

AGENDA

Lynnwood Planning Commission

Thursday, January 14, 2010 — 7:00 pm

City Council Chambers, 19100 – 44th Ave. W., Lynnwood WA

- A. CALL TO ORDER** Chair WRIGHT
 Commissioner AMBALADA
 Commissioner AUBUCHON
 Commissioner BRAITHWAITE
 Commissioner DAVIES
 Commissioner LARSEN, First Vice-chair
 Commissioner WOJACK, Second Vice-chair
- B. ELECTION OF OFFICERS**
- C. APPROVAL OF MINUTES:**
 Meeting of December 10, 2009
- D. COUNCIL LIAISON REPORT**
- E. CITIZEN COMMENTS** – on matters not on tonight's agenda.
- F. PUBLIC HEARINGS**
 None
- G. WORK SESSIONS**
- 1. Electronic Message Signs Code Amendment (2009-CAM-0004).** Review of zoning regulations for electronic message signs.
- 2. Dark Sky Ordinance (2009-CAM-0007).** Consideration of new zoning regulations to reduce light pollution in the night sky.
- 3. 2010 Work Program.** Discussion with staff of the work program for the Planning Commission for 2010.
- H. OTHER BUSINESS**
 None
- I. DIRECTOR'S REPORT**
- J. ADJOURNMENT**

The public is invited to attend and participate in this public meeting. Parking and meeting rooms are accessible to persons with disabilities. Upon reasonable notice to the City Clerk's office (425) 670-5161, the City will make reasonable effort to accommodate those who need special assistance to attend this meeting.

Lynnwood Planning Commission
Meeting of January 14, 2010

Staff Report

Agenda Item: Zoning Code Amendment
– Electronic Changing Message Signs
(09CAM0004)

- Public Hearing
- Informal Public Meeting
- Work Session
- Business
- Information
- Miscellaneous

Lynnwood Community Development Dept.

ACTION

Continued discussion.

BACKGROUND

At its October 15, 2009 and December 10, 2009 meetings, the City of Lynnwood Planning Commission discussed electronic changing message signs, how such signs are currently regulated under existing Lynnwood Municipal Code and ways in which such signs might be further regulated.

Planning Commission consideration of electronic changing message signs is in response to a request by the City Council to have the issue discussed by the Planning Commission and to bring forward recommendations for action.

Lynnwood Municipal Code (LMC) section 21.06.676 defines electronic changing message signs as follows:

“21.02.676 Sign, electronic changing message.

“Electronic changing message sign” means a sign whose alphabetic, graphic or symbolic information can be changed or altered electronically.”

LMC section 21.16.310(D), relating to “Commercial Signs” states (NOTE: Other zones have requirements for electronic signs but the commercial zones are the most prevalent as to where electronic changing message signs exist),

“D. Electronic Changing Message Signs. No sign shall have blinking or flashing lights; provided, however, electronically changing message signs shall be allowed. These signs shall not change displays or images at a rate less than one every five seconds except for signs which provide alternate messages only as to times and temperature, which may change at a rate of not less than one message every two seconds. All such signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness.”

At its December 10, 2009 meeting, the Planning Commission provided direction on several standards that would form the basis for a draft ordinance. The attached draft ordinance (*Attachment A*) seeks to reflect the Planning Commission direction.

The draft ordinance addresses three primary items as follows:

- 1) Development standards for electronic changing message signs (pgs. 8-10 of draft ordinance); and,
- 2) Standards for signs for the City Center Zone to be consistent with the City Center design guidelines for signs (*Attachment C*). In doing so, the proposed ordinance also limits electronic changing message signs in the city center to monument/ground signs.

In addition, currently there is no maximum size (sign area) or minimum setback requirements for monument signs in the City Center zones. The proposed ordinance would allow monument signs with a zero setback (provided sight distance requirements are met) and a maximum area of 64 square feet; and,

- 3) Corrects a minor typographical error in LMC section 21.16.320(C).

Item 1 is the primary issue addressed in the proposed ordinance. Item 2, related to the City Center is primarily, though not exclusively, clarification. Item 3 corrects a minor typographical error.

SUMMARY OF DRAFT ORDINANCE

On December 10, 2009, the Planning Commission reviewed several standards regulating electronic changing message signs and identified those standards which it thought would be appropriate for Lynnwood.

The following identifies the how the proposed ordinance (*Attachment A*) has been prepared with respect to these standards.

A. Location (Restrictions by zone)

Attachment B identifies current City of Lynnwood allowances for changing electronic message signs by zoning district. No changes were made to this.

B. Number/Type

The proposed ordinance allows one (1) electronic changing message sign per property.

C. Size (Sign Area)

The proposed ordinance states that the area of the electronic changing message portion of the sign shall not exceed twenty (20) percent of the overall sign area.

D. Height

The maximum height of a pole sign with a changing electronic message sign must be at least five (5) feet lower than the maximum height of a pole sign without an electronic changing message sign.

(NOTE: Generally a pole sign is allowed up to a maximum of 25 feet in height (depending on how far the pole sign is setback); 30 feet high if located near I-5, I-405 or SR-525 boundaries.)

In the City Center zones, changing electronic message signs are proposed to be restricted to monument/ground signs only. Since the City Center zone is intended to be mixed use with considerable residential development, this will keep electronic changing message signs at the ground level, at a maximum height of eight (8) feet (maximum height for monument signs in the City Center zone is in the design guidelines.)

E. Lighting/Light Levels

The proposed ordinance includes the following development standards related to lighting/light levels.

- Electronic changing message signs shall have ambient light monitors installed and shall at all times allow such monitors to automatically adjust the brightness level of the electronic sign based on ambient light conditions.
- The maximum brightness levels for electronic changing message sign shall not exceed eight thousand (8,000) nits when measured from the sign's face at its maximum brightness during daylight hours and five hundred (500) nits when measured from the sign's face at its maximum brightness between dusk and dawn.
- At no time shall the electronic changing message sign be operated at a brightness level greater than the manufacturer's recommended levels.

F. Display

The following standards related to display are included in the proposed ordinance:

- Rate at which a message much be displayed
Not more rapidly than once every one and one-half (1.5) seconds.
- Rate at which a message must be displayed in its entirety
No scrolling message shall require more than five (5) seconds to be displayed in its entirety.
- Display of non-text images
The display shall not, or shall not appear to, flash, undulate, pulse or portray explosions, fireworks, flashes of light, or blinking or chasing lights; the display shall not appear to move toward or away from the viewer, expand or contract, bounce, rotate, spin, twist or otherwise portray movement or animation as it comes onto, is displayed on, or leaves the sign board.

G. Color of Display

Planning Commission direction proposed that no standard be required as to text color.

H. Protection for Residential Zones/Uses

While many of the other proposed standards work toward the protection of residential uses/zones, the proposed ordinance includes the following requirement:

“Electronic changing message signs shall be located to direct or reflect lighting away from any RS (RS-8, RS-7, RS-4) or RM (RML, RMM, RMH) zone. The director shall have the authority to require a sign permit application include information to ensure the intent of this requirement is met.”

While not a quantitative standard, it will provide some authority during the plan review process to ensure consideration is given to protect residential uses.

I. Hours of Operation

The proposed ordinance states that electronic sign displays shall be a fixed message (e.g. shall not change) between 11:00 PM and 7:00 AM.

J. Additional Requirements

The proposed ordinance states that electronic changing message sign permit applications shall include signed certification from the owner or operator of the sign stating that the sign shall at all times be operated in accordance with City codes and that the owner or operator shall provide proof of such conformance upon request of the City.

K. Amortization

The proposed ordinance includes amortization requirements related to display only. Existing electronic changing message signs in existence at the time of adoption of the ordinance are to meet certain display requirements (identified in “F” above) related to:

- Rate at which a message must be displayed.
- Rate at which a message must be displayed in its entirety.
- Display of non-text images.

The amortization period is proposed at one year.

ADDITIONAL INFORMATION

Staff contacted the City of SeaTac as it (City of SeaTac) was one of the cities whose electronic changing message signs regulations were reviewed in preparing the attached draft ordinance.

