

8 General Provisions

8.0 Introduction

8.0.1 Purpose

This chapter provides standards for service areas, lighting, landscaping, and signage consistent with the overall goals and objectives of the Highway 99 Sub-Area Plan. While there is no singular one-size fits-all approach in designing these elements of the site, the standards herein strive to accommodate for both the auto-focused and pedestrian-focused needs within the sub-area.

Goals for this chapter:

- Thoughtfully screened service and storage areas (see Section 8.1)
- Well-lit and pleasantly landscaped pedestrian environments (see Sections 8.2-8.3)
- Enhanced visual environment with appropriate signage and landscaping (see Sections 8.3-8.4)

8.0.2 Applicability:

The standards in this chapter apply to all non-residential, mixed-use, and multifamily development unless otherwise noted herein.



Figure 8-1. An example of design elements addressed in this chapter.

8.1 Service Area and Mechanical Equipment

INTENT

- To minimize the negative visual, noise, odor, and physical impacts of service elements on adjacent land uses and the pedestrian environment.
- To screen the potential negative impacts of visible service and storage elements.
- To encourage thoughtful siting of service and storage elements that balance functional needs with the desire to screen its negative impacts.

8.1.1 Service Element Location and Design

All developments shall provide a designated spot for service elements (trash and recycling). Such elements shall meet the following requirements:

(1) Service element location. Service areas shall be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.

(2) Service area paving. The designated spot for service elements shall be paved with concrete.

(3) Trash/recycling enclosure. Appropriate enclosure of the common trash and recycling elements shall be required, as determined by the Responsible Official. Requirements and considerations:

- (a) Preferably, service enclosures are integrated into the building itself.
- (b) Service areas visible from the street, pathway, pedestrian-oriented space or public parking area (alleys are exempt) shall be enclosed and screened around their perimeter by a wall or fence at least six feet high. Developments shall use materials and detailing consistent with primary structures on-site. Acceptable materials include brick, concrete block or stone.
- (b) The sides and rear of the enclosure must be screened with 3 feet of landscaping (as defined in Section 8.3) at least 5 feet deep in visible locations as determined by the Responsible Official to soften the views of the screening element and add visual interest.
- (c) Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicle traffic, or does not require that a hauling truck project into any public right-of-way.
- (d) Weather protection of recyclables shall be ensured by using weather-proof containers or by providing a roof over the storage

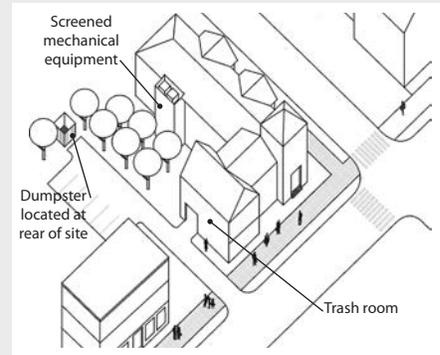


Figure 8-2. Locate service areas and mechanical equipment to minimize impacts on the pedestrian environment.



Figure 8-3. Materials for the service enclosure are consistent with the architecture of the primary building.



Figure 8-4. Note service enclosure materials and landscape screening .



Figure 8-5. This service area is located away from pedestrian areas and uses quality building materials.

area.

- (e) Proximity to adjacent residential units will be a key factor in determining appropriate service element treatment.

8.1.2 Utility Meters and Other Service Utility Apparatus

These elements shall be located and/or designed to minimize their visibility to the public. Preferred locations are off alleys, service drives, within or under buildings or other locations away from the street. **Project designers are strongly encouraged to coordinate with applicable service providers early in the design process to determine the best approach in meeting these standards.** If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features **to the satisfaction of the Responsible Official.**

8.1.3 Rooftop Mechanical Equipment

All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.

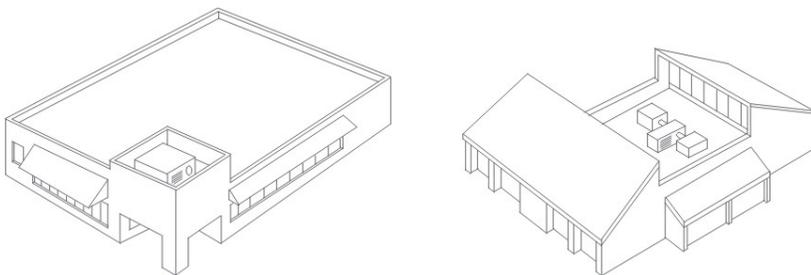


Figure 8-10. Example of roof-mounted mechanical equipment.



Figure 8-6. These utility meters are accessible for functional use, but thoughtfully located and screened.



Figure 8-7. The elevated planters help, but it's still an undesirable scenario along a public street.



Figure 8-8. Avoid exposed utility meters placed directly on the street sidewalk.



Figure 8-9. Avoid this kind of design. The meters are the dominant visual feature, not integrated with the overall design of the structure.

8.2 Lighting Standards

INTENT

- To encourage the judicious use of lighting in conjunction with other security methods to increase site safety.
- To encourage the use of lighting as an integral design component to enhance buildings, landscaping, or other site features.
- To encourage night sky visibility and to reduce the general illumination of the sky in Clark County.
- To reduce the horizontal glare and vertical light trespass from a development onto adjacent parcels and natural features.

8.2.1 Lighting Standards and Guidelines

Appropriate lighting levels are required in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, alleys, circulation areas, and other open space areas.

New development shall provide site lighting that meets the following criteria **as determined by the Responsible Official**:

(1) Minimum and maximum lighting levels. All public areas shall be lighted with average minimum and maximum levels as follows:

- (a) Minimum (for low or non-pedestrian and vehicular traffic areas) of 0.5 foot candle.
- (b) Moderate (for moderate or high volume pedestrian areas) of 1-2 foot candles.
- (c) Maximum (for high volume pedestrian areas and building entries) of 4 foot candles.

(2) Consistent lighting levels. Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.

(3) Parking lot lighting fixtures shall be non-glare and mounted no more than 25 feet above the ground, with lower fixtures preferable so as to maintain a human scale. Requests for higher lighting fixtures may be considered with the approval of the Responsible Official. All fixtures over 15 feet in height shall be fitted with a full cut-off shield.

(4) Pedestrian-scaled lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity.

(5) Minimize lighting trespass. Lighting must be designed to minimize trespass onto adjacent private parcels, except for shared



Figure 8-11. Use smaller scale lighting fixtures to create consistent lighting throughout the pedestrian areas.

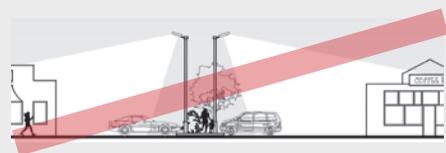


Figure 8-12. Avoid large scale lighting that allow unlit gaps within the pedestrian areas.

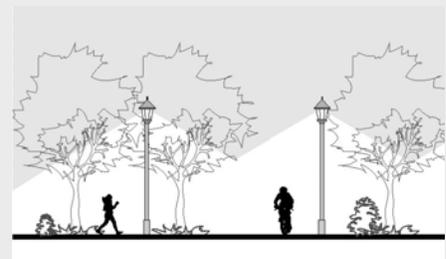


Figure 8-13. Space the lighting appropriately so that pedestrian areas are consistently lit.

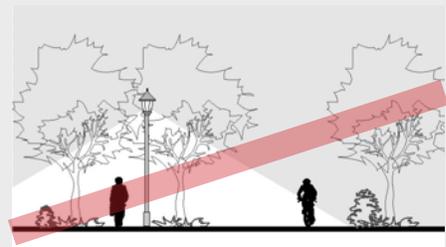


Figure 8-14. Avoid gaps in lighting within pedestrian areas.

use facilities such as a pathway, parking lot, or common service area. All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it.



