

EXHIBIT “J”
Sign Standards

(attached)

EXHIBIT "J" – SIGNS

The following regulations adopted with modifications from Pierce County Code Title 18B apply to signage development within the Phase 2 Development Area.

O.10 - GENERAL PROVISIONS

Sections:

- O.10.010 Purpose.**
- O.10.015 Applicability.**
- O.10.020 Definitions.**
- O.10.030 Permits and Permit Exemptions.**
- O.10.040 Temporary Signs.**
- O.10.050 Coordination with Other Titles.**
- O.10.060 Prohibited Locations for Signs.**
- O.10.070 Prohibited Sign Types.**
- O.10.080 Sign Variance.**
- O.10.090 Maintenance.**
- O.10.100 Removal of Sign – Time Period.**
- O.10.110 Severability.**

O.10.010 Purpose.

This chapter establishes general requirements and regulations for signs located within Tehaleh and provides minimum sign regulations to safeguard life, health, property, and the general welfare. These regulations control the quality of materials, construction, size, location, electrification, and maintenance of all signs and sign structures within Tehaleh.

O.10.015 Applicability.

This chapter shall apply to the construction, placement, installation, and maintenance of all signs located in Tehaleh. For purposes of this chapter, a sign is any object, device, display, structure, or part thereof which is used to advertise, identify, direct, or attract attention to a product, business, activity, place, person, institution, or event using words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images.

O.10.020 Definitions.

See Chapter O.70 for sign terms used throughout this chapter and Chapter 18.25 PCC for other defined terms. Sections of the Pierce County Code referred to in Exhibit "O" means the version of those regulations in effect as of August 16, 2013.

O.10.030 Permits and Permit Exemptions.

A. Permits Required.

1. No sign shall be installed, constructed, or altered in Tehaleh, except as provided by this chapter without a sign permit first being issued by the Planning and Public Works Department (Department). In addition, any sign, unless otherwise specified, must meet the requirements of the Tehaleh Design Manual.

2. A separate permit shall be required for each sign, even if installed at one time on contiguous property.
3. Sign permit applications shall be approved only when intended to advertise or announce a legally established use.

B. Permit Exemptions.

1. General.

- a. Exemption from the requirement to obtain a permit shall not authorize any sign constructed, erected, or located in any manner to be in violation of the Tehaleh Design Manual or the provisions of this chapter or any other laws or ordinances of Pierce County, including the prohibition against placing signs upon County right-of-way except as permitted by the License for the Use of County Rights-of-Way within Cascadia (Right-of-Way License).
- b. Repainting, cleaning, or other normal maintenance or repair of a sign or sign structure for which a permit has previously been issued shall not require a new sign permit, so long as the street graphic structure, design, color, material, or content, etc. is not modified in such a way as to conflict with the intent of these regulations.
- c. Changing the advertising copy or message of an approved reader board, theater marquee, or electronic message sign shall not require a new sign permit.
- d. Design features of a building, when such features are an essential part of the architecture of a building (including religious symbols) and which do not represent a product, service, or registered trademark shall not require a sign permit.

2. Permit Exempt Signs. A sign permit is not required for the following but may require the approval of the ARC or TOA, as applicable:

- a. Signs not exceeding 2 square feet in area, stationary, and non-illuminated;
- b. Memorial signs or tablets, names of buildings and date of erection;
- c. Signs of the State, County, city, public service, or utility companies indicating danger, aids to service or safety, traffic control or traffic direction signs, or Adopt-A-Road Litter Control Program signs;
- d. Signs posted inside a building and not visible from outside the building and any sign that is not visible off site except for parking lot signage regulated pursuant to O.20.060;
- e. Building address numbers with cumulative area of 8 square feet or less;
- f. Community service club signs announcing multiple service clubs;
- g. Tehaleh Community Signs not to exceed 32 square feet in sign area and 12 feet in height.
- h. Governmental or official notices, flags, emblems, or insignia;
- i. Temporary signs as described in O.10.040, Temporary Signs;
- j. Sculptures, fountains, mosaics, murals, and other works of art that do not incorporate business identification or commercial messages. See also O.20.040 Building and Wall Signs and Tehaleh Design Manual.

C. Permit Application Submittal.

1. Sign permit applications are accepted by the Department as being fully complete when they include a stamped Certificate of Approval from ARC or TOA, as applicable, and all the necessary information as identified on the applicable submittal standard, the appropriate fees,

and any other pertinent information as the Department may require to ensure compliance with the provisions of Exhibit O. See Chapter 18.40 PCC for details about the application filing process.

2. For multi-tenant and multi-building complexes, unless the request is like for like (or smaller) replacement of an existing sign, or if the request is consistent with a master sign plan previously approved by the Department, the applicant shall provide:
 - a. Site plan showing the location of each wall and freestanding sign;
 - b. Drawings, renderings, and/or photographs of each sign; and
 - c. The dimensions and materials used for each sign.

D. Compliance with Building Codes. All signs authorized through Exhibit O shall comply with the International Building Code or other building codes adopted by the County for structural requirements.

O.10.040 Temporary Signs.

Temporary signs consist of all types of signs that are not permanently affixed to a building or structure including, but not limited to: banners, garage sale signs, pennants, feather/sail signs, window signs, A-boards, and political signs. Temporary signs are typically constructed of cloth, light fabric, paper, plastic, cardboard, or other similar material. Temporary signs are not intended for ongoing advertising of products or services, or for the naming of a business in lieu of a permitted permanent sign. Refer to the Tehaleh Design Manual for Temporary Signs requiring ARC or TOA approval.

