

- A. Repainting of an existing sign when there is no other alteration. This exception shall not be interpreted to allow the changing of copy or face changes on an existing sign.
- B. Temporary signs and decorations customary for special holidays, such as Independence Day and Thanksgiving, erected on private property. Signs may only contain non-commercial speech.
- C. Temporary window signs subject to the limitations at TMC 19.24.080.
- D. Traffic signs and/or markings installed by the City of Tukwila, King County or Washington State Department of Transportation, for the purpose of regulating, warning, or directing traffic. Signs may be installed within the right of way or on private property, with the permission of the property owner. All signs installed under this exception shall meet the requirements of the Manual on Uniform Traffic Control Devices for Streets and Highways, current edition, published by the U.S. Department of Transportation.
- E. Signs typically installed on utilities and Wireless Communication Facilities denoting danger or other safety information, including emergency contact information.
- F. Political Campaign Signs, subject to the limitations at TMC 19.24.090
- G. Temporary signs installed at City parks. All signs shall be approved by the Tukwila Director of Parks and Recreation and shall meet the requirements of this Code.
- H. Land use notice boards per TMC 18.104.110.
- I. Text or graphics on umbrellas located in outdoor seating or plaza areas.
- J. Up to four directional signs per premises where there is a need to direct vehicular traffic. Freestanding signs may be up to 3 feet in height and 2 square feet per face or a total of 4 square feet for all faces. Flush mounted building signs may be up to 3 square feet in size.
- K. The following exceptions are specific to properties developed with residential uses in residential zones:
 - 1. Each residential property shall be permitted one 1.5 square foot building mounted plaque; and
 - 2. Each residential property shall be permitted one six square foot banner or rigid sign that is temporary in nature; and
 - 3. Temporary incidental signs may be displayed with no restrictions from sunset on a Friday (or the day preceding a holiday) until sundown on Sunday (or the following holiday). No individual sign may exceed six square feet in size. It is intended that this subsection shall apply to garage sale and real estate "open house" signs, however content of the sign is not restricted.
- L. Display of a flag showing the emblem or insignia of a nation or other governmental unit.

19.12.040 Prohibited Signs and Devices

A sign, sign style or device is prohibited by this Code and subject to removal if it is not specifically permitted by this Code. This includes, but is not limited to, the following examples:

- A. Signs adjacent to State roads that do not comply with Washington State Department of Transportation regulations;
- B. Any sign using the word, "stop", "look", or "danger" or any other word, symbol, character or color which might be confusing to traffic or detract from any legal traffic control device;
- C. Any sign, symbol, object, or device located within City or State rights of way or City easement without City and/or State approval;
- D. Any sign, symbol, object, or device located on a traffic control device, City light pole or other city owned facility, even if such facility is located on private property with the exception of TMC 19.12.030D;
- E. Any sign, symbol, object, or device that is placed or hung from a tree, bush, shrub or other vegetation;
- F. Strings of pennants, banners or streamers, festoons of searchlights, clusters of flags, wind-activated objects, balloons and similar devices except as provided under TMC 19.24.060;
- G. The use of portable signs or other similar devices, unless permitted under TMC 19.24.070;

Chapter 19.20 Permanent Signs

Sections:

- 19.20.010 Intent
- 19.20.020 Permanent Sign Application Materials
- 19.20.030 Permanent Signs in Residential Zones
- 19.20.040 Permanent Freestanding Signage in Commercial and Industrial Zones
- 19.20.050 Permanent Building Mounted Signs in Commercial and Industrial Zones
- 19.20.060 Pole Banners
- 19.20.070 Dynamic Displays in Commercial and Industrial Zones

19.20.010 Intent

The number of signs permitted on individual properties varies based on several factors. These factors include, but are not limited to zoning, type of use, and site design. It is the goal of the City to allow a wide range of sign types while also protecting the aesthetic character of the City's various zoning districts. Signs permitted under this chapter may only list on-premise businesses, products and uses.

