

Staff Suggestion #1 Nonconforming signs

FMC 22.26.00814 Nonconforming signs.

(a) Except for temporary signs, limited duration signs, and incidental signs, as defined herein, signs legally established prior to the adoption of this chapter that do not conform with the regulations provided herein with regard to type, number, size, height, illumination, or location or other characteristics of signs shall be allowed to remain as legal nonconforming signs until the sign is removed, moved or structurally or electrically changed, except such signs must be brought into conformance with this chapter:

(1) When a building, tenant **space** or property containing a legal nonconforming sign is enlarged or remodeled to a value of 25 percent or more of existing assessed valuation of real property improvements;

(2) When the use of a building, tenant **space** or property containing a legal nonconforming sign changes from one type of business or other tenancy to another type of business or other tenancy;

(3) ~~When a new business or other tenancy is established Within 90 days after a building, tenant **space** or property containing a legal nonconforming sign is vacated for a period exceeding 90 days;~~

or

(4) When an existing business containing a legal nonconforming sign changes ownership.

~~(b) Nonconforming multi-tenant signs located in a multi-tenant center are not required to be brought into conformance with this chapter per subsection (a) above until: (1) the multi-tenant center is enlarged or remodeled to a value of 25 percent or more of existing assessed valuation of real property improvements; (2) the multi-tenant center or multi-tenant sign is vacated for a period exceeding 90 days; or (3) the property changes ownership.~~

~~(c)~~ In such cases where a nonconforming sign is moved or changed, the sign shall be treated as a new sign and subject to the requirements of this chapter. Changes to a sign face (e.g., a change in advertising copy) may be made to a nonconforming sign; provided, that such changes conform to this chapter in terms of colors, graphics, materials, illumination and other applicable standards. A sign permit for such changes must be obtained.

~~(d)~~ Temporary signs, that do not conform with the regulations provided herein with regard to type, number, size, height, illumination, or location of signs, shall be brought into conformance with all applicable standards no later than 90 days from the effective date of the ordinance codified in this chapter.

Staff Suggestion #2 Window Sign Area

Replace...

FMC 22.26.024(b) Area. Window signs are included in the wall sign maximum area limits set forth in Section 22.26.023. In addition, standards and guidelines set forth in FMC 22.64.020 Display Windows apply where applicable.

With...

FMC 22.26.024(b) Area. Maximum four square feet or 10 percent of the area of the window in which they are placed, whichever is greater (temporary and permanent window signs combined). These area limits apply to individual windows or to window units separated from another window or window unit by a pier, column or other substantial architectural element. These limits do not apply to uses providing commercial services located within a CMU zone located at least 150 feet from a public or private street.