Figure 8-15. Pedestrian-scaled street lighting in a commercial area (Auburn, WA).



Figure 8-16. Pedestrian-scaled lighting in a shopping center (University Village, Seattle, WA).



Figure 8-17. Pedestrian-scaled lighting in a shopping center (Clark County, WA).



Figure 8-18. Pedestrian-scaled lighting in a shopping center (Clark County, WA).

8.3 Landscaping Standards

INTENT

- ~~Promote well conceived and attractive landscaping that reinforces the architectural and site planning concepts in response to site conditions and context.~~
- To promote low-impact development utilizing landscaping.
- To maintain and enhance the character of the sub-area.
- ~~To reduce negative potential impacts between adjacent and neighboring uses.~~
- To encourage the use of attractive and drought tolerant plant materials native to Clark County.
- ~~To ensure that plants will quickly achieve their intended visual objectives.~~
- To promote tree retention and the protection of existing native vegetation.
- To define, break up, and screen parking areas to reduce potentially negative impacts on adjacent uses.
- ~~To provide for the long-term establishment and health of new landscape plantings.~~
- To ensure the long term maintenance and attractiveness of landscape plantings.



Figure 8-19. Good landscaping can enhance the streetscape and livability of developments (Portland, OR).

8.3.1 About the Landscaping Standards

As noted in the introduction to this chapter, standards herein apply to non-residential and multifamily development unless otherwise noted herein. As with most other chapters, the provisions herein are often interrelated with standards set forth in different chapters. Cross-referencing is used in such cases to help the user understand the details of applicable standards. Below is a break down of the subsections on landscaping:

- **8.3.2 Plant Materials Standards**
Provides plant material standards for trees, shrubs, ground cover, and soil augmentation.
- **8.3.3 Landscaping Typology Standards**
Provides standards for several defined landscaping types to serve a variety of purposes.
- **8.3.4 Landscape Site Design Standards**
Provides standards for landscape plans and parking lot landscaping.
- **8.3.5 Irrigation, Maintenance, Enforcement**
Provides standards for irrigation, maintenance, and enforcement.



Figure 8-20. Low-impact-development (LID) techniques integrated into required parking lot landscaping (Northgate Mall, Seattle, WA).

8.3.2 Plant Material Standards

(1) Native and naturalized plant species:

New landscaping materials shall include drought resistant species native to the coastal region of the Pacific Northwest or non-invasive naturalized species that have adapted to the climatic conditions of the coastal region of the Pacific Northwest.

~~The selection of plant species should include consideration of soil type and depth, the amount of maintenance required, spacing, exposure to sun and wind, the slope and contours of the site, compatibility with existing native vegetation preserved on the site, water conservation where needed, and the impact of landscaping on visibility of the site for purposes of public safety and surveillance.~~

(2) Tree standards and guidelines:

Unless otherwise noted herein, required trees shall meet the following standards at time of planting:

(a) Required trees within parking areas shall be a minimum caliper of two inches (as measured six inches above the root ball) and a minimum height of 10 feet at the time of planting.

(b) Required deciduous trees (other than street trees) shall be fully branched, have a minimum caliper of 1-1/2 inches (as measured six inches above the root ball), and a minimum height of 8 feet at the time of planting.

(c) Required evergreen trees (other than street trees) shall be fully branched and a minimum of 6 feet in height, measured from the treetop to the ground, at the time of planting.

~~(d) If the Responsible Official decides reducing the minimum size of trees will not detract from the desired effect of the trees, the minimum size of trees (other than street trees) may be reduced if the applicant submits a written statement by a landscape architect registered in Washington or expert in the growing of the tree(s) in question certifying that the reduction in size at planting will not decrease the likelihood the trees will survive.~~

(3) Shrub standard: Shrubs, except for ornamental grasses, shall utilize minimum 2-gallon container size at the time of planting.

Desirable Landscaping Examples



Figure 8-21. Multifamily common open space (Bainbridge Island, WA).



Figure 8-22. Multifamily common open space (Kent Station, WA).



Figure 8-23. Multifamily common open space (Vancouver, WA).

(4) Ground cover standards and guidelines:

(a) Ground covers shall be planted and spaced to result in total coverage of the required landscape area within three years, or as per recommendations by a licensed Washington landscape architect or Washington-certified Professional Horticulturist (CPH) as follows:

- (i) Four inch pots at 18-inches on-center.
- (ii) One-gallon or greater sized containers at 24-inches on-center.
- (iii) ~~A bed of flowers approved by the Responsible Official in place of ground cover plants. A reduction in the minimum size may be permitted by the Responsible Official if certified by a registered landscape architect that the reduction shall not diminish the intended effect or the likelihood the plants will survive.~~

(b) Grass is acceptable as ground cover in landscaped areas, ~~but generally not preferred for water conservation and maintenance purposes. (Lawn areas designed as play areas are an exception).~~

(c) Ground cover areas shall contain at least 2-inches of composted organic material at finished grade.

(5) Soil augmentation and mulching:

(a) Existing soils shall be augmented with a 2-inch layer of fully composted organic material tilled a minimum of 6-inches deep prior to initial planting.

(b) Landscape areas shall be covered with at least 2 inches of mulch to minimize evaporation. Mulch shall consist of materials such as yard waste, sawdust, and/or manure that is fully composted.

(c) Berm/mound standards. Berms or mounds shall be no steeper than 3(horizontal):1(vertical). Any slopes steeper than 3:1 (2:1 is maximum permitted by the city for fill slopes) need erosion control netting or other erosion control methods in planting areas not covered by grass (e.g., rockery).

(d) Tree/shrub height and location. The landscape plan should plan for the mature size of trees and major shrubs to avoid interference with windows, decks or lighting.



Figure 8-24. Desirable planting strip example and a good alternative to grass (Redmond, WA).



Figure 8-25. A good example of where grass can be attractively used and double as a play area in a retail setting (Kent Station, WA).



Figure 8-26. Poor use of grass. While it's cheaper to install, maintenance costs are higher and a mixture of low shrubs would provide a better visual impact.

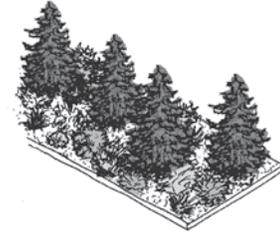
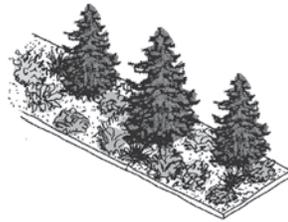
8.3.3 Landscaping Typology Standards

Below are described five landscaping types. These landscaping types may be required by different sections of code: For side and rear yard buffer requirements, see Chapter 5. For landscaping along development frontages near the street, see Chapter 3. For internal parking lot landscaping, see Section 8.3.3 herein.

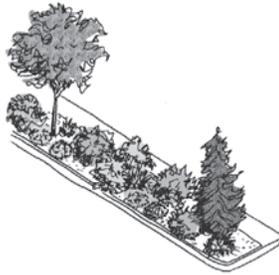
Narrow Landscape Strip

Wide Landscape Strip

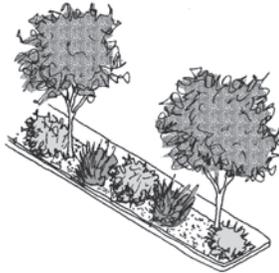
(1) Type A Landscaping, p. 119
To provide a dense landscaping screen where a visual separation of uses is warranted.



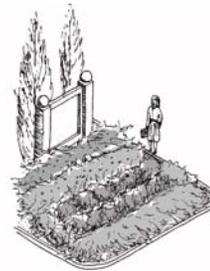
(2) Type B Landscaping, p. 120
To provide a moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment.



(3) Type C Landscaping, p. 121
To provide visual relief in parking areas and along roadways where both a canopy of trees and visibility is required.