A. Regulations – General.

1. No more than one temporary sign which is not affixed to a building may be displayed along each road frontage, per establishment, at any one time.
2. Temporary signs shall not be placed in or over a public right-of-way (except for an approved community event banner pursuant to Chapter 12.48 PCC or as permitted by the Right-of-Way License), may not flash, blink, spin, rotate, block traffic visibility, constitute a vehicular or pedestrian traffic hazard, or cause a public nuisance of any kind.
3. Temporary signs shall not be placed in any of the prohibited sign locations as set forth in O.10.060.
4. Temporary signs may be attached to existing permanent signs to cover an existing permanent sign if the business or organization has changed. Such temporary signs shall be removed within 30 days of installation.
5. When attached to, or placed upon a building, a temporary sign shall not be placed higher than the fascia of the building.
6. Temporary signs shall not be placed in any required landscape areas.
7. Temporary signs shall be securely installed to avoid becoming a hazard.
8. Temporary electronic signs may be used for traffic control purposes within the County or State right-of-way, as approved by the County Engineer or Washington State Department of Transportation.

B. Regulations – Number of Days Allowed.

1. Temporary signs may be displayed for up to 10 consecutive days and may not exceed a total of 42 days per calendar year, unless otherwise specified in this Section.

C. Regulations – A-Board/Sandwich Board Signs.

1. A-board signs are prohibited on single tenant sites unless those sites front streets with posted speed limits of 35 miles per hour or less
2. Each establishment is allowed one A-board sign.
3. A-board signs shall be located within 8 feet of the establishment it is serving except that when on-site freestanding signs are smaller than 48 square feet, an A-board sign may be placed further than 8 feet from the establishment it is advertising.
4. A-board signs shall be placed a minimum of 15 feet from any property line and shall not exceed 48 inches tall and 36 inches wide.

D. Regulations – Banners.

1. Only one retail banner may be displayed per establishment at any one time.
2. Event banners are allowed when associated with community and civic events.
3. Banners shall only be allowed as a temporary sign.
4. The maximum sign area of a banner shall be 60 square feet.
5. The minimum vertical clearance under a banner shall be 10 feet, except that Street Banners shall be 20 feet above any road pursuant to Chapter 12.48 PCC.
6. A banner advertising a community or civic event may be displayed 30 days prior to the event, and shall be removed 10 days after completion of the event.
7. A retail banner, typically advertising information about special sales, promotions or other business services, shall be located on the site that the business activity occurs. Each business may display a retail banner for a maximum of 60 days per calendar year.

E Regulations – Inflatable Signs. See O.10.070 Prohibited Sign Types

F. Regulations – Political Signs.

1. Political signs shall not be erected upon any private property without permission of the resident or owner thereof;
2. Political signs shall not exceed 3 square feet in area and shall not obstruct safe visibility of any mobile or pedestrian traffic; and
3. Political signs shall not be displayed more than 10 days after the date of the election for which intended. In cases where a general election follows a primary election, those signs for candidates whose names will appear on the ballot in the general election may be displayed during the interim period and up to 10 days after the general election.

G. Regulations – Construction Signs.

1. Construction signs are allowed during the construction period;
2. Construction signs shall not exceed a maximum area of 32 square feet nor be more than 15 feet in height for each architect, engineer, contractor, or other individual or firms involved in the construction.
3. Construction signs shall be confined to the site of the construction and shall be removed

within 14 days of construction activity being completed on the site.

H. Regulations – Rental and Real Estate Signs.

1. Signs advertising the sale or lease of the property or part of the property on which the signs are displayed are allowed up to a total area of 12 square feet for commercial and 4 square feet for residential; and
2. Such signs shall be removed within 14 days of the sale or lease or expiration of the listing and in no case shall be allowed to remain on-site for more than one year without obtaining a sign permit.

I. Regulations – Decorations.

1. Decorations for religious or other non-commercial holiday of a primarily decorative nature that are customary and commonly associated with a national, local or religious holiday may be displayed 30 days prior to the holiday and shall be removed within 10 days after completion of the event.

O.10.050 Coordination with Other Titles.

Exhibit O shall be administered under the requirements of PCC 18B.10.050 except as modified below.

A. Title 1, General Provisions.

1. **Public Hearing.** A public hearing required pursuant to Exhibit O shall follow the procedures set forth in Chapter 1.22 PCC.
2. **Reconsideration and Appeal Procedures.** Procedures for appeal of any administrative decision and procedures for reconsideration or appeal of a Hearing Examiner decision issued pursuant to Exhibit O are set forth in Chapter 1.22 PCC.

B. Title 2, Administration.

1. **Fees.** Fees for applications filed pursuant to Exhibit O are set forth in Chapter 2.05 PCC.

C. Title 12, Roads and Rights-of-Way. See Chapter 12.42 PCC for Adopt-a-Road Litter Control Program signs and Chapter 12.48 for Street Banners.

D. Title 17B, Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards. See Chapter 17B.20 PCC for Traffic Signs.

E. Title 18, Development Regulations – General Provisions.

1. **Definitions.** Except for words and terms defined in Chapter O.70, Definitions, and in Chapter 18.25, all words and terms used in Exhibit O shall have their customary meanings.
2. **Preliminary Review.** Applicants must complete ARC or TOA sign review, as applicable, and obtain a stamped Certificate of Approval prior to submitting a sign application to Pierce County except as provided for in the Tehaleh Design Manual. All other provisions for conducting a preliminary review of a proposed application are set forth in Chapter 18.40 PCC.
3. **Application Filing.** Applications filed pursuant to Exhibit O shall be reviewed for completeness in accordance with Department submittal regulations checklists and pursuant to

Chapter 18.40 PCC.

