

Commissioners

Kelly Cochran, Chair
Jeff Craig, Co-Chair
Karen Wilson
Chris Rule
Erika Bartholomew
Jennifer McKinney
Dan Swanson



**City of Orting
Planning Commission Agenda**

Monday, November 7th, 2022
7:00pm
City Hall Council Chambers

If joining virtually:

Phone Dial-in - Charges may apply
+1.253.215.8782

To join the meeting on a computer or mobile phone:

<https://us06web.zoom.us/j/87212077776?pwd=L3RBSjR2ZlpHd1V3cE1lbVg1R2ROZz09>

Meeting ID: 872 1207 7776
Password: 407933

A. CALL MEETING TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

The public may attend this meeting virtually via the platform Zoom by clicking the link above or by telephone, or in person at City Hall.

1. Is there a motion to excuse Commissioner(s) from this meeting?

B. AGENDA APPROVAL

1. Does the agenda require an addition or removal of a topic?

C. PUBLIC COMMENTS

Comments may be sent to the Planning Commission Acting Secretary Kimberly Agfalvi at clerk@cityoforting.org by 1:00pm on the day of the meeting and will be read into the record at the meeting. In the case of a question, the chair will refer the matter to the appropriate administrative staff member. Comments that come in after the deadline will be read into the record at the next Planning Commission meeting.

D. APPROVAL OF MINUTES

1. Are the minutes of October 3rd, 2022 meeting correct and accurate?

E. ARCHITECTURAL DESIGN REVIEW

1. ADR 2022-10 – Legendary Doughnuts – Chris Moore, Carbon River Builders

F. NEW BUSINESS

1. Sign Code Amendments – City Planner Carmen Smith

G. OLD BUSINESS

1. Dumpsters.
2. Sign Code Violations.

H. GOOD OF THE ORDER

1. Planned Absences.
2. Report on Council Meetings.
3. Agenda setting.

I. ADJOURN

NEXT PLANNING COMMISSION MEETING: Monday, December 5th, 2022

City of Orting
PLANNING COMMISSION MINUTES
October 3rd, 2022

Chair Kelly Cochran called the meeting to order at 7:00pm. Roll call found Commissioners, Jeff Craig, Karen Wilson, Chris Rule, Erika Bartholomew, and Dan Swanson in attendance. A quorum was present.

Commissioner McKinney was absent from the meeting.

ATTENDANCE:

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| City | Planning Commission Secretary Danielle Charchenko and City Administrator Scott Larson |
| Professional Representatives | City Planner Carmen Smith |
| Guests (including Virtual Log-in) | None. |

AGENDA APPROVAL:

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| Agenda Approval | Co-Chair Craig moved to adopt the agenda with addition of Tahoma Village & Belfair Street – Sidewalk as item G3. Commissioner Rule seconded the motion and it carried. |
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AUDIENCE PARTICIPATION: None.

MINUTES:

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| Approval of Minutes for September 8 th , 2022 | Co-Chair Craig moved to approve the September 8 th , 2022 minutes with the following corrections: <ul style="list-style-type: none">• At top of page 2 - 1st sentence, addition of "and left the chambers".• Change (") inches to (') feet on page 2 & 3. Commissioner Wilson seconded the motion and it carried. |
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ARCHITECTURAL DESIGN REVIEW: None.

NEW BUSINESS:

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| Sign Code Amendments | City Planner Carmen Smith introduced herself and stated she would be briefing on sign code amendments as staff has identified a few areas for potential amendments. She stated that she will be discussing the OMC 13-7-9 table, which outlines sign regulations and that currently this table is based on right-of-way frontage for the signs to include how many signs are allowed, the height of signs, and total aggregate sign allocation. She stated that currently different types of signs are not treated differently or broken out in the code. City Planner Carmen Smith provided examples with pictures of freestanding and façade signs of local businesses. The first example shown was of the Shell gas station having a large freestanding gas sign and a very small façade sign. She stated the large gas station sign consumes so much of the aggregate signage allowed that the business is only then allowed a very small façade sign. She also mentioned that with this particular case, the current owner has no room to add another sign due to the large freestanding sign. The second example provided was a picture of the Safeway complex |
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and gas station. City Planner Carmen Smith stated Safeway has many signs; two free standing signs, one façade sign on the store building, and one façade sign on the gas station building. She stated that this property is being allocated more signage due to the size of the store frontage. She then briefed the items for discussion; distinguishing between different types of signs (i.e. façade and freestanding) for size regulations, sizing based on right-of-way frontage (freestanding) and square footage of building façade (façade sign), and also stated that the proposed amendments would establish a maximum size regardless of right-of-way frontage and building façade. She also gave examples of sign codes from other cities to show that sizing signs based on the type of sign is a common approach. She stated the main point of this discussion is to see if the City can establish separate sign sizing for different types of signs instead of having one aggregate sign allowance. She then suggested amending table 13-7-9 to split the column "total aggregate limit of all signs" into two separate columns, one with a maximum size for freestanding signs and one with a maximum size for façade signs.