(4) Type D Landscaping, p. 122
To create a decorative landscaped display with colorful flowers or foliage as a focal setting for signs, special site elements and/or high visibility or pedestrian areas.



(5) Type E Landscaping, p. 123
To enhance natural areas and to integrate developments into existing conditions.



Type A Landscaping

INTENT

- To provide a dense landscaping screen where a visual separation of uses is warranted.

(1) For landscaping strips up to 15 feet wide:

- (a) At least one row of evergreen trees, minimum 6 feet in height at time of planting and 15 feet maximum separation, or as per recommendations by a Washington licensed landscape architect or Washington-certified Professional Horticulturist (CPH).
- (b) Permitted evergreen tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.
- (c) Shrubs at a minimum rate of one shrub per 20 square feet of landscaped area.
- (d) Ground cover.

(2) For landscaping strips wider than 15 feet:

- (a) A minimum of one evergreen tree at least 6 feet tall for every 150 square feet arranged in a manner to obstruct views into the property.
- (b) Permitted evergreen tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.

Figure 8-27. Type A Landscaping strips up to 15' wide

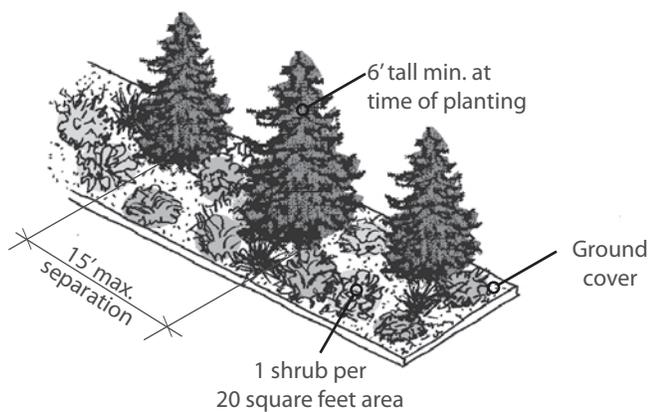
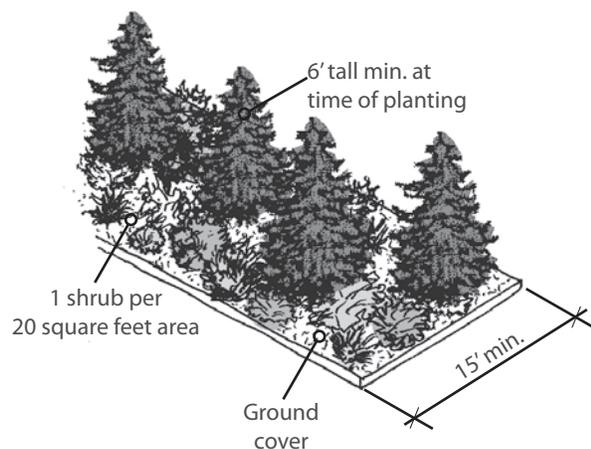


Figure 8-28. Type A Landscaping strips wider than 15'



Type B Landscaping

INTENT

- To provide a moderately dense and naturalistic vegetation screen to offer visual relief and integrate built elements into the natural environment.

(1) For landscaping strips up to 15 feet wide:

- (a) Informal groupings of evergreen (minimum 6 feet in height at time of planting) and/or deciduous. At least 50 percent of the trees must be evergreen. Trees to be spaced at an average of 20 feet on-center, or as per recommendations by a Washington licensed landscape architect or Washington-certified Professional Horticulturist (CPH). Trees may be grouped in asymmetrical arrangements.
- (b) Permitted tree species are those with the ability to develop a minimum branching width of 8 feet within 5 years.
- (c) Shrubs at a minimum rate of one shrub per 20 square feet of landscaped area. Shrubs designed for screening shall be at least 16 inches tall at planting and have a mature height between 3 and 4 feet.
- (d) Ground cover.

(2) For landscaping strips wider than 15 feet:

- (a) At least one tree per 300 square feet of landscaped area. At least 50 percent of the trees must be evergreen.
- (b) Tree species, shrubs, and ground cover as required above.

Figure 8-29. Type B Landscaping strips up to 15' wide

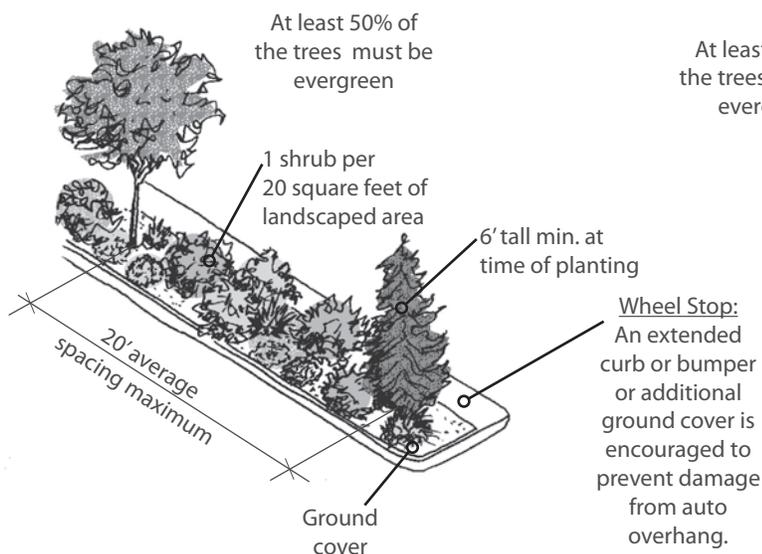
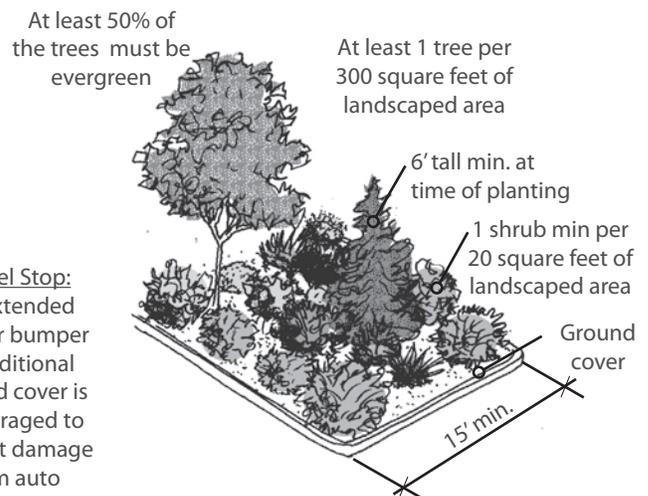


Figure 8-30. Type B Landscaping strips wider than 15'



Type C Landscaping

INTENT

- To provide visual relief in parking areas and along roadways where both a canopy of trees and visibility is required.

(1) For landscaping strips 5 To 20 feet wide:

- (a) Trees at 20 feet on-center, or as per recommendations by a Washington licensed landscape architect or a Washington-certified Professional Horticulturist (CPH).
- (b) Permitted tree species are those that provide for a canopy for shading.
- (c) Shrubs at a minimum rate of one shrub per 20 square feet of landscaped area.
- (d) Ground cover.
- (e) Maintain trees and shrubs to maximize pedestrian visibility (generally between 3 and 8 feet above grade).

(2) For landscaping strips wider than 20 feet:

- (a) At least one tree per 300 square feet of landscaped area or as required by a Washington licensed landscape architect or a CPH.
- (b) Place trees to create a canopy in desired locations without obstructing necessary view corridors.
- (c) Tree species, shrubs, and ground cover as required above.

