



Freeland Development Regulations Community Conference

Signs & Lighting

Large Classroom, Session Four
June 9, 2018

Signs

Purpose.

- Promote a **quality visual environment** by establishing **reasonable standards for the size, placement, height, and maintenance of signs**;
- Assure that signage is in harmony with the **building design and character** of the Freeland community.

When Applies

- **New Construction / New Sign**
- **Major Addition/Remodel to Building**
 - Greater than 50% or Greater than 4,000 sf
- **Major Repair/Alteration of Sign**
 - When more than 50% of the structure is damaged, replaced, repair, altered, or changed
 - NOT INCLUDED: Change of Tenant or other surface change to sign that does not alter the structure size, shape, etc.
- **When a sign is being relocated**
- **DOES NOT regulate street signs, signs not visible from the public rights-of-way, and legal notices required by law.**

Design Standards

- **Provisions for how to be lit (prevent light spillover)**
- **Architecturally integrated and/or consistent with building form, color, materials**
- **Design alternatives may be approved**

Prohibited Signs

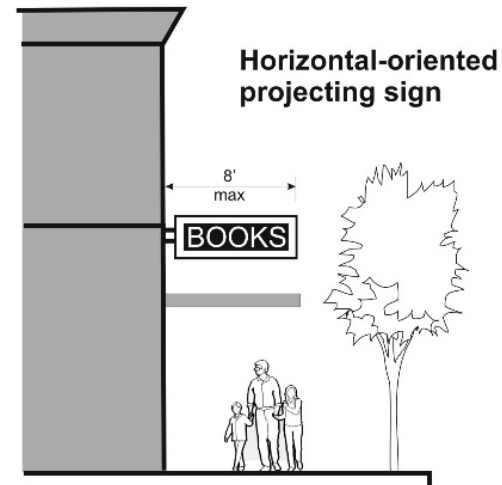
- **Pole Signs**
- **Billboards**
- **Search lights, wind animated or other similar**
 - EXCEPT where permitted as temporary signs
- **Internally illuminated signs**
- **Abandoned signs**
 - All signs must be removed with 90 days of the closure of a business, per ICC 17.03.180.R.7

Wall Signs

- Flat signs, channel lettering, or three-dimensional signs which are painted or attached (parallel) to the wall of a building or structure
- Allowed on multi-family, mixed-use, and non-residential development in the **Business Village, Business General,** and **Non-Residential Mixed-Use** zoning districts
- Must be **proportional** to the architectural features of the façade and **shall not cover over significant architectural features**, including windows, cornice lines, or columns
- **Max area = 24 sf**
- **Max width = 12 linear ft**

Hanging or Projecting Signs

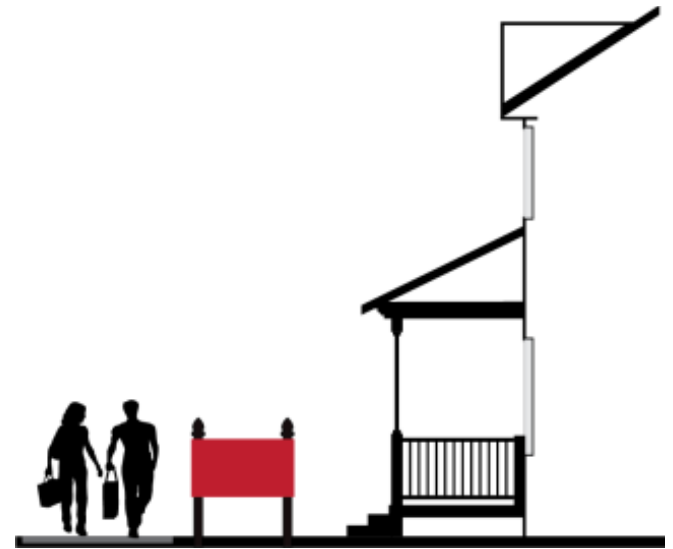
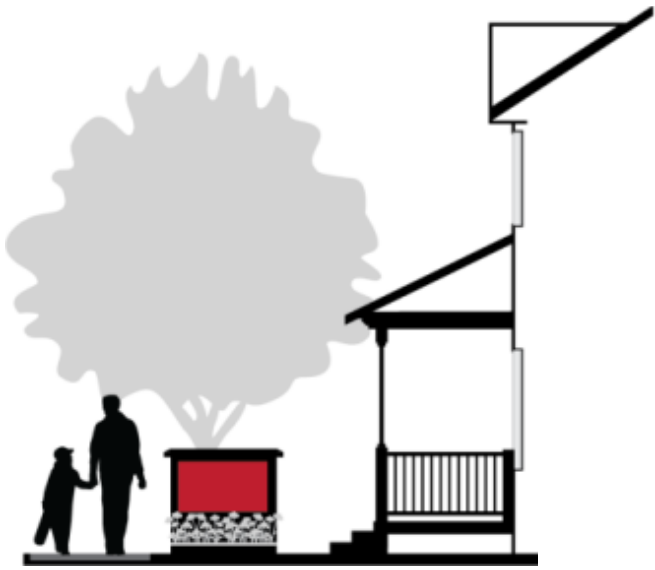
- **Min/ 7.5 ft vertical clearance from sidewalk**
- **1 ft min clearance btwn sign & building / awnings**
- **4 ft min from curb**
- **May not exceed height of building**



