

1 **CITY OF FIRCREST**
2 **ORDINANCE NO. 1673**

3 **AN ORDINANCE OF THE CITY OF FIRCREST, WASHINGTON,**
4 **AMENDING FIRCREST MUNICIPAL CODE CHAPTER 22.26.023**
5 **WALL SIGNS.**

6 **WHEREAS**, Land Use Goal 12 of the Fircrest Comprehensive Plan and its related
7 policies state the City should continue to refine its permit process and periodically
8 review and revise its development regulations; and

9 **WHEREAS**, the City desires to give more flexibility to wall signs on nonresidential
10 and noncommercial buildings; and

11 **WHEREAS**, the City submitted a Notice of Intent to Adopt to the Washington State
12 Department of Commerce on December 15, 2020, which was issued to state agencies
13 for a 60-day comment period as required pursuant to RCW 36A.70 RCW, and no
14 comments were received; and

15 **WHEREAS**, the City issued a *Determination of Nonsignificance/Incorporation by*
16 *Reference of Environmental Documents, Adoption of Existing Environmental*
17 *Documents* on December 15, 2020 with a 14-day comment period ending December
18 31, 2021, and no comments were received; and

19 **WHEREAS**, the Planning Commission conducted a public hearing on January 5,
20 2021 to accept public testimony and comment; and

21 **WHEREAS**, the Planning Commission has considered the criteria listed in Section
22 22.78.004 FMC:

- 23 a. The proposed amendments are consistent with the goals, objectives, and
24 policies of the comprehensive plan.
- 25 b. The proposed amendments will promote, rather than detract from, the public
26 health, safety, morals, and general welfare.

27 **WHEREAS**, the City Council held a public hearing on March 9, 2021 to accept
28 public testimony; Now, Therefore,

29 **BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FIRCREST:**

30 **Section 1.** The City Council of the City of Fircrest hereby adopts the “whereas”
section of this ordinance as findings.

Section 2. Ordinance 1598, §23, and FMC 22.26.023 are hereby amended to read as
follows:

1 **22.26.023 Wall signs.**

2 (a) Area.

3 (1) Group 1 and 3. Maximum area of wall, awning, canopy, or marquee signage on
4 each building elevation is provided in Table 3 below.

5 (2) Group 2. Maximum two square feet.

6 **Table 3**

7

Maximum sign surface area (White, very light or unshaded background)	Maximum sign surface area (Black, dark or shaded background)
1.5 sf of sign area per linear foot of storefront, tenant space, or building wall, not to exceed 75 sf	2.0 sf of sign area per linear foot of storefront, tenant space, or building wall, not to exceed 100 sf

8
9
10
11
12
13

14
15 (b) Placement and Design.

16 (1) Wall signs shall be proportional and shaped to the architectural features of the
17 buildings. Signage shall not exceed 60 percent of the width of the wall plane upon
18 which the sign is placed or the width of the tenant space, per Figure 26. Signage
19 shall not exceed 70 percent of the height of the blank wall space or fascia on
20 which the sign is located. These standards also apply to upper level tenant space.



27
28 **Figure 26**

1 (2) Wall signs shall not cover important architectural details of a building such as
2 stair railings, windows, doors, building trim, or special ornamentation features.
3 Preferred areas for installation of wall signs include blank areas above canopies, areas
4 between vertical piers or columns, blank areas under a gabled roof, or upper reaches
5 of a false fronted building.

6 (3) Tenants on upper levels may include wall signs placed on the facade above the
7 ground floor tenant, provided the permitted sign area shall be shared with tenant
8 below and the location/design meets the applicable standards in this subsection.

9 (4) Wall signs may not extend above the building parapet, soffit, the eave line or the
10 roof of the building.

11 (c) Mounting.

12 (1) Building signs should be mounted plumb with the building, with a maximum
13 protrusion of one foot unless the sign incorporates sculptural elements or
14 architectural devices.

15 (2) All individual letter signs shall be installed to appear flush-mounted unless a pin-
16 mounted design is used to accommodate backlit lighting. If the letters are illuminated
17 and require a raceway, the letters shall be installed tight against the raceway, which
18 shall be painted to match the color of the surface to which the raceway is mounted.
19 Where possible, especially on new construction, the raceway should be recessed to
20 allow letters to be flush with the wall surface.

21 (3) The sign frame shall be concealed or integrated into the building's architectural
22 character in terms of form, color, and materials.

23 (d) Location. Wall signs may be permitted in Group 1
24 (nonresidential/noncommercial), Group 2 (residential), and in Group 3 (commercial).

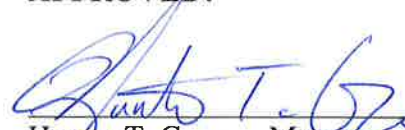
25 **Section 3. Severability:** If any section, sentence, clause, or phrase of this ordinance
26 should be held invalid or unconstitutional by a court of competent jurisdiction, such
27 invalidity or unconstitutionality shall not affect the validity or constitutionality of any
28 other section, sentence, clause, or phrase of this sentence.

29 **Section 4. Publication and Effective Date:** A summary of this ordinance consisting
30 of its title shall be published in the official newspaper of the city. This ordinance shall
be effective five (5) days after such publication.

**PASSED BY THE CITY COUNCIL OF THE CITY OF FIRCREST,
WASHINGTON,** at a regular meeting thereof this 23rd day of March 2021.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

APPROVED:




Hunter T. George, Mayor

ATTEST:



Jayne Westman, City Clerk

APPROVED AS TO FORM:



Michael B. Smith, City Attorn *NEY*