Figure 8-31. Type C Landscaping strips 5' to 20' wide

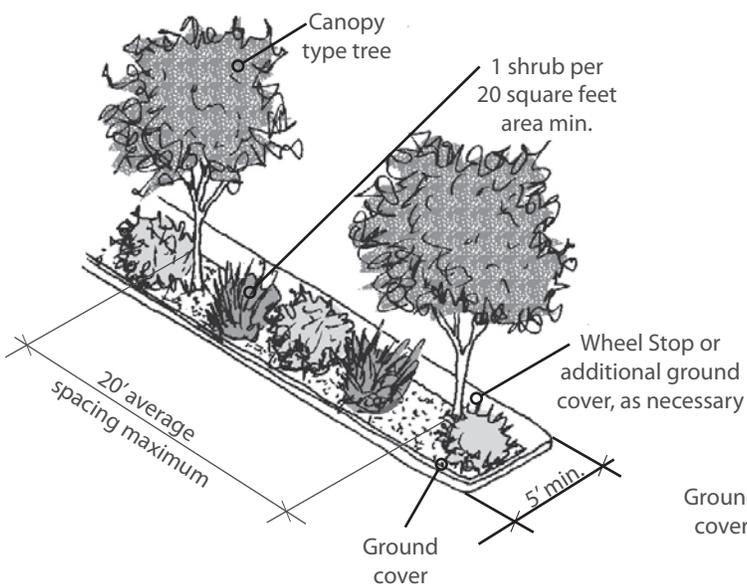
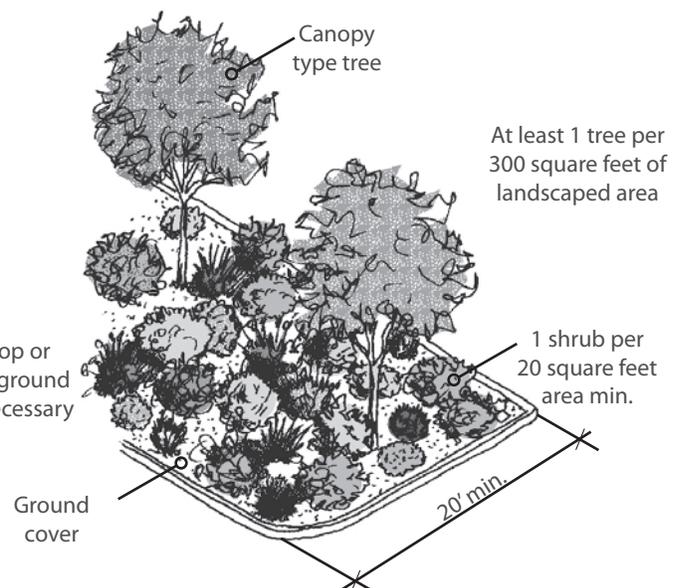


Figure 8-32. Type B Landscaping strips wider than 20'



Type D Landscaping

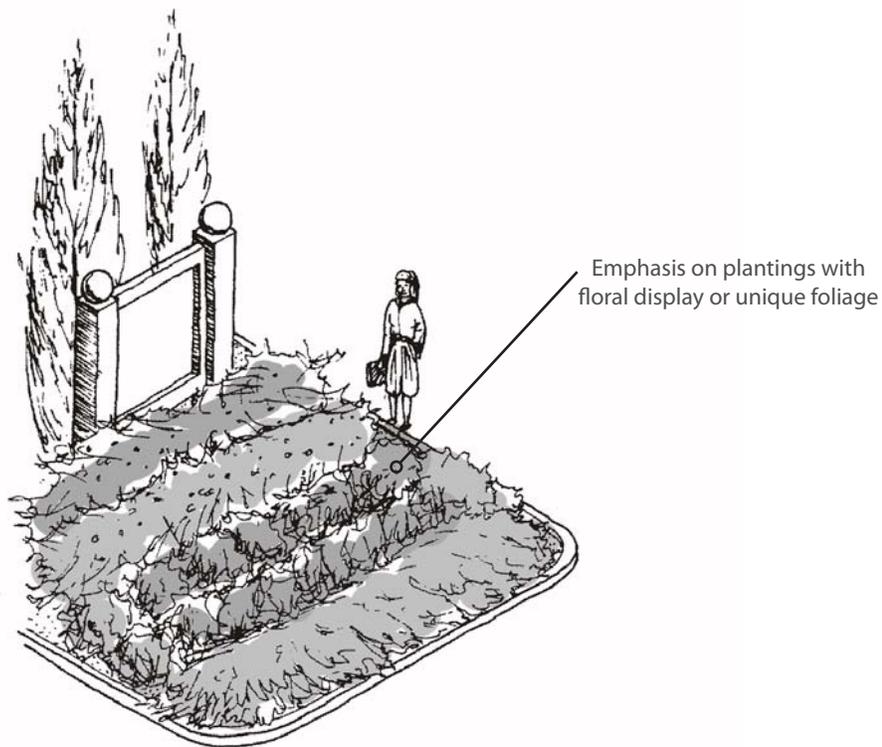
INTENT

- To create a decorative landscaped display with colorful flowers or foliage as a focal setting for signs, special site elements and/or high visibility or pedestrian areas.

(1) For all landscaped areas:

- (a) At least 50 percent of which must exhibit decorative floral or foliage. They shall be planted to cover the allocated area within three years.
- (b) The remaining 50 percent of the landscaped area may be planted with trees, shrubs, ground cover, or cultivated flower beds.

Figure 8-33. Type D Landscaping example



Type E Landscaping

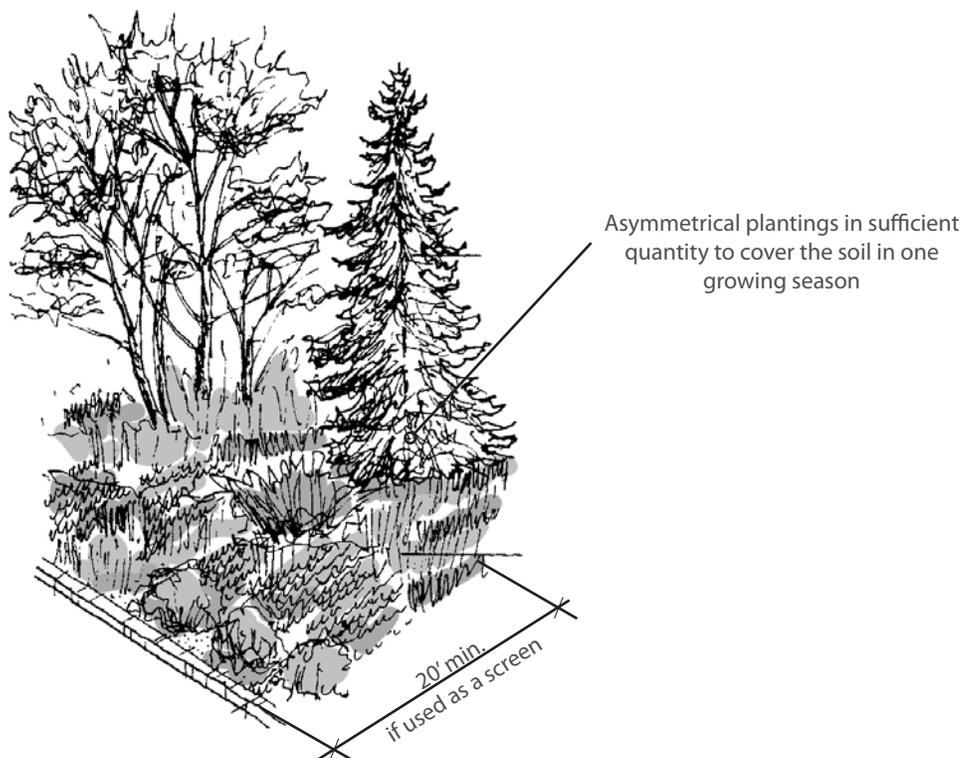
INTENT

- To enhance natural areas and to integrate developments into existing conditions.