The Planning Commission discussion followed.

Chair Cochran addressed the conflict between OMC 13-7-9 B(1) and 13-7-4 J(1).
OMC 13-7-9 B(1): "The maximum sign area permitted is one hundred sixty (160) square feet for the total of all faces, and no one face shall exceed eighty (80) square feet."
OMC 13-7-4 J(1): "Sign area for freestanding signs shall be calculated by determining the total surface area of the sign as viewed from any single vantage point." Chair Cochran stated OMC 13-7-4 J(1) implies someone could use 160sqft on both sides, because it states specifically the view from "any single vantage point".

Chair Cochran also addressed the term "frontage" and how it applies to buildings that are facing a parking lot and not a street. Stating the City needs to determine the correct language to make this code clearer.

Chair Cochran also requested that a definition for "parapet" be added to the code.

Carmen Smith briefed she would draft the following for the next Planning Commission meeting, in November: language for splitting the two types of signs (freestanding and façade), looking at how to reconcile the conflict between OMC 13-7-9 B(1) and OMC 13-7-4 J(1), determining how to address businesses that are not fronting an actual street, adding a definition for "parapet sign", and overall cleaning up the labeling of signs to be used consistently throughout the code.

OLD BUSINESS:

Dumpster Code Violations

Planning Commission Secretary Danielle Charchenko gave a status update on the residents and businesses that the City has reached out to for dumpster code violations.

Signage Code Violations

City Administer Scott Larson stated the Shell station's signage will be addressed once the sign code amendments have been finalized. Co-Chair Craig stated he was updated on the status of Glacier Storage and it is estimated to be complete by the end of October. Commissioner Swanson addressed the three new temporary banners on the L&M Firehouse building.

Tahoma Village & Belfair Street - Sidewalk

Chair Cochran stated she received an email from Sam Colorossi with pictures of a concerning ledge to a sidewalk. Chair Cochran stated her concern is the depth of the drop off and the safety of the children. The location of the concern is also one of Orting's school bus stops. Chair Cochran addressed that the Commission is past the point of action since the plans have already been approved, but now is the Commission's chance to go on record as a body to state their thoughts on this potential issue. Chair Cochran stated the Commission agrees there should be some type of

safety feature along the sidewalk. Chair Cochran gave examples of other developments in town who use entry signs and fencing to act as a safety feature for attractive nuisances. Co-Chair Craig asked if we can determine where the easement and property responsibility ends. Commissioner Wilson then asked if the City can be liable if someone does fall off the ledge. City Administer Scott Larson stated if DR Horton doesn't meet the code requirements they would be held liable, but the City's understanding is that what is built does meet the code. Chair Cochran reiterated the point of bringing up this topic was to see if the Commission wanted to go on record as not being happy with the finished portion of the aforementioned sidewalk and being concerned with the safety of the school children.

GOOD OF THE ORDER:

Planned Absences

None.

Report on Council Meetings

City Administrator Scott Larson gave a brief report on the budget retreat and stated that City Council is continuing to move through the process. He stated Red Hat Days happened over the previous weekend and the City set up a booth to engage with the public for the Main Parks Master Plan. He stated last year the Parks, Trails, and Open Space plan was approved and the purpose was to identify what the community wants to see throughout the parks. The Main Parks Master Plan purpose is to take the community input and see how it can fit within the main park. He stated the Main Parks Master Plan puts the City in a position to ask State Legislature and the Recreation Conservation Office (RCO) for grant funds to invest in the parks. City Administrator Scott Larson also briefed on the approval of adopting the Pierce County Solid & Hazardous Waste Management Plan.

Agenda Setting

The Planning Commission will have a Public Hearing on the Comprehensive Plan Amendments (2 pieces) at the November meeting.
The Planning Commission will review the Sign Code Amendment ordinance.
The Planning Commission requested to leave dumpsters and sign code violations under Old Business.

ADJOURNMENT:

Meeting Adjournment

Co-Chair Craig moved to adjourn the meeting at 8:29pm. Commissioner Rule seconded the motion and it carried.