4. **Public Notice.** Public notice provisions for notice of application, environmental action, if applicable, and final decision pursuant to this Title are outlined in Chapter 18.80 PCC.
5. **Review.** The Department shall review applications in accordance with the provisions outlined in Chapter 18.60 PCC.
6. **Time Period for Final Decision.** The provisions for issuing a notice of final decision on any application filed pursuant to Exhibit O are set forth in Chapter 18.100 PCC.
7. **Compliance.** The regulations for compliance with the provisions of Exhibit O are set forth in Chapter 18.140 PCC.

O.10.060 Prohibited Locations for Signs.

A. Signs are prohibited from the following locations:

1. Any location that obstructs or otherwise interferes with pedestrian traffic or any official traffic sign, signal or device, drivers view approaching, merging, or intersecting traffic;
2. Encroaching upon or overhanging into public right-of-way, except when given express permission in writing by the County Engineer (see Chapter 12.28 PCC , Objects Within County Rights-of-Way), or in accordance with the Right-of-Way License;
3. Upon or propped up against a utility pole, light standard, traffic sign, fire hydrant or any other facility or equipment located within the public right-of-way, pursuant to RCW 70.54.090;
4. Painted on or attached to a vehicle when such vehicle is parked to be visible from a public right-of-way for the purpose of providing advertisement of products and/or services and when such vehicle is not regularly used for business activities;
5. Attached to or painted on a tree or fence, except as needed on utility facility fencing;
6. Within any required perimeter or parking lot landscaping, except for signs not exceeding 4 feet in height when no required landscaping is disturbed; and
7. Off-site, except as follows:
 - a. Directional and temporary signage to advertise a public community event;
 - b. Signs that advertise multiple businesses within a given business district or commercial center, and,
 - c. Signs authorized in O.20.070, Off-Site Signs.

O.10.070 Prohibited Sign Types.

A. The following sign types are prohibited in Tehaleh:

1. Inflatable signs;
2. Billboards;
3. Signs which are an imitation of or resemble official traffic signs;
4. Electronic signs with pulsing or continuous streaming text or text that changes in intervals of less than 20 seconds, unless allowed pursuant to O.20.080 Electronic Message Signs;
5. Temporary signs, except as allowed pursuant to O.10.040, Temporary Signs;
6. Roof signs; and
7. Rotating signs, except for authorized iconic signs such as a barber pole.

O.10.080 Sign Variance.

A. An applicant who seeks an exception from the provisions of Exhibit O may pursue a sign variance.

B. Review Process.

1. An application for a sign variance may be considered administratively if such request is to deviate not more than 20 percent from a numerical regulation.
2. An application for administrative sign variance must have ARC or TOA approval, as applicable.
3. An application for administrative sign variance shall be decided by the Department's Director.
4. An application for sign variance to deviate more than 20 percent from a numerical regulation, or from a non-numerical regulation shall be decided by the Hearing Examiner.

C. **Review Criteria.** The applicant shall demonstrate compliance with all of the following review criteria:

1. Exceptional or unusual circumstances, not resulting from any act of the applicant, apply to the project location and not generally to other properties in the vicinity;
2. The sign proposal is outstanding in design;
3. The variance request is the minimum necessary to serve its intended purpose;
4. The variance request is consistent with the purpose and intent of the Comprehensive Plan and the Development Regulations; and
5. Applicable Comprehensive Plan objectives and goals are being met through this design proposal.

D. **Public Hearing Required.** After all requests for additional information have been satisfied, the Department shall set a date for a public hearing before the Pierce County Hearing Examiner, for all non-administrative sign variances. The public hearing shall follow the procedures set forth in Chapter 1.22 PCC.

E. Decision.

1. The Director shall have the authority to grant or grant with conditions an administrative sign variance when, in the opinion of the Director, the review criteria described in O.10.080 C. above have been met.
2. For all other sign variances, the Examiner shall have the authority to grant, or grant with conditions, a sign variance, when in the opinion of the Examiner, the review criteria described in O.10.080 C. above have been met.
3. The Examiner and Director, as applicable, shall have the authority, as part of the approval of the variance, to establish expiration dates or time periods within which the approval must be exercised. Upon expiration, the permit or approval shall be considered null and void. No extensions of the expiration date shall be permitted.

Denial. Noncompliance with any review criteria may be considered grounds for denial of a sign variance application.

O.10.090 Maintenance.

All signs shall be of rust-inhibitive material or treatment, and shall be maintained in good condition. All signs, together with all of their supports, braces, guys and anchors shall be kept in good repair and in a safe state of preservation. The display surfaces of all signs shall be kept neatly painted or posted.

O.10.100 Removal of Sign – Time Period.

Signs, excluding sign structures, shall be removed within 30 days of discontinuance or vacation of the business or activity to which the sign is associated.

O.10.110 Severability.

If any provision of this Title or its application to any person or circumstance is held invalid, the remainder of the regulations or the application of the provision to other persons or circumstances shall not be affected.

Chapter O.20 - TEHALEH SIGN DESIGN REGULATIONS

Sections:

O.20.010 Purpose.

O.20.020 Special Permission Required for Signs within County Right-of-Way.

O.20.030 General Sign Design Regulations.

O.20.040 Building and Wall Signs.

O.20.050 Freestanding Pole and Monument Signs.

O.20.060 Parking Lot Signage.

O.20.070 Off-Site Signs.