19.20.020 Permanent Sign Application Materials

All applications to install a permanent sign or other visual communication device shall include the following:

- A. 3 Copies of a completed and signed application form provided by the City.
- B. 3 Copies of a dimensioned and scaled site plan showing property lines, streets, buildings, parking areas and the location of all existing freestanding signs on the premises and existing building mounted signs on the same building as the and proposed signs on the premises, including both building mounted and freestanding signs. Generally, the City will not require site plans to be prepared by a licensed surveyor, however the City shall have the authority to require a site plan prepared by a Washington State Licensed Surveyor if such site plan will assist in the City's review of the proposed application.
- C. 3 Copies of scaled and dimensioned drawings of the proposed sign or signs with area calculations.
- D. If building mounted signs are proposed 3 copies of a scaled elevation of the building walls where the signs will be located indicating the location and extent of the exposed building face used to calculate the sign area.
- E. 3 Copies of a scaled and dimensioned building profile if projecting signs are proposed.
- F. Method of illumination if proposed.
- G. Details for any dynamic portions of the proposed signs.
- H. Method of support and attachment for building mounted signs.
- I. If freestanding signs are proposed the scaled and dimensioned footing designs and height calculations.
- J. Structural calculations if required per TMC 19.16.020.
- K. Fee as established in the most current fee schedule.
- L. 1 copy of a valid Washington State contractor's license or owner's affidavit.
- M. Tukwila business license number for the sign contractor, if applicable.

19.20.030 Permanent Signs in Residential Zones

- A. Institutional uses and multi-family complexes are permitted one flush mounted wall sign per building and one freestanding monument style sign for each public street that provides access to the premise.
- B. Monument Sign Design Standards
 1. The area of a monument sign is limited to 30 square feet per sign face and a total of 60 square feet for all sides.

				Each sign must be located near a vehicular street access point. Only one sign per access point.
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Allowable sign message area is either the face panel of the sign or for channel letters or signs painted on seating or retaining walls that portion of the sign devoted to the actual message, logo, or business name. Total size is the entire area of the sign including the support structure.

B. Setback

All monument signs shall be placed at a minimum of five (5) feet from all property lines. No sign taller than 3 feet shall be placed within the sight distance triangle of an access point unless it can be demonstrated that the sign will not pose a safety issue by reducing visibility.

C. Maximum Width

The maximum permitted width of a monument sign is 15 feet.

D. Address

In order to facilitate emergency response, all new freestanding signs shall have the address number or address number range of the premise listed on the structure. The address shall not be counted towards the allowable sign message area limit. Address numbers must be plainly legible and visible from the street fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 1.5 inches.

E. Undeveloped Rights of Way

In some areas of the City, such as Interurban Ave, where large undeveloped rights of way are present the City shall allow these areas to be considered part of the premise of the adjacent properties and will allow monument signs allowed for the adjacent premise to be placed within these areas. The property owner must secure permission from the owner of the right of way and also agree to maintain the non-travelled portion of the right of way along with his/her adjacent property. The sign setback will be calculated from the back edge of sidewalk or street edge which ever is further from the street.

F. Signs in Underground Utility Easements and Corridors

Where underground easements and/or corridors have been established, no signs shall be located in the corridor or easement, unless express, specific permission is granted by the entity holding the easement. It is the responsibility of all applicants to know the location of all easements on their premise.

19.20.050 Permanent Building Mounted Signs in Commercial and Industrial Zones

A. Flush Mounted Building Signs (Wall Signs)

1. Each separate tenant suite with an exterior public entrance is permitted to have one flush mounted building sign per exterior public entrance.
2. Buildings where multiple tenants share a common entrance may have one flush mounted building sign per exterior public entrance.
3. Wall signs may only be placed within the section of exposed building face that qualifies for the placement of the building mounted sign.
4. The area of the wall sign shall be a percentage of the area of exposed building face where the sign is proposed to be displayed as calculated per Table 24.
5. Wall signs may not extend above the top of the parapet or eave of the roof of the wall on which they are located.