(1) For all landscaped areas:

- (a) Landscaping shall primarily consist of trees, shrubs, and ground covers that are native to Clark County and are appropriate to the conditions of the site. Non-invasive and naturalized or ornamental species may also be permitted as per recommendations by a Washington licensed landscape architect or Washington-certified Professional Horticulturist (CPH).
- (b) Arrangement of plants shall be asymmetrical and plant material shall be sufficient in quantity to cover the soil in one growing season.
- (c) Minimum 20 feet in width if used as a screen.

Figure 8-34. Type E Landscaping example



8.3.4 Landscape Site Design Standards

(1) Landscape plans:

- (a) Landscape plans for landscaping on private property and landscaping within the public right-of-way required pursuant to the UDC shall show all proposed landscape improvements described in Table 40.510.050-1.
- (b) The required Landscape Plan shall be prepared by a Washington licensed landscape architect or Washington-certified Professional Horticulturist (CPH).

(2) Surface parking lot landscaping:

(a) Parking lot perimeters:

- (i) For parking lots adjacent to public streets, use Type C landscaping at least 6 feet deep and no less than the minimum applicable building setback (whichever is more). For developments using storefronts along a portion of the site's frontage, alternative parking lot screens can include a decorative low wall (3 feet in height, maximum), an elevated landscape planter (16 inches to 3 feet tall and at least 3 feet wide), or other decorative screening feature that adds visual interest from the street and sidewalk, yet maintains eye-level visibility into the site as determined by the Responsible Official.
- (ii) For parking lots along internal private roadways in commercial areas, provide a planting strip at least 6 feet wide with Type C landscaping.
- (iii) For parking lots along internal lot lines use Type A, B, or C landscaping at least 5 feet deep. Shared parking lots are exempt from this standard. The treatment may be modified by the Responsible Official pursuant to compliance with Side and Rear Yard Design Options (Chapter 5).

(b) Internal parking lot landscaping:

- (i) 20 square feet of landscaped area utilizing Type C landscaping is required for each parking space. Parking lots containing less than 30 spaces are exempt from the landscaped area standard.
- (ii) At least one tree is required for every landscaped island within a parking lot.
- (iii) All parking spaces shall be within 50 feet of a landscaped island with a tree.
- (iv) Landscaped islands must be at least 6 feet wide to be used in planting area calculations.
- (v) Trees along internal parking lot pathways may be placed in tree grates, but the planting area will not count towards minimum landscaped area requirements.
- (vi) Wheel stops, curbs or walkways shall be used to protect landscaped islands from vehicles.
- (vii) Canopy trees capable of 30 foot height and spread shall be utilized for the minimum number of required trees.

Good Parking Lot Landscaping Examples



Figure 8-35. Orenco Station, OR.



Figure 8-36. Redmond Town Center, WA.

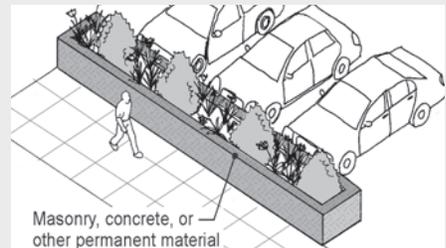


Figure 8-37. Elevated landscape planter screening a parking lot.



Figure 8-38. Not enough internal landscaping

(viii) Rain gardens and swales may be integrated into required landscaped areas.

(ix) Alternative internal parking lot landscaping designs will be considered provided they meet the intent of the standards.

(3) Foundation planting:

All street-facing elevations must have landscaping along any exposed foundation. The landscaped area may be along the outer edge of a porch instead of the foundation. This landscaping requirement does not apply to portions of the building facade that provide access for pedestrians or vehicles to the building. The foundation landscaping must meet the following standards:

- (a) The landscaped area must be at least three feet wide.
- (b) There must be at least one three-gallon shrub for every three lineal feet of foundation.
- (c) Ground cover plants must fully cover the remainder of the landscaped area.
- (d) Other design alternatives will be considered provided they meet the intent of the standards.



Figure 8-39. A good example of foundation planting (and effective blank wall treatment) (Vancouver, WA).



Figure 8-40. Low shrubs around the foundation of this apartment building provide for an attractive transition between the public and private realm (Redmond Ridge, WA).



Figure 8-41. Shrubs like those in the two images above would certainly help screen this concrete building foundation.

8.3.5 Irrigation, Maintenance, and Enforcement

(1) Timing of installation:

That applicant shall install landscaping and screening required by this section consistent with the approved site plan or an approved modification thereto before the county issues an occupancy permit or final inspection for the development in question; provided, the Responsible Official may defer installation of plant materials for up to six months after the county issues an occupancy permit or final inspection for the development in question if the Responsible Official finds doing so increases the likely survival of plants.

(2) Installation standards:

The applicant shall show and comply with the following:

- (a) Plant materials will be installed to current nursery industry standards.
- (b) Plant materials shall be properly supported to ensure survival. Support devices such as guy wires or stakes shall not interfere with vehicular or pedestrian movement.
- (c) Existing trees and plant materials to be retained shall be protected during construction, such as by use of chain link or other sturdy fence placed at the dripline of trees to be retained. Grading, topsoil storage, construction material storage, vehicles and equipment shall not be allowed within the dripline of trees to be retained.

(3) Verification of the installation of landscape:

In order to ensure that the landscape has been installed in conformance with the approved landscape plan(s) the applicant shall submit a copy of the approved landscape plan(s) with a letter signed and stamped by a Washington-licensed landscape architect or CPH certifying that the landscape and irrigation (if any) have been installed in accordance with the attached approved plan(s) and verifying that any plant substitutions are comparable to the approved plantings and suitable for the site. Any substituted plants shall be no smaller than those shown on the approved plan(s) and shall have similar characteristics in terms of height, drought tolerance and suitability for screening.

(4) Maintenance standards:

All landscape areas shall be maintained in accordance with the following standards:

- (a) All landscaping shall be maintained with respect to pruning, trimming, mowing, watering, insect control, fertilizing, or other requirements to create a healthy growing condition and attractive appearance and to maintain the purpose of the landscape type. Vegetation shall be controlled by pruning, trimming or otherwise so that it will not interfere with the maintenance or repair of any public utility, restrict pedestrian or vehicular access, or obstruct sight distance at intersections **as provided in Section 40.320.020.**

- (b) Dead, diseased, stolen, vandalized, or damaged plants shall be replaced within three months with the plants indicated on the approved landscape plan.
- (c) All landscaped areas shall be maintained reasonably free of weeds and trash.
- (d) All required landscaping that is located within public rights-of-way shall be maintained by the abutting property owner.

(5) Irrigation standards:

The intent of this standard is to ensure that plants will survive the critical establishment period when they are most vulnerable due to lack of watering.

All required landscaped areas in the urban growth boundary must comply with at least one of the following:

- A permanent built-in irrigation system with an automatic controller will serve the landscape area in question, and the system will be installed and operational before the county grants an occupancy permit or final inspection for the development in question (a).
- A temporary irrigation system will serve the landscape area in question; provided, to receive approval of this system, the applicant must submit a statement from a Washington-licensed landscape architect or CPH certifying that the proposed temporary irrigation system will provide sufficient water to ensure that the plant materials to be planted will survive installation and, once established, will survive without watering other than natural rainfall (b).
- A permanent or temporary irrigation system will not serve the landscape area in question (c); provided:
 - (i) The Responsible Official finds the landscape area otherwise fulfills the requirements of this section, and
 - (ii) The applicant submits the following with the site plan application:
 - A statement from a Washington-licensed landscape architect or CPH certifying that the materials to be planted will survive without watering other than natural rainfall, and
 - A plan for monitoring the survival of required vegetation on the approved site plan for at least one year and for detection and replacement of required vegetation that does not survive with like-kind material or other material approved by the Responsible Official, and
 - A statement from the applicant agreeing to install an irrigation system if the Responsible Official finds one is needed to ensure survival of required vegetation, based on the results of the monitoring plan.