O.20.080 Electronic Message Signs.

O.20.090 Sign Illumination.

O.20.010 Purpose.

The purpose of this Chapter is to provide minimum sign standards to safeguard life, health, property, and the general welfare. These standards control the quality of materials, construction, size, location, electrification, and maintenance of all signs and sign structures within Tehaleh.

O.20.020 Special Permission Required for Signs within County Right-of-Way.

No person, organization, or agency shall place, erect, or install any sign within a County road right-of-way without the express permission in writing of the County Engineer (see Chapter 12.28 PCC, Objects Within County Rights-of-Way) or as provided for in the Right-of-Way License.

O.20.030 General Sign Design Regulations.

A. Regulations – Placement and Location.

1. No sign shall be designed such that it will either in part or whole change a required setback for the building to which it is attached.
2. Freestanding signs shall comply with line of sight provisions. See PCC 17B.10.060.
3. Signs that project from a building or structure must clear sidewalks or the finished ground elevation by at least 8 feet vertically, and may project no more than 4 feet from the building

or one-third of the width of the sidewalk, whichever is less. In the absence of sidewalks, the average ground level adjacent to the building front shall be used for measuring height requirements.

4. Horizontal and vertical clearance of signs or sign structures from energized power lines shall not be less than 12 feet.
5. A sign should not cover or interrupt major architectural features such as a beam, building line, or structural feature.
6. Signs shall not cover any window or door opening or project beyond the corner of the wall to which it is attached.

B. Regulations – Accuracy and Design.

1. Sign information shall be legible and shall reflect current and accurate information.

C. Regulations – Setbacks.

1. Minimum setback regulations for freestanding signs are set forth in Table O.20.030-1, with the exception of Tehaleh Community Signs which may be located within public right-of-way in accordance with the Right-of-Way License and with the written approval of the County Engineer.
2. Setbacks are measured from the property line, or in the case of a private road, from the edge of the road right-of-way, to the portion of any sign or sign structure that is closest to the property line or public or private road right-of-way. See Figure O.20-1.
3. The setback from the road for a monument sign may be reduced to 5 feet provided the sign does not obstruct the safe visibility of any motor vehicle or pedestrian traffic. See PCC 17B.10.060.

Table O.20.030-1. Countywide Minimum Setbacks for Freestanding Signs		
Ground Clearance	Setback from Road ROW	Setback from Interior Yard
Less than 10 feet	15 feet	2 feet
10 feet to 13 feet 6 inches	5 feet	2 feet
More than 13 feet 6 inches	2 feet	2 feet

D. Regulations – Height.

1. Maximum height of all signs and sign structures, including trim, shall be 35 feet above ground unless otherwise allowed or limited by the applicable Sign Table. See Chapter O.30.

O.20.040 Building and Wall Signs.

A. Regulations – General.

1. If the sign is enclosed by a box or outline, the total area of the sign, including the background, is counted as size of the sign. If the sign consists of individual letters, the area enclosed by an imaginary rectangle or square that is drawn around the letters is counted as the sign area;
2. Temporary and permanent building, window and wall sign area shall not occupy more than

20 percent of the total area of the building façade or the total maximum area allowed in the applicable Sign Table, whichever is less. For purposes of this calculation, signs such as open/closed, store hours, address, and other similar information shall not be included;

3. Signs placed in the space between windows may not exceed in height more than two-thirds of the distance between the top of a window and the sill of the window above, or major architectural details related thereto;
4. Murals that incorporate business identification or commercial messages require ARC or TOA approval, as applicable, and will be considered on a case-by-case basis.



5. Wall signs shall be attached flat to, written on, or pinned away from the wall, and may not project from the wall by more than 18 inches in thickness;
6. All signs shall be permanently attached or affixed in some manner to a building; and
7. Individual signs within a multi-tenant/multi-building complex shall share a similar style, uniform location and installation format.

B. Regulations – Projecting Signs.

1. Projecting signs may be displayed on buildings that are 20 feet or more in width;
2. Projecting signs must be pinned away from the wall at least 6 inches;
3. Projecting signs are not permitted at the intersection of walls or corners, except at right angles to the building front; and
4. In the event of an eave, overhang, or mansard roofline, signs may extend to the bottom of said feature. If no definitive overhang is proposed, projecting signs may extend to the bottom of the fascia trim, but in no case extend above the wall or roof line.

C. Regulations – Marquee.

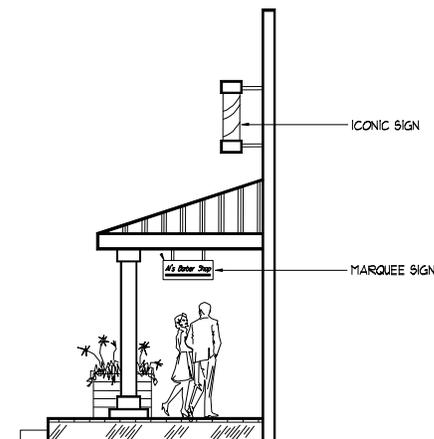
1. One marquee sign shall be allowed per business or tenant for each public street front faced by the business or tenant; individual businesses shall have no more than two marquee signs;
2. Marquee signs shall only be utilized to display the name of a business, its business logo, and address;
3. No portion of the signage shall be allowed to extend above or below the marquee to which it is attached;
4. Letter and logo sizing shall not exceed 24 inches in height and 18 inches in thickness; and
5. Marquee signs shall be installed perpendicular to the front building elevation.