ATTEST:

Kelly Cochran, Commission Chair

Danielle Charchenko, Planning Commission Secretary

City of Orting Staff Report Planning Commission

Legendary Doughnuts
ADR 2022-10 Replace Windows

APPLICANT / OWNER

Legendary Donuts, Owner
Chris Moore, Carbon River Builders

LOCATION OF PROPOSAL

212 Washington Ave S

DESCRIPTION OF PROPOSAL: Replace existing windows previously removed and covered with new vinyl windows on back of building with same window wrap detail as front of building, which was previously approved. New windows to match existing window at back of building.

STAFF REPORT:

The property is located in the “Mixed Use – Town Center” (MUTC) zone. The proposed use of this property is subject to the conditions of OMC 13-6-7 “Architectural Design Review”.

- The applicant submitted an Architectural Design Review application and pictures of existing windows and proposed new windows: See attached
- The proposed windows are consistent with existing windows on the rear of the building.
- The proposed window trim detail on the two new windows matches the front window detail with a 5/4 x 4 sill and trimmer trim, and a header trim 1” longer on both sides of the window.


STAFF RECOMMENDATION: Staff recommend approval of the signage as presented.

PREPARED BY: Scott Larson

****PLANNING COMMISSION DECISION – November 7, 2022****

Kelly Cochran, Planning Commission Chair

Scott Larson, City Administrator

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| City of Orting Department of Planning & Community Development ARCHITECTURAL DESIGN REVIEW APPLICATION FORM | | File No. _____ App. Type _____ Fee Paid \$ _____ Date Rec'd _____ |
| Name of Project/Development: <u>Legendary Doughnuts Windows</u> | | |
| APPLICANT/CONTACT PERSON | | |
| Name: <u>Chris Moore - Carbon River Builders</u> | | |
| Address: <u>214 Washington Ave S</u> | | |
| City: <u>Orting</u> | State: <u>Wa</u> Zip: <u>98360</u> | Phone: <u>253-377-0888</u> |
| DESCRIPTION OF PROPOSED ACTION | | |
| Replace existing windows previously removed and covered with new vinyl windows on back of building with same window wrap detail as front of building, which was previously approved. New windows to match existing window at back of building. | | |
| PROPERTY DESCRIPTION | | |
| Location of subject property: <u>212 Washington Ave S; Orting Wa 98360</u> | | |
| Legal Description (attach additional pages as required): | | |
| Tax Parcel No. <u>6565000061</u> <u>1/4</u> Sec. <u>34</u> Sec. <u>29</u> Twn. <u>19</u> R. <u>05</u> | | |
| Size (ac./sq. ft.) <u>3130</u> | Comp. Plan designation | Zone <u>MUTC</u> |
| Current Use <u>Doughnut shop</u> | | |
| AUTHORIZATION TO FILE: SIGNATURE OF ALL PERSONS WITH AN INTEREST IN THE PROPERTY | | |
| Name <u>Chris Moore - Agent</u> | Name | |
| Signature  | Signature | |
| Tax No or Lot & Subdivision | Tax No or Lot & Subdivision | |
| <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Contract Purchase <input type="checkbox"/> Option Purchaser* Option Expiration Date _____ *Owners signature also required | <input type="checkbox"/> Owner <input type="checkbox"/> Contract Purchase <input type="checkbox"/> Option Purchaser* Option Expiration Date _____ *Owners signature also required | |
| CERTIFICATION | | |
| I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization. | | |
| Signature:  | | Date: |



Previously approved window detail



Existing condition, existing window seen under awning



Existing condition, existing window seen under awning



Proposed new window detail. Windows to match existing rear windows window trim detail to match previously approved front window detail



Planning Commission Staff Report

Project Name: Sign Code Amendments
Date of Staff Report: November 2, 2022
Date of Meeting: November 7, 2022
City Staff Contact: Carmen Smith
Contract City Planner

Findings of Fact

Orting Municipal Code 13-7 establishes regulations governing the installation, alteration, relocation, maintenance, use, and removal of signs in the City in a manner that recognizes the importance of signage for the economic well-being of businesses within the City while promoting a quality visual environment and protecting our views and vistas. These regulations are further intended to balance the need to protect the public safety and welfare, the need for a well-maintained and attractive community, the need for adequate identification, communication, and advertising, and to protect free expression.

Orting Municipal Code 13-7-9 outlines the regulations for number, height, size, and type for all signs in the City. The number of signs permitted, type of signs permitted, total aggregate limit of all signs, and the maximum height of signs are determined by the frontage (in feet) on a public right of way. Currently, there are not different regulations for different types of signs.

