is considered a blimp.
- K. **BUSINESS SIGN.** A sign that directs attention to a business, commodity, goods, service or entertainment conducted, sold or offered on the premises.
- L. **CANOPY SIGN.** A sign attached to the underside of a canopy.
- M. **CONSTRUCTION SIGN.** A temporary sign placed in advance of occupancy of a building or structure indicating the name of the building or structure, the architects, the contractors and other information regarding the building or structure.
- N. **DIRECTIONAL OR INFORMATIONAL SIGN.** A sign designated to guide or direct pedestrians or vehicles.
- O. **EMITTING SIGN.** A sign which emits sound, odor, or visible matter such as smoke or steam.
- P. **FLAG.** An individual piece of cloth or other similar material, varying in size, shape, color, and design, affixed to a staff or pole. A flag is used as a symbol of a nation, state, city, or organization; or it may be merely decorative. A "pennant" is a shape of flag, however one (1) "string pennant" is not a flag.

- Q. FLASHING SIGN. Any illuminated sign on which the artificial light is not maintained in a stationary status and/or remain constant in intensity and color at all times when such sign is in use.
- R. FLASHING SIGN. An illuminated sign may utilize action or motion, or light or color.
- S. FREESTANDING SIGN. A sign that is self-supported on a structure used exclusively or primarily for the support of the sign or for a group of signs, being detached from any building or structure.
- T. GATE OR ENTRANCE SIGN. A sign attached or adjacent to an entranceway of a residential site or subdivision, which identifies the site or subdivision.
- U. GRAND OPENING. The celebration or promotional period beginning on or shortly after the date when a new, permanent business or use is first opened for business in a permanent, fixed building. A grand opening must occur at or near the beginning of a business operation and can only occur once during the lifetime of the operation. For the purposes of this definition, Grand Re-Opening, Under New Ownership, Under New Management, or similar type events shall be allowed for the following: a change of business location; construction of a new business structure; major remodeling or expansion valued at \$50,000 or more; change of ownership; change of general management; or change of name, provided that such event is for a permanent business in a permanent, fixed building and occurs on or about the date of the above changes in business.
- V. IDENTIFICATION SIGN. A sign used only for the purpose of identifying the occupancy of a building, structure or property.
- W. INFLATABLES. A decorative device with a diameter or combined diameter of 18 inches or larger that is inflated by some means and is used to attract and/or promote attention to a site or service. These devices include large single displays or displays of smaller balloons connected in some fashion to create a larger display. Blimps are not considered inflatables.
- X. ILLUMINATED SIGN. A sign designed to give forth artificial light or reflect such light from an artificial source.
- Y. INCIDENTAL SIGN. Signs, emblems, and decals attached to a primary building which are designed to provide general building and limited non-advertising business information and may include but are not limited to signs designating restrooms, hours of operation, acceptable credit cards, property ownership or management, and phone booths. Incidental signs shall not be readily visible or legible from a public right-of-way. Incidental signs shall not individually exceed two (2) square feet or, cumulatively, one-half of one (1/2 to 1) percent of the building facade; provided, said size limitation shall not apply to signs providing directions, warnings or information when, established, authorized, or maintained by a public agency.
- Z. INDIRECTLY ILLUMINATED SIGN. An illuminated nonflashing sign whose illumination is derived entirely from an external artificial source and which is arranged so that no direct rays of light are projected from such source into residences or the street.
- AA. Integrated Sign Plan. A special sign entitlement available to Major Commercial or Employment Centers as defined in this Code. An integrated sign plan is subject to review and approval by the Hearing Examiner using the procedures provided for conditional use permits.
- BB. MARQUEE SIGN. Any sign painted on, attached to, or supported by a marquee.
- CC. MOBILE READERBOARD SIGN. Any sign which is manifestly designed to be transported, including by trailer or on its own wheels, even though the wheels of such sign may be removed and the remaining chassis or support constructed without wheels is converted to an "A" or "T" frame sign, or attached temporarily or permanently to the ground since this characteristic is based on the design of such a sign. It is characteristic of such a mobile readerboard that the space provided for advertising matter consists of a changeable copy sign.
- DD. MONUMENT SIGN. A freestanding sign which is affixed in or upon the ground with no air space between the ground and the sign face.
- EE. NONCONFORMING SIGN. Any sign legally established prior to the effective date of this title or subsequent amendments thereto, which is not in full compliance with the regulations of this title.
