

## Chapter 14.804 Signage Standards

### **14.804.010 Purpose and Intent**

The purpose and intent of the signage standards is to promote commerce, traffic safety, and community identity while enhancing the visual environment of residential, commercial and industrial areas.

This section of the Code shall not regulate traffic and directional signs installed by a governmental entity or in a private parking lot; signs not readable from nor intended to be viewed from a public right-of-way; merchandise displays; point-of-purchase advertising displays, such as product dispensers; national flags; flags of a political subdivision; symbolic flags of an institution; legal notices required by law; barber poles; historic site monuments/plaques; gravestones; structures intended for a separate use, such as phone booths, donation and recycling containers; lettering or symbols applied directly onto or flush-mounted magnetically to a motor vehicle operating in the normal course of business.

### **14.804.020 General Provisions**

1. **Permit Required:**

Any on-premises sign shall hereafter be erected, re-erected, constructed, painted, posted, applied or structurally altered pursuant to a building permit issued in accordance with this chapter. A permit shall be required for each group of signs on a single supporting structure installed simultaneously. Thereafter, each additional sign erected on the structure must have a separate permit. The owner of a sign shall produce a permit upon request. Building permits shall be required as specified in Title 3 of the Spokane County Code.

2. **Permit Applications:**

All permit applications for signs shall include a site plan that provides the following information:

- a. The location of the affected lot, building(s) and sign(s).
- b. The scale of the site plan.
- c. A drawing of the proposed sign or sign revision, including size, height, copy, structural footing details, method of attachment and illumination.
- d. All existing signs on the site including their size, height and location.
- e. Tax parcel number.

3. **Subarea Plans:**

Subarea plans approved by the Board of County Commissioners may include requirements other than those provided in this chapter.

### **14.804.030 Definitions**

The following words and phrases are listed in Chapter 14.300, Definitions.

Billboard, Bulletin Board, Electric Sign, Electronically Changeable Message Sign, Flashing Sign, Freestanding Sign, Freeway Oriented Sign, High Intensity Illumination, Incidental Sign, Individual Business, Low Intensity Lighting, Monument Sign, Multiple Businesses, Nonconforming Sign, On-Premises Sign, Portable Sign, Readerboard, Roof Sign, Sign, Support Structure(s), Three-Sided Sign, Two-Sided Sign, Video Board, Wall Sign.

**14.804.040 Sign Permit not required**

The following shall not require a sign permit, provided that these exemptions shall not be construed as relieving the owner from the responsibility to comply with the provisions of this Code or any other law or ordinance, including the Uniform Building Code.

1. The changing of the advertising copy or message on a lawfully erected sign, reader board or similar sign specifically designed for replaceable copy.
2. Painting, repainting or normal maintenance, unless a structural or electrical change is made.
3. Temporary banners and temporary signs as permitted herein.
4. Real estate signs as permitted herein.
5. Incidental signs.
6. Political signs.
7. Bench signs on County rights-of-way, provided approval has been granted for location by the Spokane County Engineer.
8. Contractor, architect, surveyor, or engineer signs as permitted herein.

**14.804.050 Prohibited Signs**

The following signs are prohibited in all zones unless otherwise specifically permitted:

1. Signs, which by coloring, shape, wording or location resemble or conflict with traffic control signs or devices.
2. Signs that create a safety hazard for pedestrian or vehicular traffic.
3. Flashing signs.
4. Portable signs exceeding 9 square feet.
5. All portable reader boards.
6. All portable electric signs.
7. Signs attached to or placed on a vehicle or trailer parked on public or private property, provided that this provision shall not be construed as prohibiting the identification of a firm or its product on a vehicle operating during the normal course of business. Franchised buses and taxis are exempt from these provisions.
8. Roof signs.
9. Video Boards.
10. Billboards.

**11. Off-Premises Signs****14.804.060 Signs Permitted in All Zones in Connection with Specific Uses**

The following signs may be permitted in any zone, subject to the limitations as provided herein.

1. Bulletin Boards:
 

Bulletin boards may be permitted on the premises of public, charitable, or religious institutions, or as an alternative to bulletin boards, electronically changeable message signs may be permitted on the premises of schools, fire stations, or religious institutions outside Community Commercial, Regional Commercial, Light Industrial, and Heavy Industrial zones subject to the following. College Campus signs are excluded from this section and provided for in section 14.804.060(8).