8.4 Signage Standards

INTENT

- To encourage signage that is both clear and of appropriate scale for the project.
- To enhance the visual qualities of signage through the use of complementary sizes, shapes, colors, and methods of illumination.
- To encourage quality signage that contributes to the character of the Highway 99 Sub-Area.
- To minimize light and glare impacts of signage on surrounding uses.

8.4.1 About the Signage Standards

The sign standards herein ~~shall serve as a supplement to the provisions of CCC 40.310. However, since the standards herein~~ were crafted specifically for the Highway 99 Sub-Area, they are intended to supersede the county wide standards should a conflict arise with the provisions of CCC40.310.

The sign standards herein apply to all non-residential development within Activity Centers and Transitional Areas.

Below is a breakdown of subsections on signage:

- Permitted Sign Illumination 8.4.2
Provides definitions and standards for sign illumination techniques.
- Sign Typology Standards 8.4.3
Provides standards for several defined sign types to serve a variety of purposes.
- Service Station Signs 8.4.4
Provides sign standards for service stations.
- Prohibited Signs 8.4.5
Provides definitions and departures for prohibited signs.



Figure 8-42. Wall signs for multiple businesses (Clark County, WA).

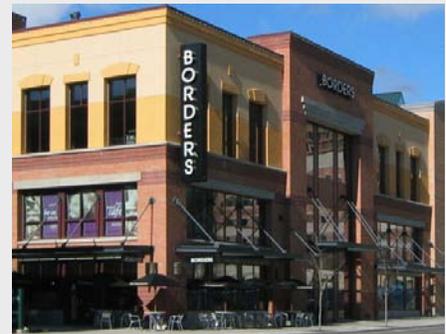


Figure 8-43. Vertical projecting sign example (Bellevue, WA).



Figure 8-44. Awning sign example (Bellevue, WA).

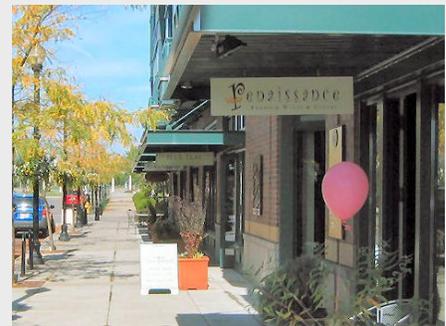


Figure 8-45. Under canopy sign example (Orencia Station, OR).

8.4.2 Permitted Sign Illumination

(1) Signs with individual back-lit letters. Such signs may consist of individual letters mounted on a wall (containing necessary wiring through the wall) or individual letters placed on a raceway, where only light shines through the letters.

(2) Opaque signs where light only shines through letter openings.

(3) Back-lit cabinet monument signs are permitted in Transitional Areas and Activity Centers.

(4) Back-lit cabinet fascia signs are permitted in Transitional Areas, but NOT in Activity Centers.

(5) Shadow lighting, where letters are backlit, but light only shines through the edges of the letters.

(6) Neon signs (letters and accessory graphics).

(7) Externally lit signs. Lighting shall not create a glare problem or be directed towards the sky.

(8) Service Stations. Electronic digital gas prices are permitted within monument signs.

Other types of sign lighting not mentioned above are prohibited.



Figure 8-46. Example of a sign with individual back-lit letters (Graham, WA).



Figure 8-47. An opaque sign with illumination through letter openings (Seattle, WA).



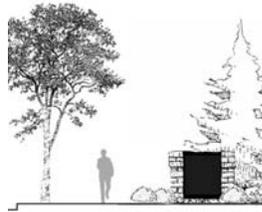
Figure 8-48. A sign with individual neon letters (Redmond Ridge, WA).



Figure 8-49. An example of a back-lit cabinet wall sign, permitted in Transitional Areas, but not in Activity Centers.

8.4.3 Sign Typology Standards

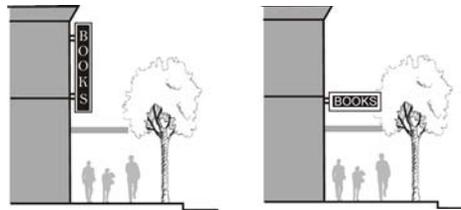
(1) Monument Signs, p. 131



(2) Wall Signs, p. 132



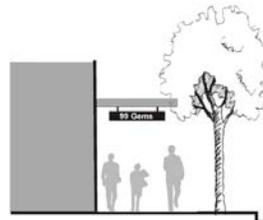
(3) Projecting and Banner Signs, p. 134



(4) Marquee or Awning Signs, p. 135



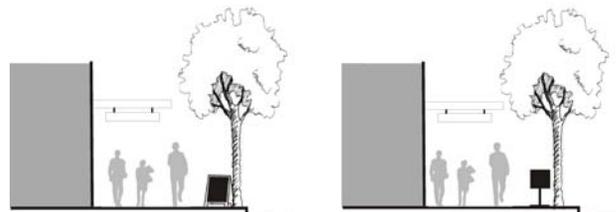
(5) Under Canopy Signs, p. 136



(6) Window Signs, p. 137



(7) A-frame & Standing Signs, p. 138



(1) Monument Signs:

(a) Permitted number of signs: One sign is permitted per frontage, per property. Additional monument signs are permitted on a property with multiple driveways provided signs are at least 150 feet apart.

(b) Minimum lettering:

- (i) A minimum of lettering height of 6 inches for the primary business name and 3 inches for secondary business names is required for readability.
- (ii) Monument signs for individual businesses are encouraged to include the street address number.

(c) Materials and design: Monument signs shall utilize materials and architectural design elements that are consistent with the architecture of the buildings. ~~The materials and design features must be a prominent visual element of the overall sign.~~ See the figures on this page for good and bad examples.

(d) Maximum size – individual business 25,000 gross square feet or smaller:

- (i) Maximum sign height: 42 inches.
- (ii) Maximum size limit: 20 square feet per sign face, up to two faces.

(e) Maximum size – multi-tenant development less than 50,000 gross square feet and individual businesses larger than 25,000 gross square feet, but less than 50,000 square feet:

- (i) Maximum sign height: 6 feet.
- (ii) Maximum size limit: 30 square feet per sign face, up to two faces.

(f) Maximum size – developments larger than 50,000 gross square feet, but less than 100,000 gross square feet.

- (i) Maximum sign height: 8 feet.
- (ii) Maximum size limit: 50 square feet per sign face, up to two faces.

(g) Maximum size – developments larger than 100,000 gross square feet.

- (i) Maximum sign height: 12 feet.
- (ii) Maximum size limit: 100 square feet per sign face, up to two faces.

(h) Landscaping around base: Minimum 1 square foot of landscaping per 1 square foot of sign face, ~~and~~.

- (i) ~~Landscaping includes a decorative combination of ground cover and shrubs to provide seasonal interest in the area surrounding the sign.~~
- (ii) ~~Landscaping should be well maintained at all times of the year.~~
- (iii) ~~The responsible official may reduce the landscaping requirement where the signage incorporates stone, brick, or other decorative materials.~~



Figure 8-50. A sketch of an acceptable monument sign for an individual retailer under 25,000 square feet (Gig Harbor, WA).



Figure 8-51. This sign reflects the architecture and materials of the commercial building (Clark County).