Table 2 – Allowable Message Area for Permanent Wall Signs in Commercial and Industrial Zones

Chapter 19.32 Master Sign Program

Sections:

- 19.32.010 Intent of the Master Sign Program
- 19.32.020 Eligibility
- 19.32.030 Process
- 19.32.040 Criteria
- 19.32.050 Master Sign Program Application Materials
- 19.32.060 Allowable Modifications Under a Master Sign Program
- 19.32.070 Existing Signs Not Conforming to a Master Sign Program
- 19.32.080 Binding Effect

19.32.010 Intent of the Master Sign Program

The master sign program is intended to provide a voluntary process to allow for adaptation of the standard provisions of the Sign Code to the specific needs of larger sites. The signs approved through this process must be integrated into a coherent design and communication approach for the site while continuing to meet the overall intent of the Sign Code listed at TMC 19.04.020. Signs permitted under this chapter may only list on-premise businesses, products and uses.

19.32.020 Eligibility

Property owners of premises that meet one of the following conditions may apply for approval of a master sign program to customize the standard Sign Code requirements to their specific site conditions.

1. Sites with a gross square footage of 15 acres or more developed with one or more buildings totaling at least 200,000 square feet.
2. Uses that provide emergency services (i.e. hospital emergency rooms, etc) where public safety may be jeopardized by strict compliance with the City's Sign Code.

19.32.030 Process

Master Sign Programs that propose to vary the size, height, number or location of otherwise permissible signs under TMC 19.32.060 A will be reviewed administratively by the Director. Programs that propose to allow unique sign types or signs not otherwise permissible under this Code per TMC 19.32.060 B will be reviewed by the Board of Architectural Review. Amendments to previously approved Master Sign Programs will be reviewed administratively by the Director. No appeals of Master Sign Program decisions are permitted. Approval of a master sign program does not waive the permit requirements for individual signs.

19.32.040 Criteria

A master sign program may be approved if all of the following criteria are met:

- A. The master sign program meets the intent of the Sign Code as well or better than the signage allowed under the standard code provisions.
- B. The requested deviations from the code respond to the specific characteristics or use of the premises
- C. The program complies with the applicable standards in this Chapter
- D. The existing and proposed signage is integrated with an overall lighting scheme for the project site to create a safe, lively, and inviting nighttime environment if the site is in a commercial zone.
- E. No sign related code enforcement violations on the premises for at least one year prior to submitting the master sign program application.
- F. The program must contain a schedule for the removal of all non-conforming signs on the premise within three years from the date of Master Sign Program approval.

- a. Grand Monument signs may be allowed only within the TUC and TVS zones
 - b. Each grand monument sign would substitute for one of the monument signs the premises is eligible to install under TMC 19.20.040
 - c. Any poles or columns supporting the sign must have an architectural treatment such as brick, stone or wood cladding that is consistent with the design of the buildings on site
 - d. Sign message area may be increased up to 100 sf per side, 200 sf total and the limitation on structure size is removed.
 - e. The sign structure must be set back from the side and rear property lines of the premise a distance equal to the height increase requested or 5 feet, whichever is greater. The minimum front setback is the smaller of the front yard required in the zoning district or the height increase requested.
 - f. Total height of the sign structure may not exceed the height of the tallest building on the premises.
 - g. No more than 2 grand monument signs are allowed per premises.
3. Parking Structure Incentive Signs subject to the following standards:
- a. Signs may only be flush mounted to the walls of parking structures which have two or more above ground parking levels.
 - b. The sign must be designed to allow periodic replacement of the copy. Electronic signs are permitted so long as they are operated in a way that does not meet the definition of dynamic sign.
 - c. The sign face must be contained within a frame that is architecturally compatible with the building design.
 - d. Internally illuminated cabinet signs are not permitted.
 - e. Each sign may be a maximum of ~~288300~~ square feet in area.
 - f. One wall of the parking structure may have signage, including incentive signage and permanent channel letter signs, which does not exceed 8% of the exposed parking structure face. All other exposed parking structure walls are permitted signage, including incentive signage and permanent channel letter signs, which does not exceed 6.5% of the exposed face area. Ventilation openings may be included in the parking structure face area calculation.
- f.g. Only one~~A maximum of two~~ Parking Structure Incentive signs ~~are~~ allowed per parking structure wall.
4. Landmark Business Wall Signs subject to the following standards:
- a. Landmark businesses are allowed up to four flush mounted building signs, one for each wall that faces a cardinal direction;
 - b. Allowed sign area is 6% of the total exterior wall of the tenant space up to a maximum of 500 square feet; and
 - c. Landmark businesses who have a portion of their exterior wall obscured by a structure may place their signage on the structure wall parallel to their obscured wall.