Based on the discussion at the December 10, 2009 Planning Commission meeting, staff inquired to SeaTac its following code requirement pertaining to electronic changing message signs:

“Sign permit applications must include a copy of the manufacturer’s operating manual, which includes the manufacturer’s recommended standards for brightness, scrolling or travelling speed, and other display operations.”

SeaTac staff informed us that this is not a very effective standard, since it only requires that the operating manual be provided. For this reason, staff is not proposing this standard in the attached draft ordinance.

What SeaTac staff has found to be more effective is, on a periodic basis, to measure changing electronic message signs using the nit-meter (unless a complaint is received in which case code enforcement will investigate promptly.) In this manner, the City can identify changing electronic message signs that exceed lighting standards.

Other information from SeaTac includes:

- SeaTac has about 12 electronic message signs.
- For code compliance purposes, the City videotapes signs and can, if necessary, impose a timer on the screen. The timer will show how long a message stays on before it transitions to the next message. This is done to document compliance (or lack thereof) with the display (timing of) requirement.

OTHER CONSIDERATIONS

The draft ordinance (*Attachment A*) has not yet been reviewed by legal staff. To the extent that sign issues often raise constitutional issues related to free speech, the draft ordinance will need legal review.

A public review process for the proposed ordinance also needs to be discussed.

RECOMMENDATION

Discussion.

ATTACHMENTS

Attachment A Draft Ordinance (dated January 7, 2010).

Attachment B Matrix of Electronic Changing Message Sign regulations by City of Lynnwood zoning district.

Attachment C City Center Design Guidelines pertaining to "Signs".

1 **ATTACHMENT A**

2 **CITY OF LYNNWOOD**

3 **ORDINANCE NO. _____**

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5
6
7 AN ORDINANCE OF THE CITY OF LYNNWOOD, WASHINGTON,
8 AMENDING SECTIONS 21.16.310 AND 21.16.320 OF THE LYNNWOOD
9 MUNICIPAL CODE RELATED TO REGULATIONS FOR ELECTRONIC
10 CHANGING MESSAGE SIGNS AND MAKING CERTAIN OTHER
11 CLARIFYING AND/OR TECHNICAL AMENDMENTS, PROVIDING FOR
12 AN EFFECTIVE DATE AND SUMMARY PUBLICATION

13
14 WHEREAS, a purpose of the sign code is to allow signs that effectively and
15 safely promote local business, while enhancing the visual environment of the City and
16 mitigating impacts on traffic and pedestrian safety; and

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18 WHEREAS, signage should invite rather than demand the public’s attention; and

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20 WHEREAS, sign using certain display methods are more likely to have more
21 distractive effects than other signs and may pose additional risk to traffic and pedestrian
22 safety; and

23
24 WHEREAS, aesthetics and public safety are a valid basis to regulate signage;
25 and

26
27 WHEREAS, for these reasons the Council finds that signs which display fast-
28 moving animation and television-quality video should be regulated; and

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30 WHEREAS, the Comprehensive Plan supports implementing standards to
31 ensure attractive and well-scaled signage to enhance the community image; and

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33 WHEREAS, for these reasons the City Council finds it necessary to amend the
34 Sign Code;

35
36 NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LYNNWOOD DO
37 ORDAIN AS FOLLOWS:

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39 **Section 1. Findings.** The recitals above are adopted as findings that support passage
40 of this ordinance.

41
42 **Section 2. Amendment.** Section 21.16.310 of the Lynnwood Municipal Code is hereby
43 amended as follows:

44 **“21.16.310 Commercial signs.**

45 This section concerns business signs, and applies in all commercial zones except the
46 planned regional shopping center zone. Only those signs which do not conflict with
47 regulations contained in this and other Lynnwood Municipal Code titles, and which are
48 consistent with the definition of a business sign in LMC [21.02.672](#), are permitted subject
49 to the following standards. The word "street," as it appears in this section, shall not
50 include I-5, I-405, SR-525 or the Snohomish County PUD right-of-way.

51 A. Freestanding Signs.

52 1. Pole Signs.

53
54 a. Area. The total allowable sign area for pole signs on individual and multiple
55 business sites that qualify for one pole sign shall be 75 square feet plus one-half
56 foot for each lineal foot of street frontage over 250 feet. Any one pole sign shall
57 be no more than 150 square feet in area per side.

58
59 On business sites which qualify for more than one pole or monument sign, per
60 subsection (B) of this section, the total allowable sign area per street frontage
61 shall be calculated at 75 square feet plus one-half square foot for each lineal foot
62 over 250 feet. No pole sign face shall exceed 155 square feet in area. On
63 business sites with both pole and monument signs, the total area of such signs
64 oriented toward a particular street shall not exceed the maximum sign area
65 based on that street's linear frontage, except on multiple business sites and sites
66 with pole signs at least 50 feet from the street. See subsection (A)(2) of this
67 section for calculation of monument sign area. The allowable sign area shall be
68 computed separately for each street frontage, and only the sign area derived
69 from the street frontage along a street may be oriented toward that street.

70
71 The allowable sign area for a pole sign located at a corner shall be derived from
72 the one street frontage it is oriented toward. Only one face of a double-faced sign
73 shall be considered in computing its area, providing both sides pertain to the
74 same business.

75
76 i. Additional Area for Multiple Business Sites. Multiple business sites shall
77 be allowed an additional 20 square feet of freestanding sign area for each
78 business in excess of one up to a total of 80 square feet of additional pole
79 sign area per multiple business site. Such additional sign area shall not
80 be used to increase the sign area of any business beyond that amount
81 which would be allowed if located in an individual business site of the
82 same size as the multiple business site. Sign structures containing this
83 additional sign area shall be constructed in such a way to be easily
84 modified to reflect changes in the number of tenants on the site. Any
85 multiple business site which is at least 150,000 square feet in lot area and
86 contains at least 10 separate businesses shall be allowed one additional
87 freestanding sign for identification of the site generally. Such signs shall
88 not exceed 160 square feet in area.

89
90 ii. Additional Area for Pole Signs at Least 50 Feet from a Street. For all
91 pole signs located at least 50 feet from a street, sign area may be
92 increased five percent for each 10 feet the sign is from the street, up to a
93 maximum of 200 square feet of total sign area per sign.

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b. Number of Pole Signs. Along each public street abutting an individual or multiple business site, that site may have one permanently installed pole sign per the following schedule. However, on corner sites where two pole signs would be spaced less than 250 feet apart as measured in a straight line, only one sign shall be allowed.

Street Frontage per Street Pole	Signs Allowed
1 – 300 feet	1
301 – 600 feet	2
601 – 900 feet	3
901+ feet	4

101
102
103
104
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On sites with less than 300 lineal feet of street frontage on one street or corner sites where two signs would be less than 250 feet apart as measured in a straight line, additional pole signs may be allowed by conditional use permit; provided, that such signs are in keeping with the intent of this title.

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Whenever a conditional use permit for additional pole signs is considered, the hearing examiner may require that the height, area, and/or specific dimensions of signs be reduced and/or the setback from property lines be increased.

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Sites which qualify for additional pole signs may substitute ground signs for those additional pole signs.

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115

c. Location, Height and Design Criteria for Pole Signs.

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117
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i. Location. The setback for pole signs along public streets shall be as provided below:

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(A) Pole signs shall be located more than 35 feet from the street right-of-way.

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(B) Pole signs shall be located at least 100 feet from adjacent I-5, I-405, and SR-525 boundaries. Pole signs shall be located at least 100 feet from the Snohomish County PUD right-of-way where it is adjacent to I-5. This requirement does not apply to signs located adjacent to freeway on-ramps and off-ramps. Pole signs shall be located at least 10 feet from any side or rear property line and 25 feet from any property line adjacent to a residential zone.

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These limitations do not apply to non-illuminated private traffic direction signs directing traffic movement within a business site, not exceeding four square feet in area for each sign, or traffic directions painted on the surface of a parking lot or driveway.