Proposed Amendments

In an effort to create a cohesive aesthetic for signs in the City, provide opportunity for adequate identification and advertising, and to create consistency in the sign code, staff proposes the following amendments to the sign code:

Sign Area for Permanent Signs

The proposal is to amend the sign code to create a separate maximum sign area for wall signs and a separate maximum sign area for freestanding signs, opposed to the current approach to sign area, which provides a total aggregate limit for all signs. This includes the addition of a general provision that for the purpose of determining sign area, parapet, canopy, and under canopy signs are considered wall signs. Additionally, 13-7-9(A) is amended to include a setback from all property lines for freestanding signs.

Frontage

The number of signs permitted, type of signs permitted, sign area, and maximum sign height are determined by the frontage (in feet) on a public right of way. Planning Commission identified a need for the sign code to identify how right of way frontage is to be determined for buildings that do not front on a street. The proposal is to add a general provision that states that for buildings who do not front on a street, frontage is determined by the length (in feet) of the building which contains the primary entrance to the uses within the building. Similarly, if a building fronts on more than one right of way, the

proposal is to use the right of way which the primary entrance of the building faces will be used to determine frontage.

Sandwich Board Signs

Outreach with local business owners revealed the review and approval process for sandwich boards can be onerous. In response, the proposal is to remove the requirement for architectural design review for sandwich boards, but to add a provision requiring that sandwich boards adhere to the City's color palette.

Definitions

Staff and Planning Commission both found a need to review OMC 13-7-2 'Definitions' to ensure all sign types are defined and that definitions are clear to all users of the code. The proposal is to amend the sign code to provide new and revised definitions for terms defined, as well as remove terms to provide greater clarity.

Limitations on Permanent Signs

The proposal includes housekeeping edits to 13-7-9(A) to provide consistency with the rest of OMC 13-7.

13-7-2: DEFINITIONS:

The following definitions shall apply to this Chapter:

ABANDONED SIGN: A sign that no longer correctly identifies, exhorts, or advertises any person, business, lessor, owner, product, or activity conducted or available on the premises where such sign is located and which has not been changed or removed within one hundred eighty (180) days of a tenancy change; or an on-premises sign which is damaged, in disrepair, or vandalized and not repaired within sixty (60) days of the damaging event.

ANIMATED SIGN: Any permanent sign that flashes or simulates motion with an electronic or manufactured source of supply or contains wind actuated motion (excluding flags or banners). Animated signs may include a sign that meets the definition for revolving signs, or changing message centers.

BANNER SIGN: A permanent temporary sign constructed of a rectangular shape of fabric or other suitable material which is attached or suspended at two (2) ends or continuously across the long side. Attachment or suspension may be from buildings and/or poles. Flags, insignias, canopy signs, and posters are not considered "banner signs".

BILLBOARD SIGN: A large permanent sign which directs attention to a business, profession, product, activity, or service which is not conducted, sold, or offered on the premises where the sign is located. The approximate size of the billboard faces ranges from twelve to fourteen feet (12' to 14') in height and twenty four to forty eight feet (24' to 48') in width.

CANOPY SIGN: Any permanent sign that is part of or attached to a canopy, or a non-rigid, retractable or non-retractable, protective covering located at the entrance to a structure. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area. Canopy signs must comply with the architectural design review process stated in 13-6-7 of this code.

CENTER, SHOPPING. A multi-tenant building with one or more stories used for retail and service uses with a shared building and/or parking area.

CHANGING MESSAGE SIGN: An exterior, electrically controlled permanent sign that displays different copy changes on the same lamp bank which change at intervals of thirty (30) seconds or greater. This includes electronic reader boards.

COPY: The linguistic or graphic content of a sign.

DIRECTIONAL SIGN: A permanent non-commercial sign used to direct pedestrian or vehicular traffic to a facility, service, or business.

DISPLAY CASE: A permanent, freestanding sign with changeable copy.

ELECTRICAL SIGN: A permanent sign or sign structure in which electrical wiring, connections, and/or fixtures are used as part of the sign proper.

EXTERNAL ILLUMINATED SIGN: A permanent sign illuminated by an external light source.

FAÇADE: The entire building front, or street wall face, including grade to the top of the parapet or eaves, and the entire width of the building elevation.

FESTOON (GARLAND): A temporary strip or string of lights or other decorations.

FLAG. A temporary sign composed of a fabric sheet of square, rectangular or triangular shape which is mounted on a pole, cable or rope at one (1) end, including by way of example and not limitation, feather flags, bow flags, flutter and such similar flags.

FLASHING SIGN: An electrical permanent sign or a portion thereof which changes light intensity in a sudden transitory burst, or which switches on and off in a constant pattern in which more than one-third of the non-constant light source is off at any one time.

FLOATING SIGN: A permanent sign that is air or gas filled that floats or has movement in the air.