  - a. Such sign shall contain not more than 32 square feet in area on a face and may be double-faced.
  - b. No part of the sign shall exceed a height of 6 feet above the ground.
  - c. The sign, if lit, shall use low-intensity lighting. Electronically changeable message signs shall have the hours of illumination limited to the hours between 6:00 a.m. to 11:00 p.m.
  - d. A 32 square-foot, double-faced sign, no higher than 14 feet above grade, is authorized for a public or private school on property not less than 3 acres in size.
  - e. For electronically changeable message signs, the Planning Director may require additional restrictions, as a condition of permit approval, deemed necessary to protect local residences from visual and lighting impacts, such as location or direction of the sign.
2. Temporary Residential Subdivision or Area Name Signs:
 

A temporary real estate sign advertising the prospective sale or lease of a group of lots or dwellings within a tract or apartment complex shall be permitted, subject to the following conditions.

- a. The freestanding sign shall be located on the premises being sold or leased.
  - b. The sign shall not exceed 40 square feet in area on a face and may be double-faced.
  - c. The sign shall remain only as long as property remains unsold or un-leased for the first time within the tract, but not to exceed 1 year. The Division may extend the 1-year time period upon written request by the owners/developers of the project.
  - d. The sign shall be non-illuminated.
  - e. The top of the sign shall be no higher than 10 feet above grade of the lot or parcel on which the sign is located.
3. Permanent Residential Subdivision or Area Name Signs:  
Decorative subdivision or area name signs of a permanent character at the street entrance or entrances to the subdivision or area that identifies the name of the subdivision or area only, shall be permitted, subject to the following conditions.
- a. The sign shall consist of decorative building materials with illuminated, indirectly lit or non-illuminated name plates or letters, and be located in a maintained landscaped area.
  - b. The wall(s) and/or sign(s) shall not exceed 6 feet in height.
4. Temporary Banners, Flags, Pennants, Searchlights and Inflatables:
- a. A banner, flag, pennant, or inflatable, may be permitted by the Division for temporary on-premises use only, provided that such display does not have a significant adverse impact on nearby residences or institutions. The temporary use shall be restricted to 30 days per quarter with one 30-day renewal per quarter. If the permit is renewed, the 30-day period for the following quarter is expended and the sign is not permitted during that quarter.
  - b. A searchlight may be permitted by the Division for temporary on-premises use only, not exceeding 10 days, provided that such display does not have a significant, adverse impact on nearby residences or institutions.
5. Contractor, Architect, Surveyor or Engineer Signs:  
One on-premises sign identifying the project, developers, contractor, subcontractors, architect, surveyor, and engineer engaged in the construction may be permitted on a property during the period of construction, provided that all of the following conditions are met.
- a. The sign shall not exceed 40 square feet in area.
  - b. The top of the sign shall not exceed 10 feet above grade of the lot or parcel on which the sign is located. The sign shall be removed prior to final building inspections. However, no such sign shall be maintained for a period in excess of 12 months without approval from the Division. The Division may extend the 1 year time period upon written request of the owners/developers of the project.
6. Real Estate Sign:
- a. Residential/Agricultural use or property – Temporary on-premises sign(s) advertising the sale, lease or rental of the building, property or premises, 1 per frontage road. Such sign(s) shall be unlit, limited in size to 5 square feet and limited in height to 5 feet above grade. A maximum 32 square foot sign is allowed on agricultural property of 20 acres or more, with or without a dwelling on-site.
  - b. Commercial/Industrial use or property – One temporary on-premises sign advertising the sale, lease or rental of the building, property or premises. Such sign shall be unlit, limited in size to 32 square feet and limited in height to 10 feet above grade.
  - c. Open house/directional sign – For (a) and (b) above, an open house/directional sign(s) shall be allowed on each access street (to the property). Such sign(s) shall not be placed in such a manner as to interfere with vehicular or pedestrian traffic, shall be used when the property is actually open for immediate inspection, shall be unlit, and shall be limited in size to 5 square feet and limited in height to 3 feet above grade.