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ii. Height. Pole signs shall comply with the height regulation for monument signs depending on their distance from the street up to a maximum of 25 feet in height above the average ground level at the base of the sign for all commercial zones. Pole signs may be 30 feet high if located within 500 feet of I-5, I-405 or SR-525 boundaries and at least 100 feet from a public street. However, pole signs shall not be higher than 20 feet on property

139 separated from the above freeways by a public street. The height of signs
140 may be further limited by the maximum height for buildings specified in
141 the respective zone. When signs are located on sites within 100 feet of
142 residential-zoned property, illuminated sections of the sign shall not
143 exceed 20 feet in height if visible from those properties.
144

145 iii. Design Criteria. Pole signs shall meet the following design criteria and
146 criteria indicated on Figure 3 of this chapter:
147

148 (A) The sign exterior shall consist of materials and colors that
149 minimize reflection capabilities and are similar and complementary
150 to those of the primary buildings on the property where the sign is
151 located. The sign and support or base shall be constructed of
152 materials that are easily maintained and maintain their shape,
153 color, texture and appearance over time.

154 (B) The design of the sign and base or support shall be similar
155 and complementary with the architecture of the primary buildings
156 on the property where the sign is located.

157 (C) The sign base shall be surrounded by a single landscape area
158 that is at least two feet wide between the sign base and raise curb
159 that surrounds and protects the landscape area. The landscape
160 area shall include evergreen plant material and may also include
161 other materials, such as brick pavers or decorative planters.
162

163 **d. City Center. Pole signs are not permitted in the City Center zones (CC-**
164 **W; CC-C and CC-N).**

165 2. Monument Signs.

166 a. Area.

167 **i. Except for the City Center zones (CC-W; CC-C and CC-N), the m**Maximum
168 monument sign area shall be 35 square feet at the minimum setback from the
169 street right-of-way and an additional 2.0 square feet for each one foot back from
170 the minimum setback line measured perpendicular to the street, up to a
171 maximum of 75 square feet per side.

172 **ii. In the City Center zones (CC-W; CC-C and CC-N), the maximum**
173 **monument sign area shall be 64 square feet.**

174 b. Number of Monument Signs.

175 **i. Except for the City Center zones (CC-W; CC-C and CC-N), t**he total
176 number of monument, ground and pole signs on a business site shall not exceed
177 the maximum number of pole signs allowed by subsection (A)(1)(b) of this
178 section.

179 **ii. Monument signs in the City Center Zones (CC-W; CC-C and CC-N) shall**
180 **be limited to one (1) per building frontage, as defined in LMC 21.02.358.**

181 c. Location, Height and Design Criteria for Monument Signs.

182 i. Location. The leading edge of monument signs shall be located at least 10 feet
183 from the street right-of-way; at least 10 feet from any side property line and at
184 least 25 feet from any property line adjacent to a residential zone.

185
186 Monument signs shall be located at least 100 feet from adjacent I-5, I-405 and
187 SR-525 boundaries. Monument signs shall be located at least 100 feet from the
188 Snohomish County PUD right-of-way where it is adjacent to I-5. This requirement
189 does not apply to signs located adjacent to freeway on-ramps and off-ramps.

190
191 Monument signs shall not be located within a triangular area at street
192 intersections or street and driveway intersections formed by two points
193 measuring 20 feet back from the point where the two street right-of-way lines
194 merge or a street right-of-way line and edge of driveway merge and extending a
195 line that connects these two points to complete the triangle. (See Figure 4 of this
196 chapter.)

197 **In the City Center zones (CC-W; CC-C and CC-N), no setback is required;**
198 **however, monument signs shall comply with applicable vision clearance**
199 **requirements (see Figure 4) and shall not be permitted on any “Pedestrian**
200 **Street”, as depicted in the adopted City Center Subarea Plan.**

201 ii. Height.

202 **a. Except for the City Center zones (CC-W; CC-C and CC-N),**
203 **Monument signs shall be no more than 6.5 feet high at the minimum**
204 **setback from the street right-of-way and one additional foot in height for**
205 **each 1.5 feet back in a perpendicular line from the street. The maximum**
206 **height for monument signs shall be 25 feet for all commercial zones.**
207 **Monument signs may be 30 feet high if located within 500 feet of I-5, I-**
208 **405, SR-525 boundaries and at least 100 feet from a public street.**
209 **However, monument signs shall not be higher than 25 feet on property**
210 **separated from the above freeways by a public street. When signs are**
211 **located on sites within 100 feet of residential-zoned property, illuminated**
212 **sections shall be no more than 20 feet in height if visible from those**
213 **properties.**

214 **b. The maximum height of monument signs in the City Center zones**
215 **(CC-W; CC-C and CC-N) shall be eight (8) feet.**

216 iii. Design Criteria. Monument signs shall meet the following design criteria and
217 criteria shown on Figure 5 of this chapter:

218 (A) The sign shall be located so it does not interfere with the visibility of
219 drivers, pedestrians, bicyclists riders or others at intersections, driveways,
220 bike lanes, crosswalks, or other places of ingress or egress.

221
222 (B) The sign exterior shall consist of materials and colors that minimize
223 reflection capabilities and are similar and complementary to those of the

224 primary buildings on the property where the sign is located. The sign and
225 support or base shall be constructed of materials that are easily
226 maintained and maintain their shape, color, texture and appearance over
227 time.

228
229 (C) The design of the sign and base or support shall be similar and
230 complementary with the architecture of the primary buildings on the
231 property where the sign is located.

232
233 (D) The sign base shall be surrounded by a single landscape area that is
234 at least two feet wide between the sign base and raise curb that
235 surrounds and protects the landscape area. The landscape area shall
236 include evergreen plant material and may also include other materials,
237 such as brick pavers or decorative planters.

238 3. Ground Signs. The total number of ground, monument and pole signs on a business
239 site shall not exceed the maximum number of pole signs allowed by subsection (A)(1)(b)
240 of this section. However, one additional ground sign may be allowed to identify a
241 business parking area that is not adjacent to the business site where the business is
242 located and one additional ground sign may be allowed to identify an access driveway to
243 a street not adjacent to the business site where the business is located.

244 All ground signs shall be subject to the following criteria:

- 245 a. The sign is located to minimize interference with drivers' or others' visibility in
246 intersection or at place of ingress or egress;
- 247 b. The sign has no moving parts;
- 248 c. The sign consists of materials and colors which minimize reflection
249 capabilities;
- 250 d. The sign components are securely attached to the sign structure and not
251 temporary or removable;
- 252 e. The sign shall not be internally illuminated, except for an individual letter sign
253 or a sign with an opaque sign face background that only allows letters and/or
254 business logos or graphics to be visible at night. Indirect lighting, if used, shall be
255 uncolored, nonblinking, and directed away from traffic;
- 256 f. The sign shall have a solid base that is not less than three-quarters of the width
257 of the sign face;
- 258 g. The sign shall be no more than 25 square feet in area;
- 259 h. The sign shall be located at least five feet from the street right-of-way;
- 260 i. The sign shall be no higher than 3.5 feet above the adjacent sidewalk or street
261 curb;
- 262 j. The sign exterior shall consist of materials and colors that are similar and
263 complementary to those of the primary buildings on the business site. The sign
264 and base shall be constructed of materials that are easily maintained and
265 maintain their shape, color, texture and appearance over time; and
- 266 k. The sign may be permanently attached to retaining walls and fences; however,
267 such walls and fences shall be at least five feet from the street right-of-way.
268 Such signs may be located closer than five feet from the street right-of-way by
269 conditional use permit, if it is found necessary or desirable in the public interest to

270 locate the sign nearer to the right-of-way, and that it will not interfere with visibility
271 as indicated above.

272 B. Building Signs.

273 1. Wall Signs.

274 a. Area. The total allowable sign area for each business for signs attached to a
275 building frontage including mural signs shall be 60 square feet, or one square
276 foot for each lineal foot of building frontage, whichever is greater, up to a
277 maximum of 200 square feet. However, wall signs that comply with the Sign
278 Design – Creative/Artistic Elements Guidelines of the Lynnwood Citywide Design
279 Guidelines, as adopted by reference in LMC [21.25.145\(B\)\(3\)](#), may be allowed up
280 to a 30 percent increase in wall sign area. Businesses may have up to 10 square
281 feet of sign area to place on a directory sign on any facade of the building where
282 they are located, except in no case shall the maximum sign area exceed 15
283 percent of a building facade considered building frontage. See Figure 2 of this
284 chapter and LMC [21.02.358](#) to determine building frontage.