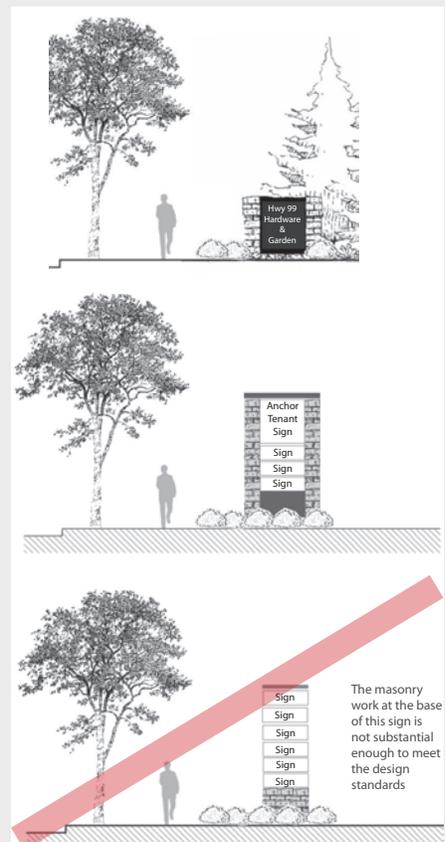


Figure 8-52. Acceptable and unacceptable monument sign design (subject to height and area standards herein).

(2) Wall Signs:

(a) Permitted number of signs:

- (i) Tenants are allowed a maximum of one wall sign per facade that is visible from a street or customer parking lot.
- (ii) Businesses may include additional smaller signs describing the types of products and/or services that the business offers, provided the sign areas collectively comply with maximum size requirements.
- (iii) Commercial tenants on upper levels may include window signs or wall signs placed on façade above the business provided the permitted sign area shall be shared with tenant below.

(b) Location and design:

- (i) Wall signs shall be centered, proportional, and shaped to the architectural features of the buildings.
- (ii) Wall signs shall not cover windows, building trim, or ornamentation. This includes blank areas above canopies, areas between vertical piers or columns, blank areas on a gabled roof, or upper reaches of a false fronted building. Photo examples on this page show acceptable and unacceptable examples.

(c) Maximum size – all individual retailers:

- (i) Sign area shall not exceed 1.5 square feet for each lineal foot of the facade (the facade facing the street or as identified by the Responsible Official). Signs without internal lighting may contain a sign area of up to 2 square feet for each lineal foot of the facade.
- (ii) Signage not to exceed 2/3 of overall storefront dimension.
- (iii) Stacked signage is permitted.
- (iv) Signage not to encroach 3 feet of edge of tenant frontage.

(d) Maximum size – individual retailer 4,000 square feet of floor area or smaller:

- (i) Maximum letter and logo height: 24 inches.
- (ii) Maximum area: 32 square feet; without internal illumination 40 square feet.

(e) Maximum size – individual retailer with 4,000 square feet to 11,999 square feet of floor area:

- (i) Maximum letter and logo height: 48 inches.
- (ii) Maximum area: 100 square feet; without internal illumination 125 square feet.

(f) Maximum size – individual retailer with 12,000 to 79,999 square feet of floor area:

- (i) Maximum letter and logo height: 70 inches.
- (ii) Maximum area: 200 square feet; without internal illumination 250 square feet.



Figure 8-53. Example wall sign configuration for a building with multi-story commercial uses. Note how signs are centered on architectural features of the façade.



Figure 8-54. Wall sign for medium-sized retailer (Seattle, WA).



Figure 8-55. Wall signs for multiple businesses (Clark County).



Figure 8-56. This painted wall sign is properly centered, but exceeds size limits, and features a conflicting projecting sign in front of it.

- (g) Maximum size – individual retailer with 80,000 square feet of floor area or larger:
 - (i) Maximum letter height: 8 feet.
 - (ii) Maximum logo height: 10 feet.
 - (iii) Maximum area: 300 square feet; with internal illumination 400 square feet.
- (h) Maximum size – Building or Center name: A wall sign up to 100 square feet or 1 square foot for each lineal foot of the façade to identify the name of the building or shopping center.
- (i) Maximum size – joint businesses: A wall sign up to 50 square feet for joint business signs identifying the occupants of a commercial building and located next to the entrance.
- (j) Maximum height: Wall signs may not extend above the building parapet, soffit, the eave line or the roof of the building.
- (k) Mounting:
 - (i) Building signs should be mounted plumb with the building, with a maximum protrusion of 1-foot unless the sign incorporates sculptural elements or architectural devices.
 - (ii) The sign frame shall be concealed or integrated into the building's architectural character in terms of form, color, and materials.



Figure 8-57. Example wall sign configuration centered on architectural features of the façade (Gig Harbor, WA).



Figure 8-58. Wall sign advertising second-story dental office is proportional and centered on the façade (Mill Creek, WA).



Figure 8-59. Wall sign for a franchise restaurant (Clark County).



Figure 8-60. This hat store has two wall signs, centered between piers, that advertise brand name hats sold in the store. The store name is placed on hanging sign (Seattle, WA).

(3) **Projecting and Banner Sign Standards:**

Projecting signs meeting the following conditions (a-e) are allowed for commercial uses adjacent to and facing a street.

- (a) Clearance: Shall clear sidewalk by 8 feet.
- (b) Projection:
 - (i) Horizontal oriented signs: No more than 8 feet.
 - (ii) Vertically oriented signs: No more than 3 feet.
 - (iii) Signs may project into a public rights-of-way for storefront buildings, subject to a street permit.
- (c) Number of signs: One primary sign advertising business on each frontage. Additional smaller secondary signage may be included on each frontage provided the combined signage meets applicable size limits below.
- (d) Size: Shall not exceed an area of 2 square feet per each 10 lineal feet of applicable building frontage.
- (e) Height: Shall not extend above the building parapet, soffit, the eave line or the roof of the building, except for theaters.
- (f) Location: projecting signs shall not be located directly over windows or in conflict with other signs or architectural features of the building as determined by the Responsible Official.

Banner signs meeting the projecting sign conditions above, (except where otherwise provided below) plus the following additional conditions (g-i) are allowed for commercial uses adjacent to and facing a street.

- (g) Projection: No more than 4 feet.
- (h) Number of signs: Multiple banner signs may be permitted on a façade provided they use consistent placement and bracket design and meet other applicable design standards herein.
- (i) Size: No cumulative size limitations.



Figure 8-64. Banner sign examples. Left image - Walnut Creek, CA; Right image - Seattle, WA.

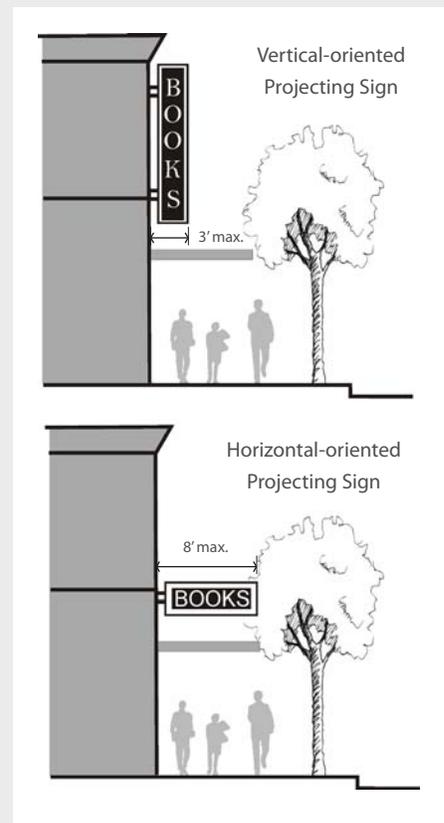


Figure 8-61. Projecting sign standards.



Figure 8-62. Neon projecting sign (North Bend, WA).

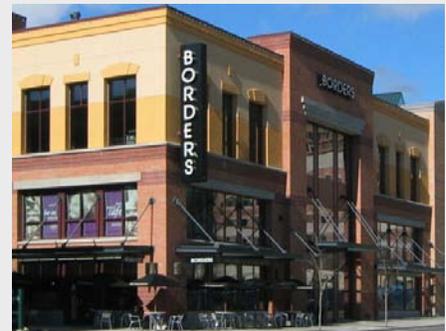


Figure 8-63. Vertical projecting sign example (Bellevue, WA).