Freestanding Signs

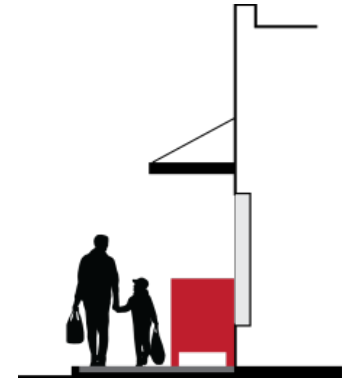
- **No taller than 5 ft except in Hwy 525 Overlay**
- **On-premises signs**
- **Placement**
 - Not to obstruct view of signs on neighboring properties
 - Min 20 ft btwn signs
 - Not within the sight-distance triangle

Freestanding Signs



A-Frame Signs

- **Allowed in the Business Village zoning district**
- **Max Area = 12 sf**
 - Max Height = 4 ft
 - Max Width = 3 ft
- **1 Sign per business/tenant**
- **Min Distance Btwn Signs = 20 ft**
- **Creative shapes are encouraged**
 - i.e. ice cream shop sign in the shape of an ice cream cone
- **Must be placed on sidewalk or immediately adj to**
 - 3 ft min from curb
 - 4 ft wide clearance must be maintained
 - Not in middle of sidewalk



Example 2

- **New restaurant in existing building**
- **Remodel in existing footprint (no expansion)**
- **New Tenant sign in existing internally lit monument sign**
- **Relocate abandoned pole sign**

Example 2

Existing Building

Existing Footprint

Relocate abandoned pole sign

Example 2

- **Not expanding, so building / signs do not need to be replaced to current standards**
- **Swap of tenant name ok**
- **Relocation of pole sign**
 - Relocation of non-conforming sign means must meet new code
 - Pole signs not allowed
 - New sign must meet new code

Example 2

Existing Building

Existing Footprint

Relocate abandoned pole sign

Discussion

- **Community Collaboration:**
 - What works?
 - What needs to be clarified?
 - What revisions do you recommend be considered?
 - What is missing?

Outdoor Lighting

Purpose.

- To limit outdoor lighting to the **minimum necessary** for safety, security, utility, way-finding, enjoyment, and commerce.
- To **minimize offsite impacts**
 - light trespass (light and glare on adjacent properties)
 - preserve the dark skies
 - protect natural habitats
 - provide a more pleasant and comfortable nighttime environment
- To **encourage good lighting practices** such that lighting systems are designed to conserve energy and money.