285 On other building facades not considered frontage, the maximum sign area shall
286 be one-half square foot for each lineal foot of building facade or 100 square feet,
287 whichever is smaller. Wall signs on building facades that are oriented toward
288 adjacent property zoned residential shall not be illuminated.

289 The allowable sign area shall be computed separately for each building facade.
290 Sign area shall not be transferred from one facade to another. Only one face of a
291 double-face sign shall be considered in computing its area, providing both sides
292 pertain to the same business. For purposes of determining sign area, awning
293 signs are part of the sign area allowed for signs attached to buildings.

294 b. Height. Wall signs shall not extend higher than one foot above the wall to
295 which they are attached.

296 c. Transfer of Allowed Area from Freestanding Signs to Signs Attached to
297 Buildings. Freestanding sign area may be applied to signs attached to buildings
298 provided, however, that such area be apportioned equally to all tenants and shall
299 only be transferred to a building frontage. A record of any such transfer must be
300 filed with the planning department. The maximum wall sign area per building
301 facade with transfer shall be 400 square feet or 10 percent of the building
302 frontage area to which the sign is attached, whichever is smaller.

303 2. Projecting, Marquee, and Nonrigid Awning Signs. Projecting signs shall not
304 extend above the wall to which they are attached. Marquee signs shall not
305 extend higher than the wall to which they are attached. Nonrigid awning signs
306 shall not extend higher than the wall to which they are attached.

307 Projecting and marquee signs and nonrigid awnings shall be at least eight feet
308 above any walkway and 16 feet above any area used by vehicular traffic.
309 However, nonrigid awnings with signs may be placed at the top of garage bay
310 doors unless contact by vehicular traffic is possible. Projecting signs on business

311 sites shall not extend into the public right-of-way or adjacent property. Marquee
312 signs shall not block windows or doorways. The area for projecting, marquee and
313 nonrigid awning signs shall come out of the sign area allocation for the building
314 facade they are attached to. Nonrigid awning signs shall have a maximum
315 dimension of four feet from top to bottom. The sign area for nonrigid awning
316 signs shall be the entire area of any nonrigid awning that projects less than three
317 feet from a building. The sign area for all other nonrigid awning signs shall be the
318 rectangular area around letters and/or graphics displayed on the nonrigid awning.
319 (See Figure 1.) Projecting and marquee signs may be illuminated; however, they
320 shall not be illuminated if oriented toward adjacent residential-zoned property.

321 3. Roof Signs.

322 **a.** The planning director may approve the placement of one roof sign per
323 building if it is determined that such a sign is necessary because
324 permitted wall signs cannot be placed so as to be readable from the
325 street closest to the building. Any roof sign approved by the planning
326 director may only be mounted on any building if it complies with the
327 building code or other city regulations. A roof sign shall not be higher than
328 10 feet above the roof deck and shall be subject to the placement and
329 design criteria described on Figure 6 of this chapter. The area of a roof
330 sign shall come out of the sign area allocation for building facade closest
331 to the sign.

332 When roof signs are located on sites which have street frontage within
333 100 feet of residential-zoned property, illuminated sections shall not
334 exceed 20 feet in height from the ground if visible from those properties.

335 **b. Roof signs shall not be permitted in the City Center zones (CC-W;**
336 **CC-C and CC-N.)**

337 C. Incidental Signs. Incidental signs, each not more than four square feet in area per
338 side, do not require a sign permit and may be in excess of the allowable sign area
339 providing they are attached to a building below the roof line, or if placed in the ground,
340 are no more than three feet above grade, and at least five feet from the street right-of-
341 way. No more than four such signs per business shall be located on a business site.
342 Incidental signs less than three square feet in area shall not be counted as one of the
343 four allowable signs or as part of the allowable sign area.

344 D. Electronic Changing Message Signs. **Electronic Changing Message Signs shall**
345 **be subject to the following requirements:**

346 ~~No sign shall have blinking or flashing lights; provided, however, electronically changing~~
347 ~~message signs shall be allowed. These signs shall not change displays or images at a~~
348 ~~rate less than one every five seconds except for signs which provide alternate messages~~
349 ~~only as to times and temperature, which may change at a rate of not less than one~~
350 ~~message every two seconds. All such signs shall be equipped with a device which~~
351 ~~automatically dims the intensity of the lights during hours of darkness.~~
352
353

354 **1. Number. No more than one (1) electronic changing message sign shall**
355 **be permitted on each property, except that one additional electronic**
356 **changing message sign may be allowed if it provides alternate messages**
357 **as to time and temperature only.**

358 **2. Sign type. Electronic changing message signs may be of any sign type**
359 **allowed in the applicable zoning district; except that, in the City Center**
360 **zones (CC-W; CC-C and CC-N) electronic changing message signs shall be**
361 **monument or grounds signs only.**

362 **3. Sign Area. The area of the electronic changing message sign**
363 **shall not exceed twenty (20) percent of the area of the sign. This**
364 **area limitation shall not apply if the electronic changing message**
365 **sign is solely limited to time and temperature.**

366 **4. Height. The maximum height of a pole sign with an electronic changing**
367 **message sign shall be five (5) feet lower than the maximum height of a pole**
368 **sign without an electronic changing message sign.**

369
370 **5. Lighting/Light Levels**

371
372 **a. Electronic changing message signs shall have ambient light**
373 **monitors installed and shall at all times allow such monitors to**
374 **automatically adjust the brightness level of the electronic sign based on**
375 **ambient light conditions.**

376
377 **b. The maximum brightness levels for electronic changing message**
378 **sign shall not exceed eight thousand (8,000) nits when measured from**
379 **the sign's face at its maximum brightness during daylight hours and**
380 **five hundred (500) nits when measured from the sign's face at its**
381 **maximum brightness between dusk and dawn.**

382
383 **c. At no time shall the electronic changing message sign be operated at**
384 **a brightness level greater than the manufacturer's recommended levels.**

385
386 **6. Display**

387
388 **a. The display of the electronic changing message sign shall not**
389 **change more rapidly than once every one and one-half (1.5) seconds.**

390
391 **b. No scrolling message shall require more than five (5) seconds to be**
392 **displayed in its entirety.**

393
394 **c. The display shall not, or shall not appear to, flash, undulate, pulse or**
395 **portray explosions, fireworks, flashes of light, or blinking or chasing**
396 **lights; the display shall not appear to move toward or away from the**
397 **viewer, expand or contract, bounce, rotate, spin, twist or otherwise**
398 **portray movement or animation as it comes onto, is displayed on, or**
399 **leaves the sign board.**

400

401 d. Electronic displays shall be a fixed message (shall not change)
402 between the hours of 11:00 PM and 7:00 AM. Electronic changing
403 message signs that provide for alternate messages as to time and
404 temperature only shall be exempt from this requirement.
405

406 7. Protection for Residential Zones. Electronic changing message signs
407 shall be located to direct or reflect lighting away from any RS (RS-8, RS-7,
408 RS-4) or RM (RML, RMM, RMH) zone. The director shall have the authority
409 to require a sign permit application include information to ensure the intent
410 of this requirement is met.

411 8. Additional Requirements. Electronic changing message sign permit
412 applications shall include signed certification from the owner or operator of
413 the sign stating that the sign shall at all times be operated in accordance
414 with City codes and that the owner or operator shall provide proof of such
415 conformance upon request of the City.

416 9. Amortization. Existing electronic changing message signs at th time of
417 adoption of this ordinance shall meet the requirements of LMC 21.16.310
418 D.6.a through D.6.d of this section by [Insert Date – One year following
419 ordinance adoption], 2011.

420 E. Internal Information Signs. ...”

421 **Section 3. Amendment.** Subsection 21.16.320 C of the Lynnwood Municipal Code is
422 amended as follows:

423
424 “21.16.320 Signs in planned regional shopping center zone.

425
426 Only the following signs are permitted, subject to the following limitations:

427 ...

