Ordinance No. 2810
(Amending or Repealing Ordinances)

CFN=131 - Zoning Codes
Passed 11/1/1988
Amending Kent City Zoning Code Sec 15.06.050(c) to allow multi-tenant buildings in the downtown commercial zone signage options of either building identification or freestanding signage.

Amended by Ords. 3409;3439,3543;3612;3648;4011
ORDINANCE NO. 2810

AN ORDINANCE of the City of Kent, Washington, amending Kent City Zoning Code Section 15.06.050(C) to allow multi-tenant buildings in the downtown commercial zone signage options of either building identification or freestanding signage.

THE CITY COUNCIL OF THE CITY OF KENT, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Kent City Code Section 15.06.050 is amended as follows:

15.06.050. REGULATIONS BY DISTRICT. In all districts the Planning Director shall have the option to waive type requirements in unique and special cases where due to building design or other special circumstance the development is unable to conform to stated standards.

A. Signs Permitted in Residential Districts.

1. Identification signs: Single-family dwellings and duplexes. One (1) identification sign shall be permitted for each occupancy. The said sign shall not exceed an area of three (3) square feet, shall not exceed a height of six (6) feet above the surface of the street, shall be attached directly to a building, fence, standard or mailbox, and shall be unlighted or provided with indirect illumination. Home occupations shall not be allowed additional sign area.

2. Identification signs: Multifamily dwellings. One (1) identification sign shall be permitted for each development except that multiple-family dwellings with more than one street frontage may be allowed an additional sign for each street frontage of such lot. Each sign shall not exceed an area of twenty-five (25) square feet, may be a wall or freestanding sign, shall be unlighted or indirectly lighted, and shall not exceed a height of six (6) feet above the ground if freestanding.
3. **Farm product identification signs.** No permit is required but said signs may not be located in the public right of way.

E. **Signs Permitted in Neighborhood Convenience Commercial, Community Commercial, General Commercial, and Commercial Manufacturing Districts.**

1. **Aggregate sign area.** The aggregate sign area for any lot shall not exceed one and one-half (1-1/2) feet for each foot of street frontage. Aggregate sign area for corner lots shall not exceed one (1) square foot for each foot of street frontage. The permitted signs enumerated below shall be subject to the total aggregate sign area.

   a. **Identification signs:** Occupancies. Each business establishment may have one (1) freestanding sign for each street frontage if not located in a shopping center and three (3) additional signs.

      i. **Freestanding sign.** The freestanding sign shall not exceed a height of thirty (30) feet. The maximum sign area permitted is two hundred (200) square feet for the total of all faces. No one face shall exceed one hundred (100) square feet. Said sign may be illuminated.

      ii. **Three additional signs.** Three additional signs shall be permitted subject to the following restrictions:

         The total area of all signs, graphics, or other advertising shall not be more than ten (10) percent of the building facade to which they are attached or displayed.

On properties where a pole sign cannot be erected due to setback requirements or building placement, a projecting sign may be allowed in lieu of the permitted freestanding sign. Said projecting sign may not exceed fifteen (15) square feet (outside dimension).
2. **Identification signs: Shopping centers.** One freestanding identification sign which may list the names of the occupants of the shopping center shall be permitted for each street frontage of each shopping center. The maximum sign area permitted for a freestanding sign is two hundred (200) square feet for the total of all faces. No one face shall exceed one hundred (100) square feet. A freestanding sign shall not exceed a height of thirty (30) feet and may be illuminated.

3. **Automobile service station signs.** The aggregate sign area for any lot shall not exceed one (1) square foot for each foot of lot frontage and the permitted signs enumerated below shall be subject to the total aggregate sign area.

   a. One (1) freestanding, lighted double-faced identification sign, not exceeding one hundred fifty (150) square feet for the total of all faces with no such face exceeding seventy-five (75) square feet, is permitted. Such sign shall not exceed a height of thirty (30) feet or two monument signs (if on a corner lot) not to exceed sixty (60) square feet per sign for the total of all faces, such signs shall not exceed a height of fifteen (15) feet. Free standing signs shall be lighted during business hours only. (C.2750, §1)

   b. Three additional signs shall be permitted subject to the following restrictions: the total area of all signs, graphics, or other advertising shall not be more than ten (10) percent of the building facade to which they are attached or displayed. (C.2750, §1)

   c. Fuel price signs shall be exempt from the aggregate sign area but shall be limited to thirty (30) square feet total. (C.2750, §1)

   d. For each occupancy one wall identification sign is permitted for each street frontage and shall not exceed twenty (20) percent of the building facade to which it is attached. Said sign may be illuminated.
e. Two (2) unlighted double-faced signs not exceeding a total of thirty (30) square feet in combined display face are permitted, subject to the following restrictions:

i. Such signs shall be nonportable and shall be permanent in nature.

ii. Such signs may identify prices.

4. Farm product identification signs. No permit is required but said signs may not be located in the public right of way.

C. Signs Permitted in Downtown Commercial District - DC.

1. Aggregate sign area. The aggregate sign area for any lot shall not exceed one and one-half (1-1/2) square feet for each foot of street frontage. The aggregate sign area for corner lots shall not exceed one (1) square foot for each foot of street frontage. The permitted signs enumerated below shall be subject to the total aggregate sign area.

a. Aggregate sign area: Multi-tenant buildings. Each multi-tenant building may have one (1) identification wall sign for the building's identification for each street frontage. Said sign shall not exceed a total of five (5) percent of the facade to which it is attached. Said sign shall not name or advertise the individual tenants of the building. Aggregate sign area shall apply. A multi-tenant building will have the option of the sign described above or the following identification sign.