When Applies

- **New construction / New building / New Fixture**
- **Major Remodel / Addition**
 - More than 50% of building
 - More than 4,000 sf
- **Replacement of site lighting, and changes to existing light fixture wattage, type of fixture, mounting, or fixture location**
 - Replacement part shall meet new standards
- **Does NOT trigger new standards:**
 - Change of use
 - Repair and maintenance

Light Levels

- **Lighting must be oriented to the interior of the property and not onto adjacent properties, streets or sidewalks.**
- **Average illumination level shall not exceed 1.5 foot-candles for the illuminated area**
- **Maximum light level of any one light fixture cannot exceed 1.0 footcandles measured at the property line**
 - Except where adjacent to Low Density or Medium Density, maximum of 0.5 footcandles
- **Maximum light level shall not exceed 0.2 foot-candle as a direct result of the on-site lighting measured 5 feet beyond the property line.**

Hours

- **Exterior lighting shall be required to be reduced by 50% within one hour after close of business or 10:00 p.m., whichever is later, leaving only the necessary lighting for site and building security**
 - OPTION: ALL OFF

Specific Standards by Type

- **Additional Standards for Specific Types:**
 - Building Lighting
 - Canopy Lighting (i.e. Gas Stations)
 - Flag Pole Lighting
 - Flood Lights & Flood Lamps
 - Outdoor performance, sport & recreation facilities
 - Parking & Pedestrian Areas
 - Security Lighting
- **Design Alternatives may be allowed**

Shielding

Table 17.06.570.E.2.(1) - Required Shielding

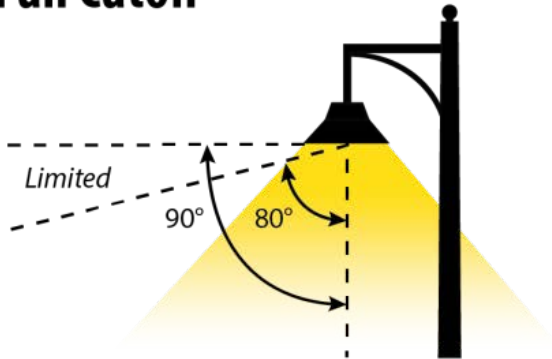
Single Family Residential

Cutoff

**Multi-Family, Mixed Use, &
Non-Residential**

Full Cutoff

Full Cutoff



ALLOWS:

Light at or above 90° 0% | 0 cd per 1000 lamp lumens
Light at or above 80° 10% | 100 cd per 1000 lamp lumens

Cutoff



ALLOWS:

Light at or above 90° 0% | 0 cd per 1000 lamp lumens

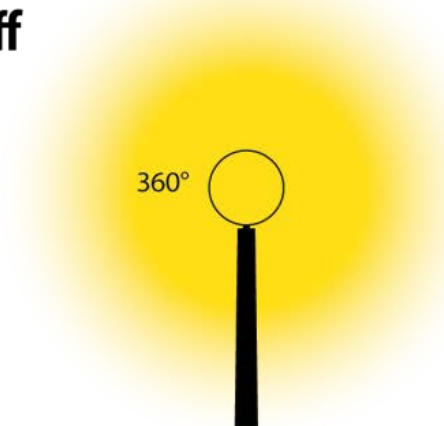
Semi-Cutoff



ALLOWS:

Light at or above 90° 5% | 50 cd per 1000 lamp lumens
Light at or above 80° 20% | 200 cd per 1000 lamp lumens