428
429 C. Electronic Changing Message Signs. Electronic changing message signs are
430 permitted, provided such signs shall be subject to the regulations of LMC
431 [21.16.310\(H\)\(D\)](#), and that electronic changing message signs shall be located such that
432 they:

- 433 1. Are predominantly not visible from a public right-of-way.
- 434 2. Are located on a building elevation with a primary entrance and facing an area
435 predominantly used by pedestrians.
- 436 3. Are located on a building that is part of a larger building site as defined by
437 LMC [21.02.175](#) that has at least 50 acres in area.”
438

439 **Section 4. Severability.** If any section, subsection, sentence, clause, phrase or word
440 of this ordinance should be held to be invalid or unconstitutional by a court of competent
441 jurisdiction, such invalidity or unconstitutionality thereof shall not affect the validity or
442 constitutionality of any other section, subsection, sentence, clause, phrase or word of
443 this ordinance.
444

445 **Section 5. Effective Date.** This ordinance shall take effect and be in force five (5) days
446 after its passage, approval and publication of an approved summary thereof consisting
447 of the title.

448
449

450 PASSED THIS ____ day of _____, 2010 and signed in authentication of
451 its passage this ____th day of _____, 2010.

452
453

454
455

456
457

DON GOUGH, Mayor

458
459

460
461

ATTEST:

APPROVED AS TO FORM:

462
463

464
465

JOHN MOIR, Finance Director

ERIC FRIMODT, City Attorney

466
467

ATTACHMENT B

ZONING DISTRICT	ELECTRONIC MESSAGE BOARD SIGNS ALLOWED?	ADDITIONAL COMMENTS
RS-8 Low-Density Single-Family Residential	No.	
RS-7 Medium-Density Single-Family Residential	No.	
RS-4 High-Density Single-Family Residential	No.	
RML Low-Density Multiple-Family Residential	No.	All wall signs shall be non-internally illuminated except for individual letter signs and signs with opaque sign face backgrounds that only allow letters and/or business logos or graphics to be visible at night. Wall signs on building facades oriented toward residences shall not be illuminated.
RMM Medium-Density Multiple-Family Residential	No.	See RML.
RMH High-Density Multiple-Family Residential	No.	See RML.

ZONING DISTRICT	ELECTRONIC MESSAGE BOARD SIGNS ALLOWED?	ADDITIONAL COMMENTS
B-4 Restricted Business	No.	All building signs shall be non-internally illuminated except for individual letter signs and signs with opaque sign face backgrounds that only allow letters and/or business logos or graphics to be visible at night. Wall signs on building facades oriented toward residences shall not be illuminated. (LMC 21.16.310(K)(3))
B-3 Neighborhood Business	Yes	Electronic changing message signs permitted. No sign shall have blinking or flashing lights; provided, however, electronic changing message signs shall be allowed. (LMC 21.16.310(H)). These signs shall not change displays or images at a rate less than one every five seconds except for signs which provide alternate messages only as to times and temperature, which may change at a rate of not less than one message every two seconds. All such signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness.
B-2 Limited Business	Yes	See B-3 Above
PCD Planned Commercial Development	Yes.	See B-3 above
B-1 Community Business	Yes	See B-3 above

ZONING DISTRICT	ELECTRONIC MESSAGE BOARD SIGNS ALLOWED?	ADDITIONAL COMMENTS
MU Mixed Use/Business	Yes	Signs shall be of high quality and shall be the minimum necessary to provide such identification. Excessively large signs and flashing or animated signs are recognized as being inconsistent with the existing character of the area and will be discouraged. Signs shall comply with the illumination regulations of this chapter (but none are given except that flashing or animated are inconsistent).
CC-W City Center – West End	Yes	No pole or roof signs. Projecting and wall allowed. Illumination not addressed. Neon allowed in creative ways but cannot just outline roof or building.
CC-N City Center – North End	Yes	No pole or roof signs. Projecting and wall allowed. Illumination not addressed. Neon allowed in creative ways but cannot just outline roof or building.
CC-C City Center – Core	Yes	No pole or roof signs. Projecting and wall allowed. Illumination not addressed. Neon allowed in creative ways but cannot just outline roof or building.
CG General Commercial	Yes	See B-3 above
PRC Planned Regional Shopping Center	Yes.	Electronic changing message signs are permitted, provided such signs shall be subject to the regulations of LMC 21.16.310(H), and that electronic changing message signs shall be located such that they: <ol style="list-style-type: none"> 1. Are predominantly not visible from a public right-of-way. 2. Are located on a building elevation with a primary entrance and facing an area predominantly used by pedestrians. 3. Are located on a building that is part of a larger building site as defined by LMC 21.02.175 that has at least 50 acres in area. (See Note 1 below)

ZONING DISTRICT	ELECTRONIC MESSAGE BOARD SIGNS ALLOWED?	ADDITIONAL COMMENTS
CDM College District Mixed Use	Yes	Per commercial signage except with any provisions of overlay zone. Wall signs permitted. Can have freestanding “ground” signs along 68 th and 202 nd but cannot have pole or freestanding. In the overlay zone, can have freestanding, roof, and pole fronting 196 th St. and Highway 99).
CR Commercial-Residential Zone	Would require interpretation. (The Commercial-Residential zone is not defined as either a commercial or a residential zone in LMC section 21.40.100).	There are no properties in the City zoned “Commercial Residential”.
BTP Business and Technical Park(s)	No. Only external with restrictions	Wall signs in Transitional zones cannot be internally illuminated but can be externally illuminated except signs on facades facing residential zones shall not be externally illuminated. Wall signs in general zones shall not be internally illuminated except for individual letter signs and signs with opaque sign face backgrounds that only allow letters and/or business logos or graphics to be visible at night. Signs on facades oriented toward residences shall not be illuminated.
LI Light Industrial	No. Only external with restrictions.	Wall signs in Transitional zones cannot be internally illuminated but can be externally illuminated except signs on facades facing residential zones shall not be externally illuminated. Wall signs in general zones shall not be internally illuminated except for individual letter signs and signs with opaque sign face backgrounds that only allow letters and/or business logos or graphics to be visible at night. Signs on facades oriented toward residences shall not be illuminated.

ZONING DISTRICT	ELECTRONIC MESSAGE BOARD SIGNS ALLOWED?	ADDITIONAL COMMENTS
P-1 Public and Semi-Public Uses.	Yes. Monument signs allowed by Conditional Use Permit, except that such signs shall not be illuminated if visible from nearby residential zones.	All monument signs, illuminated or not illuminated, require a conditional use permit in the Public and Semi-Public Use Zone.

NOTES

1. LMC 21.16.310(H) is specific to “Searchlights” and states,

“21.16.310 Commercial signs.

...

H. Searchlights. Searchlights shall only be permitted if they meet the following criteria:

1. That the duration of time for display of the searchlight shall not be more than 10 days;
2. That no permit for display of a searchlight shall have been approved for the same applicant during the six-month period prior to the most recent application;
3. That the searchlight be so located as to minimize interference of driver visibility at intersections or at points of ingress and egress;
4. That the searchlight be located 35 or more feet from the right-of-way; and directed away from traffic on nearby streets;
5. The intensity and color of light and the duration of its operation shall not constitute a nuisance as defined in LMC [10.08.200](#); and
6. That a fee as shown in Chapter [3.104](#) LMC shall be paid in connection with any such permit.”

It is unclear whether the reference should have been made to LMC 21.16.310(D), which is specific to Electronic Changing Message Signs, and states,

“D. Electronic Changing Message Signs. No sign shall have blinking or flashing lights; provided, however, electronically changing message signs shall be allowed. These signs shall not change displays or images at a rate less than one every five seconds except for signs which provide

alternate messages only as to times and temperature, which may change at a rate of not less than one message every two seconds. All such signs shall be equipped with a device which automatically dims the intensity of the lights during hours of darkness.”