FLUTTER SIGN: A sign made of cloth, plastic or similar material affixed to a pole that is located outdoors. Flutter or flutter signs are "temporary signs," securely anchored for safety but not permanently anchored to a structure, or weighted base. This type of sign is prohibited.

FREESTANDING SIGN: A permanent sign, not attached to any building or structure, which is securely and permanently attached to the ground or a built-up landscaped area. The height of a freestanding sign shall be measured from the crown of the road adjacent to the location of the sign or from the ground at the base of the sign supports to the top of the sign, whichever is higher in elevation. **Freestanding signs must comply with the architectural design review process stated in 13-6-7 of this code.**

FRONTAGE: The measurement, in linear feet, of the length of the property line for a single-tenant building or length of leased building frontage for multitenant buildings or multi building complexes **that abuts a public or private street right-of-way. If the building abuts a public or private right of way on more than one side, the right of way which the primary entrance of the building faces will be used to determine frontage.**

GRADE: The relative existing ground level in the immediate vicinity of the sign.

GOVERNMENT FLAG. Any flag or badge or insignia of the United States, State of Washington, Pierce County, or City of Orting.

INCIDENTAL SIGN: A permanent sign, generally informational, that has a purpose secondary to the use of the property on which it is located, and which is used to do one or more of the following:

- A. Direct traffic flow, vehicular or pedestrian, i.e., "one-way", "crosswalk", "do not enter", etc.
- B. Clearly indicates location of ingress and egress points, i.e., "entrance", "exit";
- C. Direct certain activities to certain areas, i.e., "parking", "no parking", "waiting", "loading", etc.; or
- D. Provide other similar incidental information, i.e., "no trespassing", "no hunting", "phone", "ATM", "no dumping", "no loitering".

INTERNAL ILLUMINATED SIGN: A permanent sign with an internal light source shining through the face of the sign. Exposed neon signs are internally illuminated.

~~**MONUMENT SIGN:** A permanent freestanding sign, not attached to any building or structure, having the appearance of a solid base of landscape construction materials such as brick, stucco, stonework, textured wood, tile, or textured concrete that are harmonious with the materials of the primary structure on the subject property.~~

OFF-PREMISES SIGN: A sign relating, through its message and content, to a business activity, use, product or service not available on the premises upon which the sign is erected.

ON-PREMISES SIGN: A sign which carries a message and content incidental to a lawful use of the premises on which it is located, including signs indicating the business transacted, services rendered, goods sold or produced on the premises, name of the person, firm or corporation occupying the premises.

PERMANENT SIGN. Any sign which is intended to be lasting and is constructed from an enduring material such as masonry and metal which remains unchanged in position, character, and condition (beyond normal wear), and is permanently affixed to the ground, wall or building, provided the sign is listed as a permanent sign in the ordinance.

PORTABLE SIGN: A temporary sign made of any material, including paper, cardboard, wood or metal, which is capable of being moved easily and is not permanently affixed to the ground, structure or building. This also includes sidewalk or sandwich board signs.

PROJECTING SIGN: A permanent wall sign that is attached to the perpendicularly to the façade of the building. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of

determining sign area. Projecting signs must comply with the architectural design review process stated in 13-6-7 of this code.

READER BOARD: A permanent sign face designed to allow copy changes either by manual or electronic means in which the message is static and can only be changed physically by the owner and/or operator.

REAL ESTATE SIGN: Any temporary or permanent sign, which is used to offer property for sale, lease, or rent.

RESIDENTIAL DEVELOPMENT SIGN: A permanent sign which identifies a residential development upon which the sign is located.

RETAIL OR MIXED USE CENTER: A shopping center or other mixed use property having four or more tenants.

REVOLVING SIGN: Any permanent sign that rotates or turns in motion by electrical or mechanical means in a circular pattern.

SANDWICH BOARD/SIDEWALK SIGN: A portable sign consisting of two (2) sign faces hinged at the top and separated at the bottom to make it self-standing.

SEARCH LIGHT: An apparatus for projecting light: an apparatus for projecting a high intensity beam of light in any direction.

SIGN: Any writing, video projection, pictorial representation, number, illustration, decoration, flag, banner, pennant, emblem, or other device which is displayed for informational or communicative purposes. The term "sign" shall include the structure, including all associated brackets, braces, supports, lighting and wires, specifically intended for supporting a sign, whether the sign is free standing or attached or affixed to a building.

SIGN, COMMERCIAL. A permanent or temporary sign erected for a business transaction or advertising the exchange of goods and services.