- FF. NON-PROFIT COMMUNITY ORGANIZATION. Any organization that qualifies as a non-profit entity under the provisions of section 501(c)(3) of the IRS federal tax code, including but limited to children's clubs, religious institutions, fraternal organizations, public schools, and governmental organizations.
- GG. OFF-PREMISE SIGN. A sign that contains a message or directs attention to a business, profession, product, activity, or service that is not directly related to a use or activity conducted or offered on the premise or at the location where the sign is located, excluding road directional signs.

- HH. ON-PREMISE SIGN. A sign identifying a business, product, service or activity conducted or sold on the same premises as that on which the sign is located.
  - II. PAINTED SIGN. A sign which is painted on any office, wall, window, fence or structure of any kind.
  - JJ. POLE SIGN. A freestanding sign where the sign face is elevated above the site grade by structural supports, and includes the supports.
  - KK. POLITICAL SIGN. A sign advertising a candidate for political office or a measure scheduled for election.
  - LL. PORTABLE SIGN. A sign that is not permanently affixed to the ground or to a building or structure and which may be easily moved.
  - MM. PROJECTING SIGN. A two-faced wall sign affixed to the exterior wall of a building or structure with the exposed faces perpendicular to the plane of such wall.
  - NN. READERBOARD OR CHANGEABLE MESSAGE SIGN. A sign or part of a sign on which the letters are readily replaceable such that the copy can be changed.
  - OO. ROOF SIGN. A sign or sign structure erected upon, against or directly above a roof or above the vertical parapet wall of a building, including a sign affixed to any structure erected upon a roof.
  - PP. SIGN. Any structure, device, letter, figure, character, poster, picture, logo, trademark or reading matter which is used or designed to announce, declare, demonstrate, display or otherwise identify or advertise, or attract the attention of the public. Including, but not limited to every device, frame, letter, figure, character, mark, plane, point, design, picture, logo, stroke, stripe, trademark, plane, point, design, picture, logo, stroke, stripe, trademark, or reading matter, which is used or intended to be used to attract attention or convey information when the same is placed visible from a public right-of-way or public property; and shall include all parts, portions, units, and materials composing the same, together with the frame, background, and supports or anchoring thereof.
  - QQ. SIGN AREA. The total area of all sign faces expressed in square feet.
  - RR. SIGN FACE. The total area of one sign face expressed in square feet. Area is measured from the outside perimeter, including backup, molding, framing, but excluding structural supports, architectural details, decorative scrollwork, etc. The area of a group of individual mounted letters or figures shall be the area of the smallest single geometric form necessary to enclose the entire group of letters or figures.
  - SS. SIGN HEIGHT. The distance from ground level to the highest point on the sign structure.
  - TT. SPECIAL USE SIGN. A sign intended to be displayed for a limited time and which is not permanently mounted, that advertises political issues or candidates, private sales, residential sale/rent/lease, commercial and industrial sale/rent/lease, or is a short term contractor's sign.
  - UU. STRING PENNANT. A series of shapes, signs, streamers, or other similar devices made of fabric, plastic or other material which are connected together or attached to a cord to create a rope-like device that is typically displayed between poles or buildings. String pennants may contain advertising or be decorative. String pennants can vary in size, color, or design.
  - VV. SUBDIVISION SIGN. A sign erected and maintained within the boundaries of a recorded subdivision and indicating the name of the subdivision, the name of the contractor or subdivider and the name of the owner or agent, and giving information regarding directions, price or terms.
  - WW. TEMPORARY SIGN. A sign intended to be displayed for a limited time and which is not permanently mounted, that advertises non-profit community or civic events, special events, temporary uses, a subdivision, or is an interim sign for a business
  - XX. VEHICLE SIGN. The use of a vehicle as a sign, any sign which is attached to or placed on a parked vehicle or trailer which is principally used for advertising purposes rather than transportation, any advertising or advertising space for which the owners or operator of the vehicle receives any compensation, except public transit buses bearing rental advertising.
  - YY. VISUALLY PROJECTED SIGN. A sign which is projected, by whatever means, onto a surface or into the air.
  - ZZ. WALL SIGN. Any sign painted on or attached directly to or erected against and supported by a building wall, or facade, with the exposed face of the sign in a plane parallel to the portion of the structure to which it is attached.
- (Ord. 534 § 13, 2011; Ord. 277 § 1(part), 2002; Ord. 264 § 1 (part), 2001.)