ATTACHMENT C

CITY CENTER
SIGN DESIGN
STANDARDS

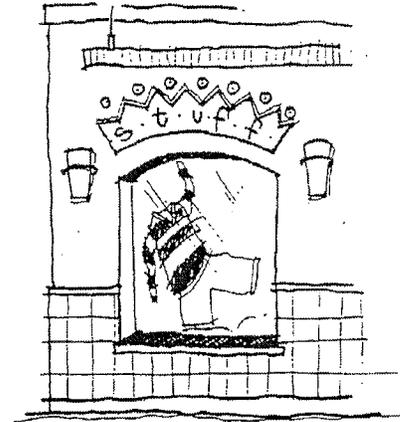
Pedestrian-Oriented Signs

INTENT

To ensure that the City Center reinforces pedestrian activity and commerce and to convey an image for the City Center that is urban in nature, rather than a collection of auto-oriented uses.

GUIDELINES

1. Pole signs shall not be permitted on any street within the City Center. Generally, signs shall be affixed to building facades, but monument signs, not exceeding 8 feet in height, are allowed on Boulevards and Other Streets. The area around the base of such signs shall be landscaped with shrubs and seasonal color.
2. Free-standing signs shall not be permitted along any Pedestrian Street.
3. Roof top signs shall not be permitted within the City Center.



Bellevue

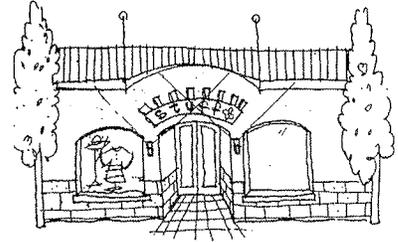
Integrating Signs with Architecture

INTENT

To ensure that signs are considered in the design of buildings and that the design of signs fits with the building they are associated with.

GUIDELINES

1. The design of buildings and sites shall identify locations and sizes for future signs. As tenants install signs, it is expected that such signs shall be in conformance with an overall sign program that allows for advertising which fits with the architectural character, proportions, and details of the development.



Bellevue

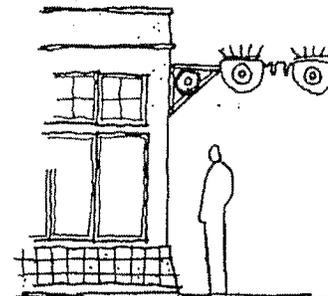
Creative and Artistic Elements

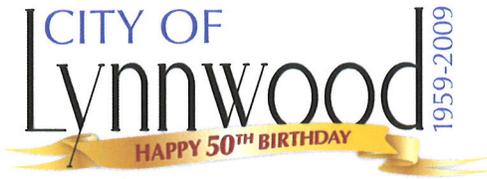
INTENT

To encourage businesses to employ graphic symbols, creative elements, lighting and other features to identify their products and services.

GUIDELINES

1. Signs should be expressive and individualized.
2. Signs should convey the product or service offered by the business in clear, graphic form.
3. Projecting signs, supported by ornamental brackets and oriented to pedestrians are strongly encourage
4. Neon may be used in an artful way in signs; however, simply outlining the roof or building in neon tubing shall not be allowed.





December 17, 2009

TO: Lynnwood Planning Commission
FROM: Paul Krauss
RE: Draft Lighting Code, Dark Skies Proposal

At the December 10, 2009 Planning Commission meeting, staff brought forward a proposal on how to respond to the City Council's request that the Commission develop an ordinance to protect views of the night sky and regulate light pollution. In staff's original dark skies memorandum, we indicated that there appear to be few ordinances entirely focused upon dark skies issues. Regulations have been adopted by several states, especially in areas close to significant observatories, and one has been considered by the Washington Legislature but not yet adopted.

Staff also noted that some local cities have ordinances that generally deal with the issue, but only as Purpose or Finding statements in support the adoption of lighting control regulations. Lynnwood's existing regulations were adopted in 1984, are not so much development regulations as they are general policy statements intended to support the imposition of case by case mitigation measures through the environmental review (SEPA) process.

Based on this, Staff is proposed a comprehensive lighting code that would deal with dark skies issues along with a number of others, such as energy conservation, public safety, and off-site light intrusion, particularly that which impacts residential uses. The Commission agreed.

The following proposal is offered as the starting point for discussion. When faced with drafting a new code, planners typically search the literature for suitable examples adopted by similar communities. The International Dark Skies Association developed a draft model code but it has removed it from their website. A review of the codes of other cities revealed a number that were little better than what is currently in the LMC,. The most comprehensive code we found has been adopted by the City of Redmond. The City of Bainbridge Island's, while less complex than

Redmond's, and appeared to focus more strongly the dark skies issue. The proposed draft is an amalgam of these codes.

Lynnwood's existing lighting regulations, such as they are, are found in Chapter 17 – Environment. Staff believes that the proposed code is more accurately classed as a Development Standard rather than an Environmental one. Therefore, we are proposing that the draft code be relocated to Chapter 21 – Zoning. We also find that lighting regulations established for parking lots are found independently in 21.18.600 that deals with aspects of parking. We are recommending that this section also be deleted and that parking lot lighting standards be grouped comprehensively in the new lighting ordinance.

Lynnwood's existing code (which again are primarily statements intended to support mitigation through the SEPA process) is as follows:

~~17.05.110 Light and glare.~~

~~It is the policy of the city that any activity shall not produce light or glare so as to create a nuisance beyond the parcel within which the use is located. In particular:~~

~~A. Building materials with high light reflective qualities should not be used in construction of buildings where reflected sunlight or artificial light would throw intense glare on adjacent areas or streets.~~

~~B. Sources of artificial illumination, including signs, shall be hooded or shaded in those instances where direct light from high intensity lamps would result in glare upon surrounding areas or cast excessive light upon any residential use or street. Where necessary, the height or location of light sources shall be modified in order to reduce the impact of light or glare, or to enhance the capability of shielding or screening light sources, and the intensity and/or orientation of light sources shall be modified where necessary to reduce light and glare to tolerable levels.~~

~~C. Landscaping shall be the preferred means of screening emission of light and glare to nearby properties, but should be supplemented where necessary by solid or other sight and glare barriers. (Ord. 1416 § 2, 1984)~~

11.18.600 Parking lot illumination.

~~Lighting o Off-street parking areas shall be illuminated in accordance with LMC Ch. 21.17. arranged so as to not constitute a nuisance or hazard to passing traffic. Where lots share a common boundary with any "R" classified property, and where any RM zone lot shares a boundary with an RS zone, the illumination shall be directed away from the more restrictively classified property. (Ord. 2730 § 1, 2008; Ord. 2020 § 9, 1994; Ord. 478 § 1, 1969; Ord. 190 Art. XI § 11.4, 1964)~~

21.17 Exterior Lighting Standards

- 21.17.010** Purpose.
- Definitions.
- Exemptions.
- 21.17.020** Applicability.
- 21.17.030** General Requirements.
- 21.17.040** Lighting Standards for Uses within 50 feet of Residential Zones.
- 21.17.050** Open-Air Parking Lot Lighting.
- 21.17.060** Canopy Lighting and Lighting of Service Stations.
- 21.17.070** Lighting of Outdoor Performance, Sport and Recreation Facilities and Playfields.
- 21.17.080** Security Lighting.
- 21.17.90** Architectural Accent Lighting.
- 21.17.100** Lighting of Landscaping.
- 21.17.110** Temporary Lighting.

21.17.010 Purpose.

This code is established for the following purposes:

1. To regulate exterior lighting in order to avoid unsafe and unpleasant conditions as the result of poorly designed or installed exterior lighting.
2. To restore and preserve views of the night sky.
3. To implement the energy conservation policies of the Comprehensive Plan.
4. To minimize glare, obtrusive light and artificial sky glow by limiting outdoor lighting that is misdirected, excessive or unnecessary.
5. To regulate the type of light fixtures, lamps and standards.
6. To protect low- and medium-density residential zones from the ill effects associated with nonresidential and multi-family exterior lighting.
7. To create a safe environment during hours of darkness.

21.17.020 Definitions.

The following terms have the following definitions for purposes of this chapter:

(1) “Accent lighting” means any luminaire that emphasizes a particular object or draws attention to a particular area for aesthetic purposes.

(2) “Artificial sky glow” The artificial brightening of the night sky due mostly to inefficient lighting fixtures that project light upward.