7. Electronically Changeable Message Sign:
- a. Electronically changeable message signs shall be permitted in Community Commercial, Regional Commercial, Light Industrial, and Heavy Industrial zones in accordance with the standards of Sections 14.804.080 through 14.804.160 and their definition.
8. College Campus Signage:
- a. Freestanding Signs  
A College Campus may have a maximum of 2 (two) Freestanding Signs with a maximum height of 14 (fourteen) feet with a maximum sign area of 100 (one-hundred) square feet. Signs wholly incorporating decorative materials such as masonry or a similar architectural design element may have a maximum sign area of 150 (one-hundred fifty) square feet. All such signs shall be separated from each other by a minimum distance of 500 (five-hundred) linear feet.
  - b. Monument Signs  
Monument Signs are limited to 7 (seven) feet in height and have no maximum size limit or number allowed. Such signs shall not be internally illuminated, but may be indirectly lit.
  - c. Building Identification Signs  
Building Identification Signs visible from the Public Right-of-Way, such as those used to identify theme houses, lecture halls, etc. shall be limited to a maximum height of 4 (four) feet with a maximum sign area of 12 (twelve) square feet. Such signs shall not be internally illuminated, but may be indirectly lit.
  - d. Wall Signs  
Wall Signs for non-residential buildings are permitted and are limited to 1 (one) per building with a maximum sign area of 32 (thirty-two) square feet. Wall signs shall not project more than 15 inches from the face of any building.
  - e. Changeable Copy  
A maximum of 2 (two) signs may include up to 32 (thirty-two) square feet of area devoted to changeable copy (Bulletin Boards, Electronically Changeable Message Signs, or Readerboards). Such copy is counted toward the maximum permitted sign area for that sign. In no case shall any 2 (two) signs with changeable copy be located closer than 500 feet to each other.
  - f. Impact to Residential Uses.  
All signs shall utilize low-intensity lighting. The Planning Director may require additional restrictions, as a condition of permit approval, deemed necessary to protect local residences from visual and lighting impacts, such as location or orientation of signs.

#### **14.804.070 Sign Standards in Resource, Rural, and Residential Zones**

Signs are permitted in all zones outside the urban growth area and within the Low Density Residential, Low Density Residential Plus, Medium Density Residential, and High Density Residential zones, in accordance with the following uses and standards:

1. A nameplate, which indicates no more than the name and address of the occupant of the premises, is permitted, provided that such sign shall not exceed a maximum area of 5 square feet and a maximum height of 4 feet above grade.
2. A freestanding or wall sign identifying a community residential facility, family daycare home, child daycare center in a residence, nursery school, or similar institution is permitted, provided that such sign shall not exceed a maximum area of 5 square feet, a maximum height of 4 feet above grade and is unlit.
3. Permitted Signs by Use
  - a. The following categories of uses apply to the signage standards provided in Tables 1 and 2 below:

- i. Residential/Semi-Public uses include a church, public park, multi-family dwelling, nursing home, retirement apartment, public building, child day-care center, family day-care provider, nonprofit community hall or lodge, animal health service or sanitarium.
  - ii. School/Public uses include a school (kindergarten through high school), hospital, police station, fire station, post office or public golf course, incinerator, solid waste recycling/transfer site, or landfills. A college campus is not included.
  - iii. Office uses include a business or professional office.
  - iv. Commercial Use/Other shall include cemeteries and commercial uses other than those listed in “i” through “iii” above and other than home industry or home profession.
- b. On-Premises wall signs, projecting not more than 15 inches from the face of any building, are permitted, not to exceed the maximum number and size as shown in Table 804-1. Wall signs shall be unlit or have low-intensity lighting, and shall be placed flat against the outside wall of the main building.

Table 804-1 - Wall Signs – Resource, Rural, and Residential Zones

<i>Use per 14.804.070 (3)</i>	<i>Maximum Signs</i>	<i>Maximum Sign Area</i>
Residential/Semi-Public	1	20 ft <sup>2</sup>
Schools/Public Use	1	32 ft <sup>2</sup>
Office	1*	32 ft <sup>2</sup> **
Commercial Uses, Other	1	20 ft <sup>2</sup>

\*Multiple office complexes shall be allowed one wall sign per building.

\*\*An office building containing multiple offices shall be allowed a 60 ft<sup>2</sup> maximum sign area.

- c. On-premises freestanding signs are permitted, not to exceed the maximum number, size, and height as shown in table 804-2. On-Premises freestanding signs shall be unlit or have low-intensity lighting.