D. Regulations – Awning or Canopy Signs.

1. Awning and canopy signs shall only be utilized to display the name of a business, its business logo, and address;
2. Letters over 3 inches in height displayed on an awning or canopy shall be subtracted from the items of information allowance, where applicable;
3. The sign area devoted to sign text, corporate logos, and other graphics shall not exceed 25 percent per face of the canopy or awning;
4. Up to three sides of the canopy or awning may be used for signage; and
5. Individual letters, logos, or symbols may not exceed 4 feet in height or project out from the surface of the canopy or awning more than 18 inches or project above or below the canopy face.

E. Regulations – Iconic Signs.

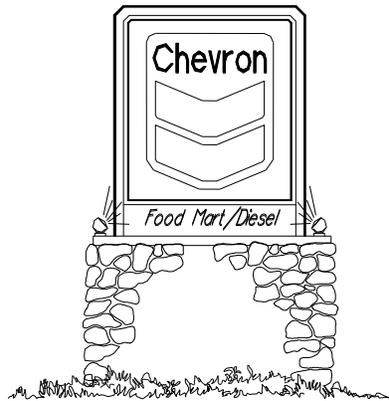
1. Iconic signs shall reflect the goods and services offered within the building within which they are affixed;
2. Iconic signs shall not contain text;
3. Iconic signs shall not exceed a height of 3 feet and a width of 3 feet; and
4. Iconic signs may be attached to freestanding or monument signs or the building but shall not be attached to building extrusions such as eaves, overhangs, covered porches, roofs, or other extruded architectural details.



F. Regulations – Window Signs.

1. Permanent window signs are subtracted from the building/wall sign area and items of information allowance where applicable; and
2. Window signage shall not completely obstruct visibility into a building.

O.20.050 Freestanding Pole and Monument Signs.



A. Regulations – General.

1. Freestanding signs shall be located on the same parcel as the business or activity identified on the sign, except as authorized in O.20.070, Off-Site Signs;
2. Freestanding signs shall not be located closer than 50 feet to any other freestanding sign;
3. Freestanding signs shall not be directed toward a highway which is not used for access to the site. Incidental visibility is acceptable when the sign is directed toward the principal access point of the site;
4. Signs placed within any required perimeter or parking lot landscaping shall not exceed 4 feet in height. Vegetation may be cleared to provide space for a permitted sign; however, replanting of native plants and/or approved landscaping shall be required;
5. The total area and height of freestanding signs shall not exceed the regulations identified in O.30.020-1, the Tehaleh Sign Table; and
6. In addition to the maximum square footage permitted for freestanding signs, commercial fuel retail uses are permitted an additional 10 square feet of signage per grade of fuel for grade of fuel advertisement only.

O.20.060 Parking Lot Signage.

A. Regulations – General.

1. The square footage of parking lot signage shall not be deducted from the overall allowed sign area.

B. Regulations – Entrance and Exit Signs (Permit Exempt and do not require ARC or TOA review or approval.)

1. Entrance and exit signs and/or other similarly worded signs, when used for the sole purpose of controlling mobile traffic, shall be limited to the following:
 - a. One parking lot sign is allowed for each entrance or exit; and
 - b. Signs shall not to exceed 42 inches in height above ground level, 16 inches in width, or 6 square feet in size.

C. Regulations – Menu Reader Boards for Drive-Through Facilities.

1. Menu reader board signs shall be one sided;
2. Two menu reader board signs, not exceeding 32 square feet per sign face and a maximum height of 5 feet, shall be permitted; and
3. Menu reader board signs shall be designed and located to be viewed exclusively by patrons of the development and not plainly visible from off-site.

O.20.070 Off-Site Signs.

A. Regulations.

1. One off-site sign shall be permitted for the following civic uses:
 - a. Religious Assemblies;
 - b. Schools;
 - c. Public Safety Services;
 - d. Libraries; and
 - e. Parks.
2. Off-site signs as allowed by A-1 above shall be subject to the following criteria:
 - a. Only one off-site sign shall be permitted for each use to a maximum size of 20 square feet and 15 feet of height, regardless of zone classification;
 - b. The sign shall be located within one mile of the lot that contains the permitted civic use;
 - c. The sign shall only be illuminated by indirect lighting;
 - d. The sign shall comply with the provisions for sign setbacks;
 - e. The sign shall be limited to only advertising the permitted civic use or community events;
 - f. Authorization from the property owner where the off-site sign is proposed shall be required for a complete permit application;
 - g. Individual civic uses that are located on the same or adjacent site and are permitted to display off-site signs may co-locate one sign, not to exceed 40 square feet in area and 15 feet in height, regardless of zone classification; and
 - h. Off-site signs are subject to sign type and location prohibitions of Exhibit O. See O.10.060.

- B. Tehaleh Community Signs are not subject to O.20.070 and may otherwise be installed as provided for in these Regulations and the Right-of-Way License Agreement.

O.20.080 Electronic Message Signs.

- A. Electronic message signs shall be allowed in the following locations within Tehaleh:

1. Religious assembly/ religious facilities;
2. Schools (elementary, middle, high, college, university);
3. Public Safety Facilities (police and fire stations, etc.);
4. Libraries;
5. Parks; and
6. Community / recreation centers.

- B. Time and temperature signs are allowed in Neighborhood Center and Employment zones.