SIGN HEIGHT: The vertical distance measured from the adjacent grade to the highest point of the sign, except the height of a freestanding sign shall be measured from the crown of the road adjacent to the location of the sign or from the ground at the base of the sign supports to the top of the sign, whichever is higher in elevation.

SIGN, NONCOMMERCIAL. Any permanent or temporary sign that is not a commercial sign. This definition also includes signs regarding fund raising or membership drive activities for noncommercial or nonprofit entities or groups and political signs.

SIGN STRUCTURE: Any structure that supports or is capable of supporting any sign as defined in this Chapter. A sign structure may be a single pole or may or may not be an integral part of the building or structure.

TEMPORARY SIGN: Any sign, banner, pennant, or valance constructed of cloth, canvas, light fabric, cardboard, wallboard or other like materials. Any sign not permanently attached to the ground, wall or building, intended to be displayed for a short period of time only.

UNDER CANOPY SIGN: Any permanent sign that is mounted underneath a canopy or a non-rigid, retractable or non-retractable, protective covering located at the entrance to a structure. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area. Under canopy signs must comply with the architectural design review process stated in 13-6-7 of this code.

WALL SIGN: Any permanent sign attached directly to and supported by the wall of a building or permanent structure. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area. Wall signs must comply with the architectural design review process stated in 13-6-7 of this code.

13-7-4: GENERAL REGULATIONS:

A. Conflict: Where regulations conflict within the provisions codified in this Chapter or with other ordinances, the most stringent regulation shall apply.

B. Visibility: No sign shall be erected that interferes with the visibility of traffic control devices or street name signs nor shall any sign be placed so as to cause visual obstruction of a public right of way.

C. Permanent Sign Structure And Installation: The structure and installation of all signs shall comply with this Chapter, Titles 13 and 10 of the OMC, and the latest adopted edition of the City's building code.

D. Architectural Details: Signs shall be located so as to complement the original architecture features and character of the building. Permanent signs are subject to the requirements of section [13-6-7](#) of this title. All signs may not cover or obscure important architectural details of a building such as stair railings, turnings, windows, doors, decorative louvers, or similar elements intended to be decorative features of a building design. All signs must appear to be a secondary and complementary feature of the building facade. Wall signs must be located within architectural sign bands or other blank spaces which visually frame the sign. Blank wall sections above or between windows and doors, for example, may provide an effective location for signage. Signs hanging between pillars and archways may also be an effective design solution.

E. Owner Shall Maintain: All signs shall be maintained by the owner of the sign to show no signs of deterioration, including, but not limited to, rust, holes, discoloration, peeling paint, trash, or overgrowing weeds.

F. Illumination: Indirect illumination is preferred and shall be lighted in such a manner that glare from the light source is not visible to pedestrian or vehicle traffic. Internally illuminated signs must adhere to the standards in subsection L. Internally illuminated signs shall be designed to emphasize the lighting of the sign text, message and/or symbols, while minimizing the lighting of the background of the sign face. Temporary signs shall not be illuminated.

G. Permanent Freestanding Signs: Permanent freestanding signs are considered structures for purposes of compliance with required setbacks. Landscaping shall be used in conjunction with all permanent freestanding signs and may utilize shrubs and plantings or decorative features such as concrete bases, planter boxes, or ornaments.

H. Ownership And Removal Of Signs:

1. Private Property: The property owner or lessee is responsible for all signs on private property and compliance with this Chapter and all other applicable regulations. The property owner or lessee shall immediately remove all illegal, damaged, vandalized or abandoned signs. Signs on private property in violation of this Chapter shall be abated by the City pursuant to the process set out in this Chapter.

2. Public Right Of Way: Except as otherwise provided in this Chapter, no permanent signs shall be placed in the public right of way. Temporary non-commercial signs may be placed in the public right of way with a permit issued by the City, and are subject to the regulations set forth in this Chapter. The permittee shall remove permitted temporary sign(s) placed in the public right of way, pursuant to the terms of the permit. The City or its agents may summarily remove any sign placed in the right-of-way or public property in violation of the terms of this Chapter and is entitled to recover the costs of abatement from the permittee, in accordance with the process set out in this Chapter.

I. Directional Signs: On premises permanent directional signs not exceeding four (4) square feet in area may be permitted for each entrance or exit to a surface parking lot. Permanent directional signs may be permitted within the public right of way with the permission of the immediately adjacent property owner, pursuant to the permit process stated in this Chapter. Off premises permanent directional signs, whether on private or public property, shall only identify the facility or site and its distance and direction from the sign.