(3) “Cut-off angle” (of a luminaire) means the angle, measured from the lowest point between a vertical line from the center of the lamp extended to the ground and the first line of sight at which the bare source is not visible.

(4) “Fixture” (also called a “luminaire”) means a complete lighting unit including the lamps, together with the parts required to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply.

(5) “Foot-candle” means a measure of illuminance or a measure of how bright a light appears to the eye. One foot-candle is equal to one lumen/ft². As an example, a typical 60-watt incandescent lamp (840 lumens) produces an illuminance of 0.1 foot-candles at a distance of about 25 feet.

(6) “Lamp” means the light-producing source installed in the socket portion of a luminaire.

(7) “Light pollution” means general sky glow caused by the scattering of artificial light in the atmosphere and resulting in decreased ability to see the natural night sky.

(8) “Light trespass” means any light emitted by an outdoor luminaire that shines directly beyond the property on which the luminaire is installed, or indirectly shines beyond the property on which the luminaire is installed at a brightness (illuminance) that exceeds 0.1 foot-candles at the property line.

“(9) Luminaire.” See definition for “fixture.”

(10) “Outdoor lighting fixture” means a luminaire outside of an enclosed building or structure or any luminaire directed such that it primarily illuminates outdoor areas.

(11) “Shielding” means that no light rays are emitted by a fixture above the horizontal plane running through the lowest point of the fixture.

(12) “Spotlight” means any lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.

21.17.030 Exemptions.

The following are exempt from the provisions of this chapter:

- (1) Traffic control signals and devices;
- (2) Street lights on public streets which are covered by other design standards adopted by the City;
- (3) Temporary emergency lighting (i.e., fire, police, repair workers) or warning lights;
- (4) Moving vehicle lights;
- (5) Navigation lights (i.e., radio/television towers, docks, piers, buoys) or any other lights where state or federal statute requires lighting that cannot comply with this chapter. In such situations, lighting shall be shielded to the maximum extent possible, and lumens shall be minimized to the maximum extent possible, while still complying with state or federal statute;
- (6) Seasonal decorations do not have to be shielded; provided, that they do not have a brightness of more than 0.1 foot-candles at the property line on which they are installed;
- (7) Outdoor lighting approved by the director for temporary or periodic events (e.g., fairs, nighttime construction);
- (8) Internally and externally illuminated signs regulated by Chapter 21.16;

21.17.040 Applicability.

1. When an exterior lighting installation is part of a new development proposal requiring Project Design Review, the City shall review and approve the lighting design as part of the permitting process.
2. The City shall review and approve the lighting design as part of the permitting processing for projects undergoing redevelopment or expansion when the redevelopment increases the gross floor area or valuation by the criteria established in Chapter 21.12.200.C.
3. These regulations do not apply to individual dwelling units, with the exception of common areas, which are regulated. Examples of common areas include, but are not limited to:: pathways, clubhouses, shared driveways, parking lots and play areas.
4. These regulations do not apply to Public Right-of-Way and shall not conflict with City streetlight standards and design criteria.
5. These regulations do not apply to lighting necessary for emergency equipment and work conducted in the interests of law enforcement or for the safety, health, or welfare of the community.
6. The regulation of sign lighting is governed by Chapter 21.16.

21.17.050 General Requirements.

1. Site lighting trespass onto adjacent residential zones shall be minimized.
2. Site lighting shall minimize light spillage into the dark night sky.
3. Where practical, exterior lighting installations shall include timers, dimmers, sensors, or photocell controllers that turn the lights off during daylight hours or hours when lighting is not needed, to reduce overall energy consumption and eliminate unneeded lighting.
4. Exterior lighting installations shall be designed to avoid harsh contrasts in lighting levels.
5. Fixtures and lighting systems used for safety and security shall be in good working order and shall be maintained in a manner that serves the original design intent of the system.
6. Vegetation and landscaping shall be maintained in a manner that does not obstruct security lighting and minimizes possible entrapment spaces.
7. The applicant shall submit to the City sufficient information, in the form of an overall exterior lighting plan, to enable a determination that the applicable provisions will be satisfied. The exterior lighting plan shall include at least the following:
 - a. Manufacturer specification sheets, cut-sheets or other manufacturer provided information for all proposed lighting fixtures.
 - b. The proposed location, mounting height, and aiming point of all exterior lighting fixtures.
 - c. If building elevations are proposed for illumination, drawings shall be provided for all relevant building elevations showing the fixtures, the portions of the elevations to be illuminated, the illumination levels of the elevations, and the aiming point for any remote light fixture.
 - d. If needed to review proposed exterior lighting installations, the City may request additional information following the initial lighting plan submittal, such as:
 - i. A brief written narrative, with accompanying plan or sketch, which demonstrates the objectives of the lighting.
 - ii. Photometric data, Color Rendering Index (CRI) of all lamps (bulbs), and other descriptive information on the fixtures, and if applicable or

required, designation as Illuminating Engineering Society of North America (IESNA) “cutoff” fixtures.

- ii. Computer generated photometric grid showing footcandle readings every 10 feet within the property or site, and 10 feet beyond the property lines. Iso-footcandle contour line style plans are also acceptable.
- iv. Landscaping information that indicates mature tree size, shrubbery and other vegetation in order to evaluate the long-term and seasonal effectiveness of lighting or screening of lighting.

21.17.060 Lighting Standards for Uses within 50 feet of Residential Zones.

- 1. For exterior lighting installations and fixtures within 50 feet residential zones the following requirements shall apply:
 - a. Lighting fixtures shall be no higher than 15 feet above grade.
 - b. Lighting fixtures shall be aimed and shielded in a manner that does not directly illuminate on adjacent residential zones. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles (*may need to better define*).
 - c. Where feasible, additional landscaping may be required by the City to provide light screening between commercial zones and residential zones to help prevent light trespass. Where landscaping is used for light screening, the City shall take into consideration the applicable landscaping standards found elsewhere in these regulations, the design standards found elsewhere in these regulations, the creation of excessive shadows or dark spaces, and views into and out of a site.
- 2. The height restrictions of this section shall not apply to lighting used to illuminate outdoor performance areas, sport and recreation facilities, and playfields, except where such lighting fixtures are located within 50 feet of the property line of a low- and medium-density residential use or vacant residential lot. Lighting of outdoor performance areas, sport and recreation facilities, and playfields shall also meet the standards in 21.17.080.

21.17.070 Open-Air Parking Lot Lighting.

- 1. Open-air parking lots shall comply with the standards of this section in addition to the other requirements of this division.
- 2. For multilevel parking facilities, the roof level shall be considered an open-air parking lot.

3. Open-air parking lot lighting shall be designed to provide adequate vision, comfort and safety.
4. Open-air parking lot lighting shall be designed to provide for uniform lighting throughout the facility with no dark patches or pockets.
5. Open-air parking lot lighting shall be designed to provide a minimum value of lighting necessary for safety and identification of features.
6. Open-air parking lot lighting shall not cause direct illumination on adjacent and nearby properties or streets. Fixtures should be of a type or adequately shielded so as to prevent glare from normal viewing angles.
7. In order to direct light downward and minimize the amount of light spilled into the dark night sky, all lighting fixtures serving open-air parking lots, except as allowed in subsection 8 of this section, shall be full cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA).
8. If the design of an area suggests the use of parking lot lighting fixtures of a particular “period” or architectural style, the City may permit alternatives or supplements to the lighting described above. In order to minimize the amount of light spilled into the dark night sky, the following shall apply:
 - a. Mounting heights of such alternative fixtures shall not exceed 15 feet above grade or pavement.
 - b. The City shall require reasonable measures to minimize light trespass and light spill into the dark night sky.
9. The following mounting height regulations shall apply to open-air parking lot lighting fixtures. Mounting height shall be measured as the vertical distance between the parking surface and the bottom of the lighting fixture.
 - a. The maximum permissible mounting height of open-air parking lot lighting fixtures within 50 feet of residential zones shall be 15 feet.
 - b. The maximum permissible mounting height for open-air parking lot lighting fixtures, on top levels of structures, shall be 15 feet.
 - c. The maximum permissible mounting height of open-air parking lot lighting fixtures in all other locations shall be 30 feet.
10. The City may allow increases from Basic to Enhanced Security lighting levels (see table below), when personal security is an issue, such as where the parking facility is used during all hours of the day and night, where special security needs exist, or where vandalism or crime are possible. The proponent must submit information on

specific site characteristics, level of vehicle and pedestrian conflict, special security needs, and history or likelihood of crimes to support the City in making its determination.