C. Regulations – Electronic Message Signs

1. An electronic message sign, as a wall or freestanding sign, shall not exceed the size, setback or height limits of the zone classification.
2. When an electronic message sign is located in a residential zone classification, the sign shall not operate between the hours of 10:00 p.m. and 6:00 a.m.
3. An electronic message sign shall be located on the same site as the use for which it is associated.
4. The change from one message to another message shall be no more frequent than once every 8 seconds when along a major arterial and 20 seconds when along all other roadways.
5. The change of message shall be completed in two seconds or less.
 - a. Messages may change by dissolve, fade, or by instantaneous change from one static display to another, but shall remain as a static display after completing the change, and once changed, shall remain static until the next change.
 - b. Scrolling, streaming, and video are prohibited.
6. Electronic message signs shall not exceed a brightness level of 0.3 foot candles above ambient light as measured using a candle meter at a preset distance depending on sign size. Measurement distance shall be determined using the following calculation: the square root of the product of the sign area times 100. Example using a 12 square foot sign: $\sqrt{(12 \times 100)} = 34.6$ feet measuring distance.
7. Electronic message signs shall be maintained and operated to meet the following brightness standards.
 - a. No sign shall be brighter than is necessary for clear and adequate visibility;
 - b. No sign shall be of such intensity or brilliance as to impair the vision of a motor vehicle driver with average eyesight or to otherwise interfere with the driver's operation of a motor vehicle; and
 - c. No sign shall be of such intensity or brilliance that it interferes with the effectiveness of an official traffic sign, device or signal.
8. Electronic message signs shall be equipped with a mechanism that automatically adjusts the brightness in response to ambient conditions and equipped with a means to immediately turn off the display if it malfunctions or if for some reason it is not complying with the regulations in this Section.

O.20.090 Sign Illumination.

A. Regulations – General.

1. Illumination should be energy efficient and shall be arranged so the light source is shielded from view;
2. All sign illumination shall be directed to preclude glare visible from public right-of-way and neighboring properties.
3. Surface brightness or intensity of lighting shall not be beyond that necessary for visibility from the public right-of-way;
4. Signs shall not produce a harsh, uncomfortably bright light either through the level of illumination or a combination of illumination levels and design of the sign face;

5. Signs shall not be overly bright so as to overshadow signs in the immediate vicinity, cause glare, or create an island of light;
6. Signs shall not be permitted to remain lit during non-business hours; and
7. Internal, backlit and down lit sign illumination is the only type of illumination permitted for commercial or civic uses.

B. Regulations – Illumination

The following types of illumination and mechanical movement are permitted for all activities all zone classifications subject to the limitations indicated in this subsection, unless precluded by O.10.060, Prohibited Locations for Signs and Prohibited Signs:

1. **Colored light.** Colored light is only allowed in Neighborhood Center, Public Facilities and Employment zone classifications.
2. **Internal illumination.** Internal illumination is a light source concealed or contained within the sign and which becomes visible in darkness through a translucent surface. Such lighting is allowed in Neighborhood Center, Public Facilities and Employment zone classifications. Brightness shall not be so great as to disturb nearby residences.
3. **Indirect illumination.** Indirect illumination is a light source not directly seen. It is allowed for all activities subject to the provisions of this Section and these Regulations.
4. **Floodlight illumination.** Floodlight illumination is allowed with ARC or TOA approval, as applicable, provided that the floodlight or spotlight is positioned so that none of the light shines onto an adjoining property or in the eyes of motorists or pedestrians.
5. **Neon tube illumination.** Neon tube illumination is a source of light supplied by a neon tube that is bent to form letters, symbols, or other shapes (does not include signs that are internally lit by neon tubing). Neon tube illumination is allowed in Neighborhood Center, Public Facilities, and Employment zones with ARC or TOA approval, as applicable, on a case-by-case basis.

Chapter O.30 – TEHALEH SIGN TABLE AND DESIGN REGULATIONS**Sections:****O.30.010 Sign Table.****O.30.020 Sign Type, Size & Height.****O.30.010 Sign Table.**

No sign may be installed, displayed, or substantially altered or reconstructed except in conformance with this Table.

- A. Sign area shall be calculated by multiplying the total width of the each sign face by the total length of the sign face. Only one sign face of a double-sided sign shall be calculated to determine sign area. Three-dimensional and iconic signs shall be calculated as the maximum area visible from any single direction at any point in time.
- B. Diagonal corner signs that face more than one street must be assigned to a street and building frontage by the applicant. The sign must meet all regulations for the street and building frontage it is assigned.

O.30.020 Sign Types, Area and Height per Tehaleh “Zones” identified in Exhibit I.

Table O.30.020-1. Tehaleh Sign Area and Sign Height			
Zone Classification per Exhibit I	Sign Type	Maximum Sign Area (square feet)	Maximum Sign Height (feet)
All Zones	Subdivision Identification	32	12
	Home Occupations	3	Placed on the home at maximum height of 7'
	Tehaleh Community Signs	32	12
Residential; Age-Qualified; and Multi-Family	Identification	24	12
Neighborhood Center and Public Facilities	Identification	24	12
	Business Sign	48	20
	Wall/Building	48	35
Employment	Freestanding	120	20
	Wall/Building	120	35
Parks; and Buffers/Allees/Natural Open Spaces	Freestanding	24	12
	Wall/Building	24	12
	Community and Cultural Services	48	20

Chapter O.70 - SIGN DEFINITIONS

Section:

O.70.010 Sign Definitions.

O.70.010 Sign Definitions.

The following list consists of a nonexclusive set of definitions for types of signs discussed within this Title. See also Chapter 18.25 PCC for definitions generally applicable to the Development Regulations.

"A-board or sandwich board" means a small portable sign upon which is generally placed advertising copy denoting products or services being offered upon the site on which such signs are placed.