J. Sign Area Determinations:

1. Sign area for freestanding signs ~~other than monument signs~~ shall be calculated by determining the total surface area of the sign as viewed from any single vantage point, excluding support structures.
2. Sign area for letters or symbols painted or mounted directly on wall or ~~monument freestanding~~ signs shall be calculated by measuring the smallest single rectangle which will enclose the combined letters and symbols.
3. Sign area for signs contained entirely within a cabinet and mounted on a wall or ~~monument freestanding sign~~ shall be calculated by measuring the entire area of the cabinet.
4. Perimeter of all other signs shall be established by the smallest rectangle enclosing the extreme limits of the letter module or advertising message being measured.

K. Installation Prohibited:

1. No sign shall be installed, attached to, supported by or propped up against any utility pole, light standard, traffic sign, tree, fire hydrant, or any other public facility located within the public right of way.
2. No sign shall be mounted above the roofline and/or on the roof of a building.

L. Internally Illuminated Signs:

1. Internally illuminated signs are only permitted as a secondary, permanent sign, supplementary to a business's primary sign which shall not be internally illuminated or be a changing message sign.
2. The text that changes in a changing message sign is limited to a single color and must be a warm-toned off-white or similar color and the background must be a dark toned color as approved by the planning commission in compliance section [13-6-7](#) design review standards. The colors of the sign, letters, and background shall remain fixed.
3. Signs shall have a maximum luminance of not more than 0.2 foot-candles over ambient lighting conditions.
4. Changing message signs shall have dimming capability to allow adjustment of sign brightness when required by the City to accommodate local ambient conditions.
5. An electronic message may not change more frequently than every thirty (30) seconds;
6. Rotating, traveling, pulsing, flashing or oscillating light sources, lasers, beacons, searchlights or strobe lighting shall not be permitted.
7. Electronic signs shall not exceed the number, type, size, and height requirements set forth in section [13-7-9](#);
8. Electronic signs shall be permitted only in the MUCTN, MUTC, and PF zones.
9. The sign structure must comply with the architectural design review standards found in section [13-6-7](#). (Ord. 2019-1041, 5-29-2019; Ord. 2021-1081, 9-8-2021)

I. Right of Way Frontage Determination:

1. The maximum sign area for freestanding signs is determined by the frontage on a public right of way which the primary entrance of the building faces. In the case where the building does not front a right of way, frontage is determined by the length, in linear feet, of the building which contains the primary entrance to the uses within the building.

J. Wall Sign Area Determination:

1. Canopy, under canopy, projected, and wall signs are considered wall signs for the purpose of determining sign area.

13-7-7: SANDWICH BOARD SIGNS:

A. Sandwich board signs are a type of temporary sign permitted by the City in accordance with this Chapter. ~~but are subject to the permitting process for permanent signs., including architectural design review process stated at section 13-6-7 of this code. Applicants must provide all information required in sections 13-6-7 and 13-7-5 of this code to the City of Orting Building Department and must also provide the City with proof of continuous liability insurance for any harm attributable to the sign in an amount established by the City at the time of permit issuance.~~

B. Sandwich board signs are allowed subject to the following restrictions:

1. Sandwich board signs are limited to thirty-six inches (36") in height and thirty inches (30") in width. They must be constructed of durable materials.

2. Sandwich board signs may be located on public sidewalks or adjacent areas in a manner so as to allow adequate pedestrian circulation allowing a minimum of three (3) feet of available sidewalk path, including safe and unconstrained access to parked vehicles. Sandwich board signs shall be placed adjacent to the sign owner's business or premises except when the applicant can demonstrate a need for placement up to one hundred feet (100') from the business or premises and with the permission of the immediately adjacent property owner(s).

3. No sandwich board sign shall be placed within thirty feet (30') of another sandwich board sign.

4. Under no circumstances may a sandwich board sign be placed on the portion of the public right of way upon which vehicles regularly traverse or park. No sign shall be placed in median strips, planter/traffic islands, or in the roadway, including on vehicles. The City shall determine, at its sole discretion, the approved location of sandwich board signs to ensure pedestrian safety and vehicle circulation. Sandwich board signs shall not be located within thirty feet (30') of street intersections or where they inhibit motorist sight distances.

5. No single business or other party shall site more than one sandwich board sign within the City.

6. Sandwich board signs may only be displayed during the hours the premises or business is open to the general public, provided non-commercial sandwich board signs may be placed in the public right of way for a maximum period of twelve (12) hours per each twenty-four (24) hour period.

7. Sandwich board signs that are not permitted or are otherwise out of compliance with this Chapter shall be abated by the City, pursuant to the process set out in this Chapter.