(4) Marquee or Awning Signs:

Marquee or awning signs may be used in place of permitted wall signs, provided they meet the following conditions:

- (a) Maximum size: Signs shall not exceed 2 feet in height and extend no more than $\frac{2}{3}$ of the width of the applicable storefront or awning.
- (b) Location: Marquee signs may be placed on the front, above, or below the marquee/canopy.
- (c) Clearance: Signs shall be placed a minimum of 8 feet above the sidewalk or walkway.

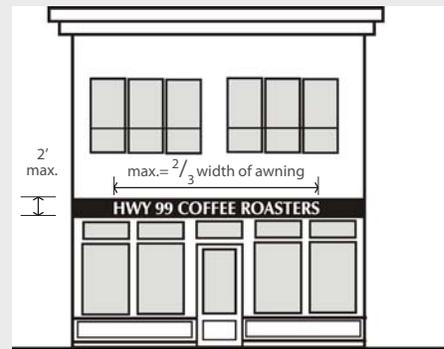


Figure 8-65. Sign placed on front of marquee.



Figure 8-66. Sign placed on awning.

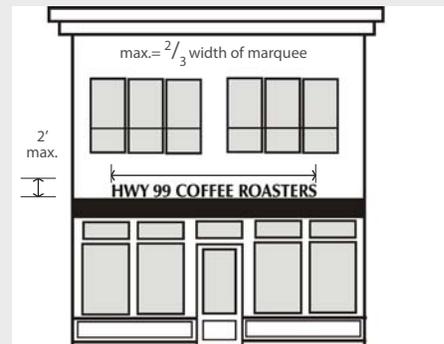


Figure 8-67. Sign placed on top of marquee.



Figure 8-68. Awning sign example (Bellevue, WA).

(5) Under Canopy Signs:

Signs placed under canopies meeting the following conditions are allowed for commercial uses:

- (a) Projection: Under canopy shall have 1-foot minimum between the sign and the outer edge of the marquee, awning, or canopy and between the sign and the building facade.
- (b) Clearance: Under canopy signs shall maintain a minimum clearance of 8 feet between the walkway and the bottom of the sign.
- (c) Dimensions: Under canopy signs shall not exceed 2 feet in height.

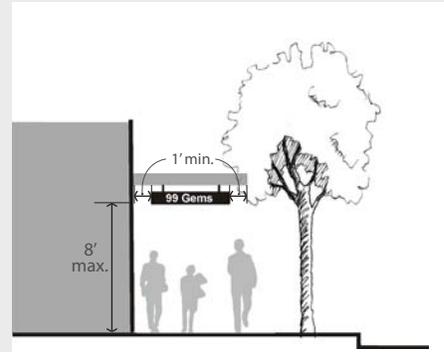


Figure 8-69. Under canopy sign standards.



Figure 8-70. Under canopy sign example (Orencia Station, OR).



Figure 8-71. Under canopy sign example (Seattle, WA).



Figure 8-72. Neon symbols like (projecting sign) this are desirable (Seattle, WA).

(6) Window Signs:

Window signs meeting the following conditions are allowed for commercial uses:

- (a) Maximum size: Permanent and temporary window signs are limited to a maximum of 25 percent of the window area. Every effort should be made to integrate window signs with window display.
- (b) Materials: Window signs constructed of neon, stained glass, gold leaf, cut vinyl, and etched glass are allowed. **Painted signs shall display the highest level of quality and permanence as determined by the Responsible Official.**
- (c) Internally lit neon or stained glass window signs are allowed provided they meet the above sign standards and ~~there are~~ no more than one sign for each 15 feet of building frontage.



Figure 8-73. Window sign standards.



Figure 8-74. Window sign example (Sumner, WA).



Figure 8-75. Neon window signs are acceptable provided there is no more than one sign per 15 feet of building frontage; These three signs exceed that ratio (Seattle, WA).

(8) A-Frame and Standing Signs:

A-frame signs meeting the following conditions are allowed for commercial uses:

- (a) Signs must be within 20 feet of the applicable building entrance.
- (b) Signs must be located to maintain at least 8 feet of horizontal clearance on the sidewalk for pedestrian movement.
- (c) Each business shall not have more than one A-frame sign or standing sign.
- (d) Signs shall be removed during non-business hours.
- (e) The area of an A-frame sign shall not exceed 10 square feet; the area of a standing sign shall not exceed 4 square feet.
- (f) No lighting of A-frame or standing signs is permitted.

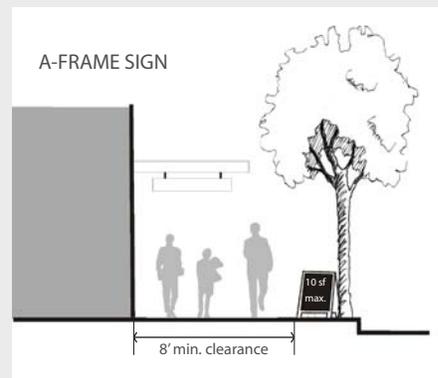


Figure 8-76. A-frame standards.

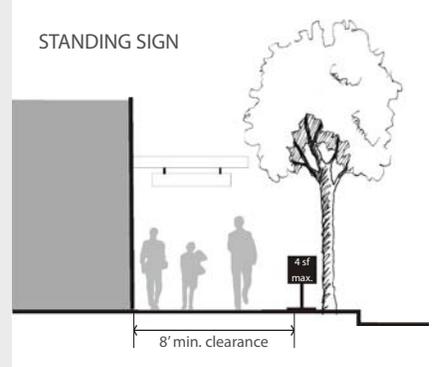


Figure 8-77. Standing sign standards.



Figure 8-78. A-frame sign example.



Figure 8-79. Standing sign example.

8.4.4 Service Station Signs

(1) Monument signs:

- (a) Permitted number of signs: One per frontage.
- (b) Maximum sign height: 6 feet.
- (c) Maximum size limit: 30 square feet per face, up to two faces.
- (d) See Monument Sign Standards set forth in Section 8.4.3(1) for provisions related to sign lettering, materials and design, and landscaping.
- (e) For illumination standards, see Section 8.4.2, Permitted Sign Illumination.

(2) Wall signs mounted on service station canopies:

- (a) Permitted number of signs: One per canopy facade.
- (b) Maximum letter height: 2 feet.
- (c) Maximum size limit: Up to 10 percent of the canopy.
- (e) For illumination standards, see Section 8.4.2, Permitted Sign Illumination.

(3) Wall signs mounted on fuel dispensing islands:

One sign up to six square feet is permitted on each side of every dispensing island displaying only the service station emblem or trademark.

(4) Other permitted signs:

Other signs may be permitted at service stations (i.e. wall sign and/or window signs on the service station building) and are thus subject to applicable sign standards in this section.



Figure 8-81. Good service station signage example (St. Helena, CA).



Figure 8-80. Tall pole gas price signs like this are prohibited.

8.4.5 Prohibited Signs

Prohibited signs include:

- (1) Pole-mounted signs.
- (2) Signs employing video footage.
- (3) Signs employing moving or flashing lights.
- (4) Signs employing exposed electrical conduits.
- (5) Visible ballast boxes or other equipment.
- (6) Roof-mounted signs.
- (7) Changeable letter signage (permanent and temporary):
 - i. Permitted in Transitional Areas, subject to applicable sign design and area standards.
 - ii. May be permitted in Activity Centers for time/temperature or for theaters or related assembly uses, as determined by the Responsible Official.

Also see CCC 40.310.010 for other prohibited signs.



Figure 8-82. Signs like this with moving and flashing lights are prohibited.



Figure 8-83. Pole-mounted signs are prohibited.



Figure 8-84. Roof-mounted signs are prohibited.