Table 804-2 - Freestanding Signs – Resource, Rural, and Residential Zones

<i>Use per 14.804.070 (3)</i>	<i>Maximum Signs</i>	<i>Maximum Sign Area</i>	<i>Maximum Sign Height</i>
Residential/Semi-Public	1	16 ft <sup>2</sup>	6 feet
Schools/Public Use	1	32 ft <sup>2</sup> *	15 feet
Office	1	32 ft <sup>2</sup> *	15 feet
Commercial Uses, Other	1	32 ft <sup>2</sup> *	15 feet

\*Maximum sign area may be increased to 60 ft<sup>2</sup> for monument signs 7 feet or less in height.

4. Multiple Arterials

In the event the use or group of uses is adjacent to more than one arterial (including through and corner lots), they will be allowed a freestanding sign(s) exclusively oriented to the additional arterial(s). The above allowance shall be calculated independently, using only the additional arterial(s) frontage. However, in no instance shall the square footage allowance from one arterial be transferred to the other(s).

**14.804.080 Sign Standards for Commercial and Industrial Zones**

Any sign, which pertains only to the identification of a permitted use in the Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), Mixed Use (MU), Light Industrial (LI) and Heavy Industrial (HI) zones and is located entirely on the property with the use or business, is permitted, provided that it complies with the following standards:

1. Wall Signs – Individual and Multiple Businesses

- a. Wall signs are permitted on each wall of a building provided the wall sign does not exceed 25% of the total area of the wall or a maximum area of 250 square feet, whichever provides the smaller area. “False fronts” and mansard roofs shall not be included when calculating the total area of the wall.
- b. In the case of a multiple business complex, each business shall be allowed a wall sign not to exceed 250 square feet, provided the total of all wall signs does not exceed 25% of the wall.

2. Freestanding Signs (pole or monument design) – Individual Business

One on-premises freestanding sign is permitted. Signs shall not exceed the area and height limits as shown in Table 804-3. Businesses with multiple frontages may be allowed additional signage per 14.804.080(5).

Table 804-3 – Standards for on-premises signs for individual business

<i>Zone</i>	<i>Maximum Area ≤100' street frontage</i>	<i>Maximum Area &gt;100' street frontage</i>	<i>Maximum Height</i>
Neighborhood Commercial	50 ft <sup>2</sup>	50 ft <sup>2</sup>	20 feet
Community Commercial Regional Commercial Mixed Use	100 ft <sup>2</sup>	200 ft <sup>2</sup>	30 feet
Light Industrial Heavy Industrial	40 ft <sup>2</sup>	80 ft <sup>2</sup>	20 feet

3. Freestanding Signs (pole or monument design) – Multiple Businesses

- a. Freestanding on-premises sign(s) for multiple businesses are permitted, not to exceed the number, area, and height limits as shown in Table 804-4.
- b. Freestanding signage allowed for an individual business under 14.804.080(2) shall not be combined with the signage allowed for multiple businesses under 14.804.080(3).
- c. The minimum separation between signs shall be 500 feet, as measured from the center of the sign.

Table 804-4 – Standards for on-premises signs for multiple businesses

<i>Zone</i>	<i>Maximum Signs</i>	<i>Maximum Area</i>	<i>Maximum Height</i>
Neighborhood Commercial	1	100 ft <sup>2</sup>	20 feet
Community Commercial Regional Commercial Mixed Use	1 per 500 feet of street frontage*	200 ft <sup>2</sup>	30 feet
Light Industrial Heavy Industrial	1 per 500 feet of street frontage*	80 ft <sup>2</sup>	20 feet

\*One freestanding sign is permitted on parcels with less than 500 lineal feet of street frontage.

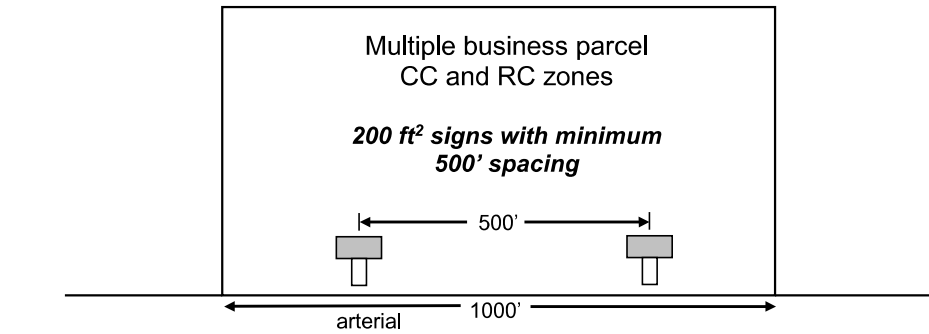


Figure 804-1 – Example of allowed signage on a parcel with 1000 feet of frontage.