19.32.070 Existing Signs Not Conforming to a Master Sign Program

Any new or amended master sign program shall include the removal of any existing nonconforming signs on the premises. The applicant may propose a phased schedule for bringing into conformance all signs not conforming to the proposed or amended program, or Chapter 19.36 of this Code within three years. If phasing is proposed a financial guarantee acceptable to the Director shall be held by the City until the premises is brought into compliance with the Sign Code and approved Master Sign Program.

19.32.080 Binding Effect

After approval of a master sign program, no permanent signs shall be erected, placed, painted or maintained, except in conformance with such plan, and such plan shall be enforced in the same way as any provision in this Code. The master sign program shall be referenced to the lease agreements for all

Chapter 19.36 Non-Conforming Provisions

Sections:

- 19.36.010 Purpose
- 19.36.020 Definition and Removal of Legally Non-Conforming Permanent Signs
- 19.36.030 Permanent Freestanding Signs that did not comply with the previous Sign Code
- 19.36.040 Non-Conforming Sign Permits
- 19.36.050 Existing Freeway Interchange Signs
- 19.36.060 Non-Conforming Temporary Signs
- 19.36.070 Additional Signage Prohibited
- 19.36.080 Financial Incentives – Tukwila International Boulevard Corridor

19.36.010 Purpose

The purpose of this chapter is to establish limits on the use of and requirements for the removal of non-conforming signs. Subject to the remaining restrictions of this chapter, non-conforming signs that were otherwise lawful on the effective date of this Code or lawful at the time of their installation may be continued until their removal is triggered. The provisions of this chapter do not apply to billboards.

19.36.020 Definition and Removal of Legally Non-Conforming Permanent Signs

- A. All permanent signs that do not conform to the specific standards of this Code may be considered legally nonconforming if the sign was erected in conformance with a valid permit, if a permit was required and complied with all applicable laws at the time of the sign's installation. Non-Conforming rights are not granted to temporary signs or signs that were in violation of previous versions of the Sign Code.
- B. Any monument sign that was installed in the City prior to the effective date of this code and that exceeds sign code standards as to sign area, height or setback by 15 percent or less shall be deemed a conforming sign.

B.C. Grace Period for Permanent Signs that complied with the previous Sign Code

Signs which were installed under the City's previous Sign Code, which was adopted by Ordinance 1274 and amended by Ordinances 1617, 1649, 1773, 1792, 1857, 1892, 1913, 1964, 1982, 2004, 2019, 2096 and 2126, and became non-conforming after adoption of this Code may be issued a non-conforming sign permit that will allow them to remain for a ten year grace period from the date of last legal face change of the sign. Legal face change shall be defined as the date on which the City last issued a sign permit for a face or copy change for the subject sign. This section does not apply to signs that were classified as "freeway interchange" under the previous Code.

D.C. Sign Modifications During the Grace Period

During the grace period the sign may be refaced and the panel or copy changed provided the area, height, and location of the sign remain unchanged. A non-conforming sign permit will be issued for work covered under this section. Permanent signs and sign structures that are moved, replaced or structurally altered must be brought into conformance with the current sign regulations.

E.D. Sign Modifications After the Grace Period

After the grace period the sign is permitted to remain as-is indefinitely. However application for and issuance of a sign permit that complies with the Code is required for any relocation, re-erection, alteration, replacement or change in any way to a legal non-conforming sign including the structure or sign panel/face/copy.

19.36.030 Permanent Signs that did not comply with the previous Sign Code.

Permanent signs which did not comply with the City's previous Sign Code as adopted by Ordinance 1274 and amended by Ordinances 1617, 1649, 1773, 1792, 1857, 1892, 1913, 1964, 1982, 2004, 2019, 2096 and 2126 are permitted to remain as-is indefinitely provided the property owner or tenant applies for a non-conforming sign permit and is able to demonstrate that the signs were legally installed and any modifications complied with the City's Sign Code regulations at the time of the modification. Application for and issuance of a sign permit that complies with this Code is required for any change to the structure or sign panel/face/copy or any relocation, re-erection, alteration, replacement or change in any way to a sign covered under this section.