11. The table below establishes open-air parking lot lighting standards.

	Basic ¹	Enhanced Security ²
Minimum Footcandles on Pavement ³	0.2 fc	0.5 fc
Maximum Footcandles on Pavement	4.0 fc	7.5 fc
Uniformity Ratio Maximum:Minimum ⁴	20:1	15:1
Minimum Footcandles at five 5.. feet Above Pavement ⁵	0.1 fc	0.25 fc

Notes:

fc = footcandle

¹ For typical conditions. During periods of nonuse, the illuminance of certain parking facilities should be turned off or reduced to conserve energy. If reduced lighting is to be used only for the purpose of property security, it is desirable that the minimum (low point) value not be less than 0.1 footcandle. Reductions should not be applied to facilities subject to intermittent night use, such as at apartments, hospitals and transportation terminals.

² Increases from Basic to Enhanced Security lighting levels may be allowed when personal security is an issue, such as where the parking facility is used during all hours of the day and night, where special security needs exist, or where vandalism or crime are possible. The City may consider specific site characteristics, level of vehicle and pedestrian conflict, special security needs, and history or likelihood of crimes in making its determination.

³ Measured on the parking surface, without any shadowing effect from parked vehicles or trees at points of measurement.

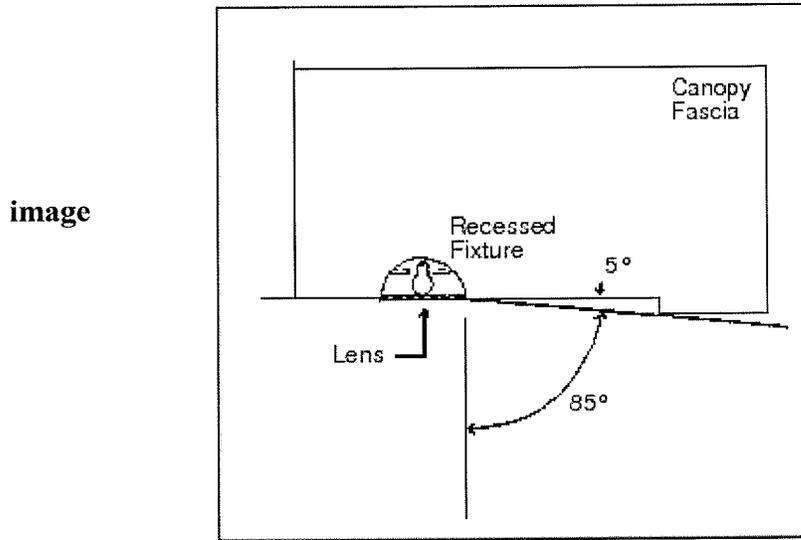
⁴ The highest horizontal illuminance point at grade, divided by the lowest horizontal illuminance point or area should not be greater than the values shown.

⁵ Measured at 5.0 feet above parking surface at the point of the lowest horizontal illuminance, excluding facing outward along boundaries.

21.17.080 Canopy Lighting and Lighting of Service Stations.

1. Lighting of such areas shall not be used to attract attention to the business. Signs allowed under LMC 21.16 shall be used for that purpose.

2. Lighting levels shall be adequate to facilitate the activities taking place in such locations.
3. In order to minimize the extent of direct glare, light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or shielded by the fixture or the edge of the canopy so that light is restrained to 85 degrees or less from vertical. The figure below, entitled Recessed Fixture, illustrates this.



Recessed Fixture

4. As an alternative (or supplement) to recessed ceiling lights, indirect lighting may be used where light is beamed upward and then reflected down from the underside of the canopy. When this method is used, light fixtures must be shielded so that direct illumination is focused exclusively on the underside of the canopy.
5. Lights shall not be mounted on the top or sides (fascias) of the canopy. The sides (fascias of the canopy) shall not be illuminated in a manner other than that prescribed under LMC 21.16.
6. Areas around service station pump islands shall be illuminated so that the minimum horizontal illuminance at grade level is at least 1.0 footcandle and no more than 5.0 footcandles. The uniformity ratio (average illumination to minimum illumination) shall be no greater than 4:1. At the discretion of the City, increased lighting levels may be permitted for enhanced security purposes only.

21.17.090 Lighting of Outdoor Performance, Sport and Recreation Facilities and Playfields.

1. Lighting levels for outdoor performance areas, sport and recreation facilities, and playfields shall not exceed by more than five percent the Illuminating Engineering Society of North America (IESNA) published standards for the proposed activity.

2. Where playing fields or other special activity areas are to be illuminated, lighting fixtures shall be mounted, aimed and shielded so that their beams fall within the primary playing area and immediate surroundings, and so that no direct illumination is directed off the site.
3. The main lighting shall be turned off as soon as possible following the end of the event. The main lighting shall not remain on longer than 30 minutes following the end of the event. Where feasible, a low level lighting system shall be used to facilitate patrons leaving the facility, cleanup, nighttime maintenance and other closing activities. The low level lighting system shall provide an average horizontal illumination level at grade of no more than 3.0 footcandles, with a uniformity ratio (average illumination to minimum illumination) not exceeding 4:1.

21.17.100 Security Lighting.

1. Security Lighting is defined as lighting designed and used to discourage crime and undesirable activity.
2. Security Lighting should use the lowest possible illumination to effectively allow surveillance.
3. In order to direct light downward and minimize the amount of light spill into the dark night sky, all security lighting fixtures shall be full cutoff fixtures as defined by the Illuminating Engineering Society of North America (IESNA).
4. Security lighting shall be shielded and aimed so that illumination is directed to the designated areas.
5. Where security lighting is proposed, the table below shall govern the range of permissible light levels for the listed applications. Where a proposed security lighting application is not identified in the table below, the table shall be used as a guide for establishing the range of permissible light levels.

Security Lighting Application	Average Horizontal Illumination Level on Ground
Large Open Areas	0.5 – 2.0 fc ¹
Buildings	0.5 – 2.0 fc ¹
Perimeter Fence	0.5 fc ²
Entrances	10 fc ³
	30 fc ⁴

Notes:

fc = footcandle

¹ The greater the brightness of the surrounding area, the higher the illuminance required to balance the brightness.

² Illuminance on the ground.

³ Illuminance on the ground in the inspection area.

⁴ Illuminance on the work-plane in the gatehouse. This lighting must be dimmable to low levels at night so the guard can see outside the gatehouse.

21.17.110 Architectural Accent Lighting.

1. Fixtures used to accent architectural features, materials, colors, style of buildings, or art shall be located, aimed and shielded so that light is directed only on those features. Such fixtures shall be aimed or shielded so as to minimize light spill into the dark night sky. The City may allow exceptions to this provision if minimal light escapes into the dark night sky or onto adjacent properties.
2. Lighting fixtures shall not generate excessive light levels, cause glare, or direct light beyond the facade onto neighboring property, streets or the night sky.
3. The maximum illumination of any vertical surface or angular roof surface in dark surroundings shall not exceed three footcandles.
4. The maximum illumination of any vertical surface or angular roof surface in light surroundings shall not exceed five footcandles.
5. Flags permitted under LMC 21.16 may be illuminated from below, provided such lighting is focused primarily on the individual flag or flags so as to limit light trespass and spill into the dark night sky.

21.17.120 Lighting of Landscaping.

Illumination of landscaping shall utilize diffused or muted lighting, avoid glare, and minimize light trespass and escape beyond landscaping onto neighboring property, streets, or the night sky.

21.17.130 Temporary Lighting.

1. Lighting used to illuminate temporary uses shall be reviewed, and if necessary conditioned, through the Special Event Permitting process.
2. The City may impose specific conditions for the lighting of temporary uses consistent with the purposes of this title.