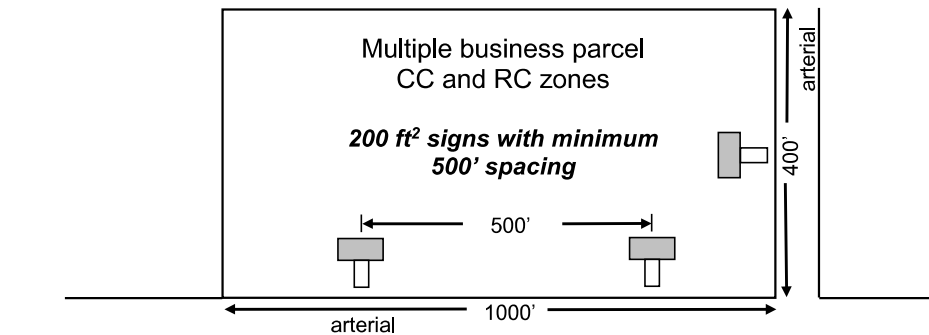


Figure 804-2 – Example of allowed signage on a parcel with dual frontage.

4. Incentive to Substitute Height Restricted Monument Sign(s) for Freestanding Sign(s)

- a. Monument signs, not to exceed 7 feet in height, may substitute for individual and multiple business signs under 14.804.080(2 and 3) with maximum sign number(s) and area(s) as provided in Tables 804-5 and 804-6. There is no minimum separation requirement between signs shown.

Table 804-5 – Standards for on-premises monument signs for individual businesses

Zone	Maximum Signs	Maximum area/each sign
Neighborhood Commercial	1	75 ft²
Community Commercial Regional Commercial Mixed Use	2	90 ft²
Light Industrial Heavy Industrial	2	90 ft²

Table 804-6 – Standards for on-premises monument signs for multiple businesses

Zone	Maximum Signs	Maximum area/each sign
Neighborhood Commercial	2	75 ft²
Community Commercial Regional Commercial Mixed Use	2 per 500 feet of street frontage*	90 ft²
Light Industrial Heavy Industrial	2 per 500 feet of street frontage*	90 ft²

\*Two freestanding signs are permitted on parcels with less than 500' of lineal street frontage.

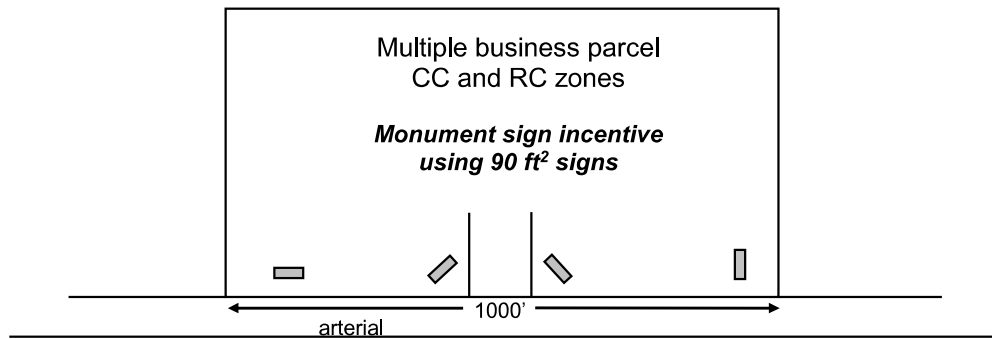


Figure 804-3 – Example of allowed signage using the incentive for monument signs.

5. Multiple Arterials

In the event the use or group of uses is adjacent to more than one arterial (including through and corner lots), they will be allowed a freestanding sign(s) exclusively oriented to the additional arterial(s). The above allowance shall be calculated independently, using only the additional arterial(s) frontage. However, in no instance shall the square footage allowance from one arterial be transferred to the other(s).

6. Entrance Sign for Industrial Park or Planned Industrial Area

An industrial park or planned industrial area may have one entrance/identification monument sign not to exceed 150 ft<sup>2</sup> in area and 7 feet in height above grade.