"ARC" – see Tehaleh Architectural Committee (ARC)

"Awning sign" is a type of building sign affixed to the surface of an awning and which does not extend vertically or horizontally beyond the limits of such awning. An "awning" is a roof-like cover that is temporary or portable in nature and that projects from the wall of a building for the purpose of shielding a doorway or window from the elements and is periodically retracted into the face of the building. Awnings are temporary or portable devices.

"Back lit or internally lit" means a sign that is illuminated by a light source contained within the body of the sign.

"Banner" means any sign of lightweight fabric or similar material that is mounted to a pole or building by any means. National flags, state or municipal flags, seasonal flags, or the official flag of any institution or business shall not be considered banners.

"Billboard" means a large panel designed to carry outdoor advertising; panel for the display of advertisements in public places.

"Building sign" means a sign which is permanently attached or affixed in some manner to a building wall, i.e., wall, hanging, projecting, marquee, and awning signs. The following sign types are considered building signs: awning sign, canopy sign, façade sign, hanging sign, marquee sign, projecting sign, wall sign, and window sign.

"Business sign" means a sign which directs attention to a business or profession conducted, or to a commodity, service, or entertainment sold or offered upon the site where such sign is located, or to which it is affixed.

"Business identification sign" means a sign that is limited to the name, address, or occupation of the person or business on the site. Business identification signs must be located on the site of the business itself.

"Canopy sign" is a type of building sign which is attached to or painted on a canopy structure. A "canopy" is a permanent structure, which may be supported independently or attached on one side to another structure and open on all sides.

"Community and Cultural Services" means a facility in Parks, Buffers/Allees/Natural Open Spaces zoning classifications that may include commercial, recreational, cultural, or entertainment uses such as a club, restaurant, exercise facilities or training facilities, lecture or performance hall, etc.

"Construction sign" means a sign which identifies the architects, engineers, contractors, and other individuals or firms involved in the construction of a project or site and which may announce the character of the building enterprise or the purpose for which the building is intended, but does not include any advertisement of product or services.

"Down lit" means signs lit with light directed downward from a light source onto a sign with no bare light sources visible, and that light direction and intensity is designed to provide uniform readability of the sign and control glare and spillover light.

"Electronic message sign" means an electronic changeable copy sign or portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic or symbol is defined by a small number of matrix elements using different combinations of light-emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area.

"Electronic sign" means a sign which exhibits changing natural or artificial light or color effect by electric or electronic means, and which may consist of a pattern of lights or other technology capable of using lights to depict action, create a special effect, or vary the message being communicated. The following are all types of electronic signs: trailing electronic sign, electronic message sign, flashing sign, time and temperature sign, and video sign. An electronic reader board would be considered an electronic sign.

"Establishment" means an organization, business, institution, company, firm or enterprise operating in a separate physical commercial space with a separate mailing address.

"Façade sign" is a type of building sign painted upon or erected flush along the exterior wall or window of a building which displays only one sign surface. A "façade" refers to the front or principal face of a building or any side of a building that faces a street or other open space.

"Flashing sign" is an electronic sign which, or a portion of which, changes light intensity intermittently, but does not include electronic message signs or slowly revolving signs. This sign type is considered an electronic sign.

"Fluorescent sign" means a sign containing a glass tube whose inner wall is coated with a material that produces a visible light by way of an electrical current causing vapor within the tube to discharge electrons thereby producing the light.

"Freestanding sign" means a sign that is not supported by, or connected to, a building and is permanently supported in a fixed location by one or more poles, uprights, or braces or a base structure. Freestanding signs include pole and monument signs. The following are freestanding signs: monopole sign, monument sign, and pole sign.

"Gross sign area" 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. The gross area of a 2-faced sign equals the area of one side. The "gross area" of a spherical, cubical, or polyhedral sign equals one-half the total surface area.

"Hanging sign" is a type of building sign suspended from a support (canopy or marquee) at a 90-degree right angle to the adjacent exposed building face. Hanging signs are generally intended to attract pedestrians and contain no commercial messages other than the name of the business.

"Iconic sign" means a projecting sign containing a symbol or logo characteristic of the goods and services or the business to which it is affixed. An example of an iconic sign would be a barber pole affixed to a barber shop.

"Identification sign" means a sign which is limited to the name, address or number of the building, institution or person, firm, or business center upon which the sign is located.

"Inflatable sign" means a sign made of flexible material or fabric that is made to take on a three-dimensional shape (to blow up like a balloon) when filled.

"Marquee sign" is a type of building sign hanging from below a marquee, porch or portico. A "marquee" is a permanent roof-like structure attached to and supported by the building and projecting beyond a building, but does not include a projecting roof.

"Master Developer" means NASH Cascadia Verde, LLC and any successors which are specifically delegated responsibilities under this document.

"Mechanical sign" means a sign that is, or includes components that are, operated by machinery.

"Memorial sign" is a type of building sign which may include the name of building or person, the date of erection cut into masonry surfaces or engraved on a tablet and constructed of bronze, brass, or other noncombustible materials or architectural features that are integral design features of a building, including religious symbols. Memorial signs do not advertise a product or service, or registered trademark.

"Menu reader boards for drive-through facilities" means a one-sided display sign for the sole purpose of providing a list of restaurant menu items to customers in a drive-through facility.

"Monopole sign" means a freestanding sign characterized by having a single support structure. This sign type is considered a freestanding sign.

"Monument sign" means a freestanding sign that is permanently affixed to the ground at its base, is supported entirely by a base structure, and is not mounted on a pole(s). This sign type is considered a freestanding sign.