19.36.040 Non-Conforming Sign Permits

A. Nonconforming Sign Inventory. The Director shall, as soon as practicable, survey the city for signs which do not conform to the requirements of this Code. 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 nonconforming or illegal;
2. Whether the sign may be eligible for a nonconforming 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. However, the failure of the City to identify the sign owner shall not relieve the property owner from the requirements of this section.

B. Nonconforming Sign Permits.

1. Eligibility. A nonconforming sign permit may be issued only in accordance with the standards listed in this chapter.

2. Permit Required. A nonconforming sign permit is required for all eligible nonconforming signs within the City. The sign owner shall obtain the permit within 180 days of initial notification by the city and for any panel or copy changes allowed during the grace period.

3. Applications for a nonconforming sign permit shall contain the name and address of the sign user, the sign owner, and the owner of the property upon which the sign is located, and such other pertinent information as the Director may require to ensure compliance with this chapter. The Director may waive specific submittal requirements determined to be unnecessary for review of an application.

4. Permit Issuance. Any person submitting an application for a nonconforming sign permit shall use the forms provided by the Department. The Director shall issue nonconforming sign permits upon a determination of eligibility. The Director may require the filing of plans or other pertinent information where such information is necessary to determine compliance with this chapter. Appeals shall be filed in accordance with TMC 19.12.120.

C. Loss of Legal Nonconforming Status. 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. When a nonconforming sign permit is required but not obtained within 180 days of notice of nonconformance; or
2. When an application is submitted to the City for a project that is subject to design review on a premises any non-conforming building mounted signs affected by the construction and all non-conforming freestanding signs lose their non-conforming status; or
3. When any panel or copy changes are proposed after the expiration of the grace period; or
4. When the sign meets the definition of abandoned; or
5. Damage of 25 percent or more in the value of either the nonconforming sign or the structure to which it is affixed.

D. Maintenance. Ordinary maintenance and repair of a sign shall be permitted without loss of nonconforming status if the cost of all the maintenance and/or repair over a two year period is less than 25 percent of the cost of replacing the sign.

19.36.050 Existing Freeway Interchange Signs

Chapter 19.40 General Provisions

Sections:

19.40.010 Liability for Damages

19.40.020 Severability Clause

19.40.030 Third Party Review and Special Inspections

19.40.040 Substitution

19.40.050 Conflict with other Adopted Environmental Regulations

19.40.010 Liability for Damages

Nothing in this Code shall relieve any person, corporation, firm, or entity from responsibility for damages to any other person suffering physical injury or damage to property as a result of the installation, display, maintenance or removal of any sign authorized under this Code. The City and its employees, agents, and officials shall assume no liability for such injury or damage resulting from the authorization of any permit or inspection implementing the provisions of this Code.

19.40.020 Severability Clause

If any section, subsection, paragraph, sentence, clause or phrase of this Code or its application to any person or situation should be held invalid or unconstitutional for any reason by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity of constitutionality of the remaining portions of this ordinance or its application to any other person or situation.

19.40.030 Third Party Review and Special Inspections

A. In the event that an application to install a sign requires a level of expert review that the City cannot complete in house the City shall have the right to have a third party assist in the review. In such cases where a third party review is required the applicant shall reimburse the City for the full cost of the third party review.

B. If the installation of a sign requires inspection services that due to complexity or specialty cannot be completed by City staff, the applicant shall be responsible for coordinating and paying any private firm to complete such inspections. Copies of any inspection reports shall be submitted to the City in order to demonstrate that the inspections have been completed.

19.40.040 Substitution

Notwithstanding anything herein to the contrary, noncommercial copy may be substituted for commercial copy on any lawful sign structure.

19.40.050 Conflict with other Adopted Environmental Regulations

Nothing in this Title shall be interpreted to allow a violation of the City's Sensitive Area Regulations or Shoreline Regulations. In cases of conflict between the Sign Code and the City's adopted Sensitive Area Regulations and/or Shoreline Regulations, the requirements of the Sensitive Area Regulations and/or Shoreline Regulations shall prevail.