**14.804.085 Modification To Sign Standards (Neighborhood Commercial, Community Commercial, Regional Commercial, Light Industrial and Heavy Industrial Zones)**

For shopping centers, industrial parks, mixed-use developments, hotel conference centers, and truck stops; the Director may approve a comprehensive sign plan that deviates from the provisions set forth in section 14.804.080 above, provided the following standards and conditions are met:

1. The development exceeds the following minimum square foot floor area requirements:
  - a. 250,000 ft<sup>2</sup> for a shopping center or hotel conference center.
  - b. 250,000 ft<sup>2</sup> of commercial/industrial floor space for a mixed-use development.
  - c. 300,000 ft<sup>2</sup> for an industrial park.
  - d. 35,000 ft<sup>2</sup> for a truck stop, on a site exceeding 20 acres.
2. The applicant shall submit a sign plan that includes the size, location, height, lighting, construction materials and orientation of all proposed signs in addition to any other information deemed necessary by the staff.
3. The sign plan shall conform to the following standards:
  - a. Except as provided herein, signage shall conform to the standards of section 14.804.080, except that a maximum of 3 of the allowed signs under 14.804.080 may be allowed an increase of 20% in sign height and area over the maximum allowed in the underlying zone.
  - b. The cumulative sign area of all signs, including 3a above, shall not exceed the maximum that would be allowed under 14.804.080.
  - c. The maximum number of signs shall not exceed the maximum that would be allowed under 14.804.080.
  - d. Where the applicant submits evidence that a greater area or height is necessary due to the location of the property and the proposed use, signs may be allowed with a greater area and a greater height than provided under 14.804.080 and 3a above, provided the same do not exceed the cumulative area of all signs which would be permitted under 14.804.080 and the height does not exceed the maximum building height permitted in the zone.



4. The sign plan shall be consistent with the Spokane County Comprehensive Plan and the purpose and intent of this chapter, as determined by the Director.
5. Signage shall be installed in conformance with the approved sign plan.
6. The applicant/owner(s) shall sign a binding agreement ensuring compliance with the approved sign plan. The agreement shall be filed as a deed restriction and shall run with the land and shall apply to present as well as future property owners.
7. Modifications to the approved sign plan shall require reapplication and approval by the Director.

**14.804.090 Sign Standards for the Aesthetic Corridor Overlay Zone**

1. The standards of 14.804.090 shall apply to parcels that are contiguous to the rights-of-way of the following roadways:
  - a. Interstate 90
  - b. U.S. 2
  - c. State Route 902
  - d. State Route 290
  - e. U.S. 395
  - f. State Route 27
  - g. Little Spokane Drive
  - h. Nine Mile Road/State Route 291
2. Wall signs shall be as per Section 14.804.070 or 14.804.080, respective of zoning.
3. Freestanding signs shall be as per Section 14.804.070, or 14.804.080, respective of zoning, except the following additional limitations shall apply:
  - a. Freestanding signs located within the Urban Growth Area shall in no case exceed 20 feet in height or 150 square feet in area. Should the underlying zone be more restrictive, the standards of the underlying zone shall govern.
  - b. Freestanding signs located outside the Urban Growth Area shall in no case exceed 15 feet in height or 100 square feet in area. Should the underlying zone be more restrictive, the standards of the underlying zone shall govern.

**14.804.100 Sign Standards for Mineral Lands (M)**

Any sign that pertains only to the identification of a permitted use in the Mineral Lands (M) and is located entirely on the property of such use is permitted, provided that it complies with the following conditions:

1. An individual establishment may have 1 permanent freestanding sign not to exceed 32 square feet in area.
2. No sign shall project more than 15 feet above grade.
3. In the event a use is nonconforming but could be outright permitted in the Community Commercial and/or Regional Commercial zones, the Mineral Lands signage requirements will follow those for the Community Commercial/Regional Commercial zones under Section 14.804.080.

**14.804.110 Sign Location and Setback**

1. All signs shall be located so that they:
  - a. Do not interfere with vehicular/pedestrian accessibility or sight distance.
  - b. Conform to the provisions of chapter 14.812, Fences/Clear View Triangle.
  - c. Do not overhang, or are not located in any public right-of-way.
  - d. Comply with any restrictions of the Federal Aviation Administration (FAA) and Airport Overlay (AO) Zone.
2. All signs shall be located and set back as follows:
  - a. Any portion of a sign (including structural supports) that is higher than 3 feet and less than 7 feet above grade shall be located a minimum of 10 feet back from any public right-of-way, unless it can be demonstrated that the location of a structural support or monument sign will not create an adverse impact with regard to sight distance of vehicles entering and exiting the site.