Freestanding Identification sign:
Multi-tenant building. Each building may have one (1) freestanding sign on each street frontage. Said sign may not exceed fifteen (15) feet in height. The maximum sign area permitted for the freestanding sign is one hundred (100) square feet for the total of all faces; no one face shall exceed fifty (50) square feet. Multi-tenant freestanding signs shall not name or advertise the individual tenants of the building.
b. **Identification signs: Occupancies.** Each occupant of a multi-tenant building shall be permitted two (2) wall signs. Said signs shall not exceed ten (10) percent of the facade of the individual business unit. Aggregate sign area shall not apply. **No freestanding sign shall be permitted.**

c. **Identification signs: Single tenant building.** Each building may have one (1) freestanding sign for each street frontage. Said sign may not exceed a height of thirty (30) feet. The maximum sign area permitted for the freestanding sign is one hundred (100) square feet for the total of all faces; no one face shall exceed fifty (50) square feet.

Three additional signs shall be permitted. All signs are subject to the aggregate sign area allowed. The total area of all signs, graphics, or other types of signs shall not exceed ten (10) percent of the facade to which they are attached or displayed.

D. **Signs Permitted in Office District.**

1. One (1) freestanding double-faced identification sign shall be permitted for each lot. The said sign shall not exceed a maximum area of fifty (50) square feet for the total of all faces. No one face shall exceed twenty-five (25) square feet. A freestanding sign shall not exceed a height of fifteen (15) feet and shall be unlighted or provided with indirect illumination.

2. **Identification signs: Buildings.** One (1) identification sign shall be permitted for each principal building. The said sign shall not exceed an area of five (5) percent of the facade to which it is attached, shall be attached flat against the said building, shall not project above the eave of the roof or the top of the parapet, and shall be unlighted or provided with indirect illumination. Said signs shall not advertise or name individual tenants of the building.

3. **Occupancy.** Signs not exceeding a total of five (5) percent of the facade of the business unit to which they are
attached shall be permitted for each occupancy in a multi-tenant building when the occupancy has outside frontage.

E. Signs Permitted in Industrial Districts.

1. Aggregate sign area. The aggregate sign area for lots in MA and M1 shall not exceed one-half (1/2) square foot for each foot of street frontage, in M2 shall not exceed three-fourths (3/4) square foot for each foot of street frontage; and in M3 shall not exceed one (1) square foot for each foot of street frontage; in no case shall the aggregate sign area exceed one-half (1/2) square foot for each foot of street frontage on a corner lot. The permitted signs enumerated below shall be subject to the total aggregate sign area.

   a. Identification signs. One (1) identification sign shall be permitted for each lot on each street frontage, which may be a freestanding sign or a wall sign. The maximum sign area permitted for a freestanding sign is two hundred (200) square feet for the total of all faces. No one face shall exceed one hundred (100) square feet. If the sign is a wall sign its size shall not exceed twenty (20) percent of the building facade. A freestanding sign shall not exceed a height of twenty (20) feet. The sign may be illuminated.

   b. Identification signs: Occupancies. One (1) identification sign shall be permitted for each occupancy on each street frontage and shall be a wall sign. The maximum size of the sign shall be ten (10) percent of the building facade. This sign may be illuminated. If the identification sign permitted under (i) above is a wall sign, an additional wall sign may be permitted on a building facade not facing a street frontage.

2. Farm product identification signs. No permit is required but said sign may not be located in the public right of way.

F. Signs Permitted in Planned Unit Developments, Special Use Combining Districts, Mobile Home Park Districts and for Conditional Uses. All signs in Planned Unit Developments,
Special Use Combining Districts, Mobile Home Parks and for Conditional Uses shall be incorporated as part of the developmental plan and approved with the developmental plan. Subsequent changes which conform to the adopted signing program may be granted by the Planning Director.

G. Signs Permitted in Shopping Centers.

1. Aggregate sign area. The aggregate sign area for each occupant of a shopping center shall not exceed twenty (20) percent of the front facade of the unit. Wall signs are permitted on each exterior wall of the individual business unit. A minimum of thirty (30) square feet shall be permitted for any occupancy. No combination of signs shall exceed ten (10) percent of the facade to which they are attached.

If there is an attached canopy or overhang a ten (10) square foot sign may be attached to said canopy or overhang in addition to the other permitted signs. Such sign shall be at least eight (8) feet above any pedestrian walkway.

Section 2. Effective Date. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as provided by law.

Section 3. Any act consistent with the authority and prior to the effective date of this ordinance is hereby ratified and confirmed.

ATTEST:

DAN KELSEHER, MAYOR

MARIE JENSEN, CITY CLERK
APPROVED AS TO FORM:

SANDRA DRISCOLL, CITY ATTORNEY

PASSED the 1st day of Nov, 1988.
APPROVED the 2nd day of Nov, 1988.
PUBLISHED the 4th day of Dec, 1988.

I hereby certify that this is a true copy of Ordinance No. 2810, passed by the City Council of the City of Kent, Washington, and approved by the Mayor of the City of Kent as hereon indicated.

MARIE JENNER, CITY CLERK
(SEAL)