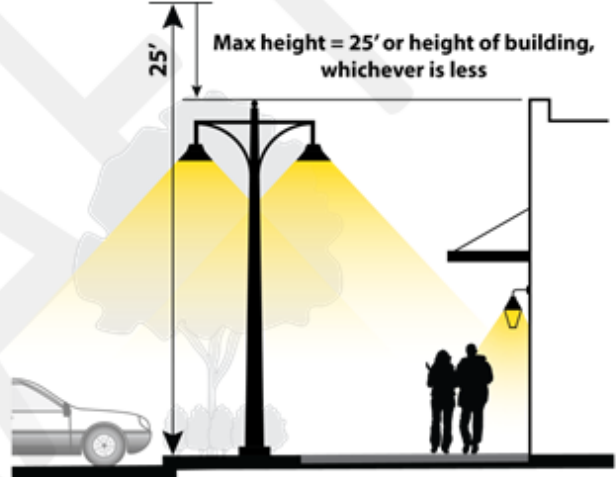
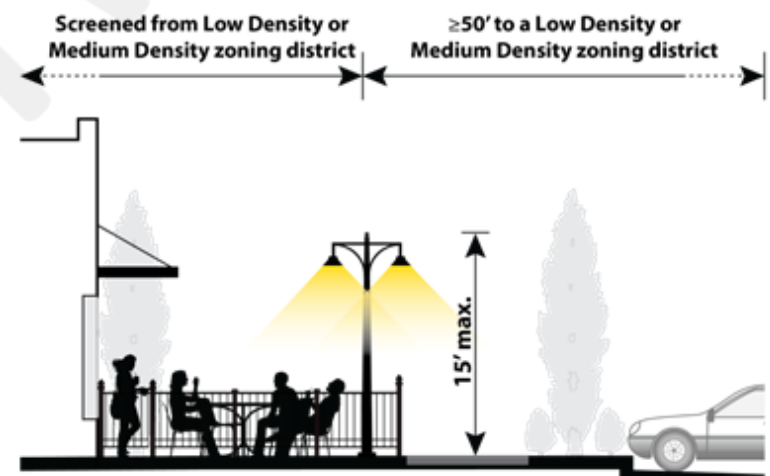
Non-Cutoff



ALLOWS:

Unrestricted distribution of light at any angle

Fixture Height

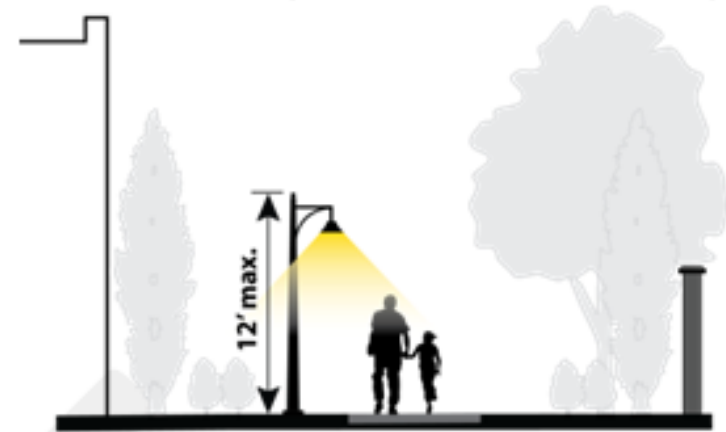
Fixtures 50 feet or greater from a Low Density or Medium Density district	
<p>Typical Placement</p>	<p>25 feet or height of the nearest building, whichever is less</p> 
<p>Pedestrian-oriented open space (per ICC17.06.330.B.1)</p>	<p>15 feet max</p> <p>Screened from Low Density or Medium Density zoning district</p> <p>≥50' to a Low Density or Medium Density zoning district</p> 

Fixture Height

Fixtures in or within 50 feet of a Low Density or Medium Density zoning district

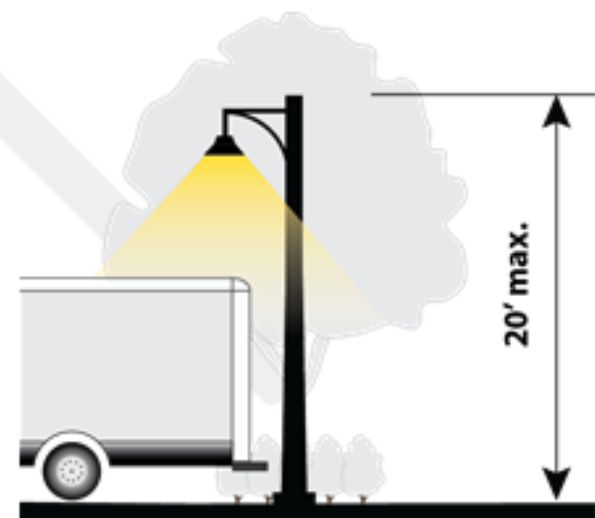
Typical Placement

12 feet max
Must be screened as per
ICC 17.06.560.B.5.b(v)
[Also applies to fixtures in
pedestrian-oriented open space]



Parking Areas for Multi-Family and/or Mixed-Use

20 feet max
Must be screened as per
ICC 17.06.560.B.5.b(v)



Discussion

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