- b. Structural supports less than 2 feet in width, measured at any point on the support, and 3 to 7 feet above grade, shall be exempted from (a) above.
- c. Signs are exempt from setback provision per zone classification.

**14.804.120 Sign Area and Calculation**

- 1. Sign area for wall signs is equal to the message area of a sign, including graphics, letters, figures, symbols, trademarks or written copy as shown in Figure 804-4.

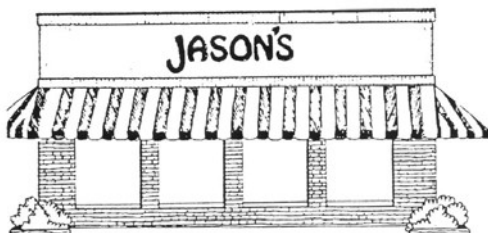


Figure 804-4

- 2. The sign area of a freestanding sign consisting of one sign shall be calculated as shown in Figure 804-5 below. The sign area of a freestanding sign consisting of more than 1 sign shall be computed by adding together the total area(s) of all signs as shown in Figure 804-6 as follows. Any portion of the sign not necessary for structural support of the sign or any structural support greater than 2 feet in width shall be considered in the determination of the square footage of the sign. A 10% increase in sign area is allowed for decorative framing or borders. Area calculation does not include decorative rocks or landscaping adjacent to a monument sign.

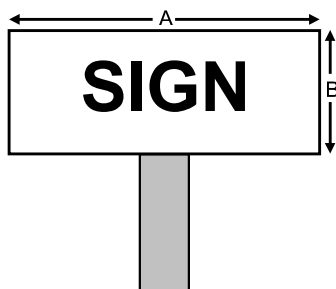


Figure 804-5

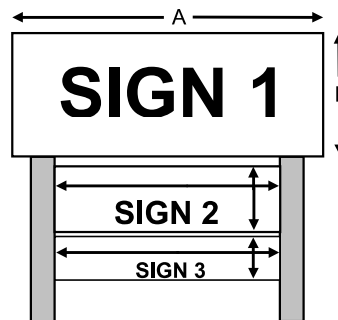


Figure 804-6

- 3. The sign area for multiple-sided signs shall be calculated as follows:
  - a. The total sign area for a two-sided sign shall be calculated using 1 face, therefore allowing both faces to be of equal size (for example a two-sided sign has 2 faces with 18 square feet per side, therefore the sign area is 18 square feet).
  - b. The sign area for a three-sided sign shall be equal to the total amount of sign area a one-sided or two-sided sign is allowed (for example, in item 3a above, a two-sided sign is allowed 18 square feet of sign area per side which equals 36 total square feet. If a three-sided sign is used instead of a one-sided or two-sided sign, the three-sided sign may allocate the 36 total square feet among three sides, therefore allowing three sides with 12 square feet per face for a total of 36 square feet of sign area).

**14.804.130 Maintenance of Signs**

- 1. The owner or person in possession of the property on which a sign is located shall maintain any signage that has been approved or that has been issued a permit. Maintenance shall be such that the signage continues to conform to the conditions imposed by the sign permit.
- 2. Any damaged sign base shall be repaired within 60 days.

3. Any signage that has been damaged to such an extent that it may pose a hazard to passersby shall be repaired or removed immediately.

**14.804.140 Nonconforming Signs**

Nonconforming signs (those that were permanently installed and legally erected prior to the adoption of this Code) shall be allowed to continue in use so long as they are continuously maintained, are not relocated, and are not structurally altered or made more nonconforming in any way. Signs over 40 years old that are classified as historically significant by the historic preservation officer shall not be considered as nonconforming signs.

**14.804.150 Landscaping for Freestanding and Monument Signs**

All freestanding and monument signs shall be located in a required landscape area if landscaping is required as part of the development proposal. Landscaping should be appropriately sited to ensure that signs are not blocked or obscured by trees or bushes.

**14.804.160 Sign Illumination**

Externally illuminated signs shall have low intensity lighting, confined to the sign, and be positioned and shielded to minimize impacts to the surrounding area(s). Internally illuminated signs shall have low intensity lighting.