8. The sign owner shall maintain the sign in the condition originally approved.

9. Sandwich board signs are not subject to the time limits as stated in section 13-7-8 C-1-iii.

10. Sandwich board signs shall meet the City's color palette.

13-7-9: LIMITATIONS ON PERMANENT SIGNS:

A. Number, Type, Size, And Height Limitations: All signs subject to regulation under this chapter are subject to the following limitations upon number, height, size, and type:

| Frontage On A Public Right of Way In Feet | Number of Signs Permitted | Type of Signs Permitted | Total-Aggregate Limit-Of-All-Signs Maximum Sign Area for Wall Signs | Maximum Sign Area for Freestanding Signs | Maximum Height of Signs |
|---|---------------------------|--|---|--|--|
| Less than 50 | 2 | Canopy, wall, under canopy, and projected | Maximum of 10% of square footage of building facade | -- | Building Signs shall not extend above the roofline. Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk |
| At least 50 but less than 100 | 2 | Parapet-signs, Canopy, wall, under canopy, projected, and freestanding | Maximum of 10% of square footage of building façade | 72 sf (both faces) 36 sf (per face) | Building Signs shall not extend above the roofline. Freestanding signs must be set back a minimum of 5' from any property lines. Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk |
| At least 100 but less than 200 | 2 | Parapet-signs, Canopy, wall, under canopy, projected, and freestanding | Maximum of 10% of square footage of building façade | 100 sf (both faces) 50 sf (per face) | Building Signs shall not extend above the roofline. Freestanding signs must be set back a minimum of 5' from any property lines. Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk |
| At least 200 but less than 300 | 3 | Parapet-signs, Canopy, wall, under canopy, projected, and freestanding | Maximum of 10% of square footage of building facade | 130 sf (both faces) 65 sf (per face) | Freestanding signs shall not exceed 5 feet and building signs shall not extend above the roofline. Freestanding signs must be set back a minimum of 5' from any property lines. Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk. |
| Greater than 300 | 3 | Parapet-signs, Canopy, wall, under canopy and freestanding | Maximum of 10% of square footage of building facade | 160 sf (both faces) 80 sf (per face) | Freestanding signs shall not exceed 8 feet and building signs shall not extend above the roofline. Freestanding signs must be set back a minimum of 5' from any property lines. Projected signs and under canopy signs must provide a minimum 7'6" vertical clearance from sidewalk. |

B. Retail Or Mixed Use Centers:

1. One freestanding ~~monument~~ sign shall be permitted for each street frontage of each center, subject to architectural design review and permitting under sections [13-6-7](#) and [13-7-11](#) of this code. The maximum sign area permitted is one hundred sixty (160) square feet for the total of all faces, and no one face shall exceed eighty (80) square feet. The maximum height of a ~~monument freestanding~~ sign shall be eight feet (8').
2. A maximum of ~~thirty forty~~ (340) square feet of wall sign area shall be permitted for each individual establishment in a center, subject to architectural design review and permitting under sections [13-6-7](#) and [13-7-11](#) of this code.

C. Other Permitted Permanent Signs:

1. Permanent Residential Development Signs: One sign at each entrance into the development from each abutting street is permitted, subject to architectural design review and permitting under sections [13-6-7](#) and [13-7-11](#) of this code. The sign may be a single sign with two (2) faces of equal size or may be two (2) single faced structures of equal size located on each side of the entrance. Sign faces shall not exceed thirty-two (32) square feet in area. Signs may be externally illuminated.

- a. Development signs shall be maintained perpetually by the developer, the owner of the sign, the homeowners' association, or some other entity who is authorized in accordance with the permit.

2. Permanent Residential Home Based Business Signs: Home based businesses may display a limit of one sign. The sign shall be no more than six (6) square feet in size and requires a city permit. The sign will not require Architectural Design Review. The sign can be placed on the home or in the yard. If the sign is placed in the yard it must be at least one (1) foot away from sidewalks and/or the property line. The sign cannot be more than 3' high from the ground. No lighting allowed of any type. In neighborhoods with Home Owners Association Covenants and Restrictions, home based business signs may not be allowed.

- D. Projected And Under Canopy Permanent Signs: Projected and under canopy signs are subject to architectural design review and permitting under sections [13-6-7](#) and [13-7-11](#) of this code. A projected sign or under canopy sign may encroach within, upon or over the public right of way, including any public sidewalk, provided that, such sign meets the requirements of this Chapter, the proposed sign is designed and constructed so as not to interfere with the sight distance of, or otherwise present a hazard to, motorists proceeding on or approaching on adjacent streets, alleys, driveways, or parking areas, or of pedestrians proceeding on or approaching on adjacent sidewalks or pedestrian ways, and the sign meets the provisions of section [13-7-8](#) of this code.