"Multi-tenant/multi-building sign" means a building mounted or freestanding sign that identifies a business(es) in a multi-tenant/multi-building complex.

"Mural" means a large illustration, graphic, picture or photograph painted on or affixed directly to a wall, ceiling or other permanent feature.

"Neon sign" means a sign containing tubes with glowing colors.

"Offsite" means signage which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the site where such sign is located, or to which it is fixed.

"Parking sign" means a sign, within the public right-of-way or adjacent thereto, that directs motorists to parking facilities. Parking signs are considered traffic direction signs and therefore may not contain any business identification information or advertising.

"Pole sign" means a freestanding sign that is permanently supported in a fixed location by a structure of poles, uprights, or braces from the ground and not supported by a building or a base structure. Enclosure of poles, uprights, and braces, associated with pole signs, and/or with box structures does not constitute a "monument sign." Pole signs may include multiple sign cabinets. This sign type is considered a freestanding sign.

"Political sign" means a temporary freestanding or wall sign providing information relating to a local, state, or national election.

"Portable sign" means any sign that is self-supporting but not permanently attached to the ground or building and can be moved from one location to another, including portable reader boards.

"Projecting sign" is a type of building sign that is erected perpendicular to and supported from the wall of a building.

"Readerboard" means a sign that is designed so that characters, letters, or illustrations can be manually or electronically changed or rearranged without altering the face or surface of the sign. If the sign copy is changed electronically, then the readerboard is considered an electronic sign.

"Rental or real estate sign" means a temporary sign which directs attention to the sale, lease, or rental of a particular building, property, or site upon which it is displayed.

“Right-of-Way License” means the License for the Use of County Rights-of-Way Within Cascadia for the Installation of Certain Improvements, recorded May 7, 2012 and that may be amended from time to time, permitting the Master Developer to install, maintain, repair and replace certain improvements, including signage, within the Cascadia/Tehaleh Rights-of-Way subject to review and approval of the County Engineer.

"Roof sign" means any sign erected on the roof of a building.

"Rotating sign" means any sign or portion thereof which physically revolves or spins and regardless of speed moves in a similar manner. A rotating sign is a type of mechanical sign.

"Sign" means any surface, fabric, object, device, display or part thereof which is used to advertise, identify, direct, or attract attention to a product, business, activity, place, person, institution, or event to convey information to the public which is visible from an abutting property, public right-of-way, or body of water using words, letters, figures, designs, symbols, fixtures, colors, illumination, or projected images including forms shaped to resemble any human, animal or product.

"Sign area" means the total area of a sign enclosing the extreme limits of the letter, module, or advertising message visible from any one viewpoint or direction, excluding the sign support structure, architectural embellishments, or decorative features which contains no written or advertising copy or logos.

"Sign height" means the vertical distance measured from the adjacent grade at the base of the sign to the highest point of the sign structure; provided, however, that the grade of the ground may not be built up in order to allow the sign to be higher.

"Sign structure" means any structure which is or was used to support a sign.

“Site” means ‘parcel’ or ‘lot.’

“Tehaleh Architectural Review Committee (ARC)” means representatives of the Master Developer of Tehaleh that establish, approve, and enforce certain design standards for all new development or construction at Tehaleh.

“Tehaleh Community Signs” means signs installed by the Master Developer within Tehaleh for the purpose of wayfinding and marketing to direct the general public to areas within Tehaleh that are being developed and/or marketed. Tehaleh Community Signs may include signs listing multiple residential builders, community information center(s) and amenities, and commercial/industrial properties being marketed, developed, or constructed. Tehaleh Community Signs are impermanent in nature and may be replaced with permanent signage that meet signage standards established for Tehaleh.

“Tehaleh Design Manual” means design guidelines and standards written and administered by the Master Developer and approved by the county and intended to influence and control issues such as site planning, architecture, lighting, landscaping, and signage.

“Tehaleh Development Agreement” means the Restated Employment Based Planned Community Development Agreement dated August 6, 2015 as to Phase 1, specifically Section 4.2.5 Signage Standards, and .

“Tehaleh Owners Association (TOA)” means the organization designated to manage certain tasks for the planned community including the collection and administration of owner association assessments and fees, the enforcement of use restrictions and rules, and architectural modification guidelines and standards for other than new construction.

"Temporary sign" means any banner, pennant, or other advertising display, with or without frames, constructed of cloth, light fabric, paper, plastic, cardboard, or other similar material. Temporary signs are not intended for ongoing advertising of products or services or for the naming of a business in lieu of a permitted permanent sign.

"Time and temperature sign" is a type of electronic sign restricted to an electronic or mechanical indication of time and/or temperature and may include a business or organization's logo. "Logo" is defined as a graphic representation or symbol of a company name, trademark, or abbreviation and is often uniquely designed for ready recognition.

"Trailing electronic sign" is a type of electronic sign with pulsing or continuous streaming text or text that changes in intervals of less than 20 seconds.

"Video sign" is a type of electronic sign with a variable sign displayed on a television style screen.

"Wall sign" is a type of building sign painted on or attached to, and extending not more than 18 inches in depth from a façade of a building. Wall signs can be illuminated or non-illuminated and can be made of wood, rigid plastic, etc., or painted on a building. The exposed face of a wall sign is in a plane parallel to the portion of the structure to which it is attached. Signs on awnings and canopies are considered wall signs.

"Window sign" is a type of building sign located inside and affixed to windows of a building, whether temporary or permanent, lighted or unlighted, which may be viewed from the exterior of the building.