

Chapter 17.24
Signs

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Section 17.24.010 Purpose.

The purpose of this chapter is to regulate the use of signs by establishing standards to insure the placement of safe, effective signage in all areas within the City. Specific standards contained within this Chapter are intended to:

- A. Eliminate possible confusion or conflict between commercial signage and traffic-control signals, signs, or devices;
- B. Reduce the potential visual obstruction signs may cause to the views of pedestrians, visibility of other signs, and building facades when such signs are inappropriately designed or located;
- C. Aid in the development of a stronger business climate;
- D. Allow for placement of signs that will be both functional and attractive in appearance and not detract from the primary purposes within the zone where the sign is located.

Section 17.24.020 Administration.

- A. The administrator of this code shall be the Community Development Director (Director) or designee. The Director is authorized and directed to enforce and carry out the provisions of this code.

- B. No sign shall be erected, re-erected, constructed, painted (as a new wall sign), posted, or structurally altered except as provided in this chapter and pursuant to administrative approval of a sign permit by the Community Development Department (Department) and issued by the Building Department, unless exempted pursuant to this Chapter.
- C. A non-refundable fee as determined by the most recently adopted City fee resolution will be charged for sign permit applications.
- D. Sign permit applications shall be approved or denied within ten (10) working days of receipt of a complete application, which shall consist of the following information:
 1. Completed application form;
 2. Site plan drawn to scale, with dimensions identifying the location of existing and proposed building(s) and sign(s);
 3. Drawing of the proposed sign including size, height, copy, structural details, method of attachment, and illumination;
 4. Sign design plans, approved and stamped by a licensed engineer (if applicable);
 5. Any other information deemed necessary by the Director.
- E. The appeals process of any administrative action under this Chapter shall be provided pursuant to Chapter 14.06 AHMC.
- F. Violation of the provisions of this Chapter shall be subject to the enforcement provisions of the Airway Heights Municipal Code.
- G. Nothing herein shall be deemed to authorize any sign to be erected in violation of any civil or proprietary right;

Section 17.24.030 General provisions.

- A. All signs erected or altered under the provisions of this code shall

- conform to Airway Height Municipal Code.
- B. Sign area standards shall allow for a second side of equal sign area unless specifically stated otherwise (Example - maximum sign area is 150 square feet, total sign area would actually be 300 square feet, front and back).
 - C. Multi-sided signs may contain three or more sides. Total sign area shall be that allowed of a two-sided sign unless specifically stated otherwise.
 - D. Signs or other advertising medium which exceeds fifty (50) feet above grade, may only be allowed following approval of an administrative height variance pursuant to Chapter 17.15.050, AHMC.
 - E. Illumination from or upon any sign shall be shaded, shielded, directed or reduced so as to avoid undue brightness, glare, or reflection of light on private or public property in the surrounding area, and so as to avoid unreasonably distracting pedestrian, vehicular, or air traffic. The redirection of light off of a reflecting device (i.e. strobe light) shall be prohibited.
 - F. Exempt signs shall not be included in calculating total sign area.
 - G. Signs which co-locate on an existing pole sign structure shall be allowed an increase of fifty percent (50%) in total sign area for the pole sign structure (for example, a pole structure with two signs would be allowed a total sign area of 225 square feet).
 - H. Sign types not specifically addressed in this Chapter, may be allowed by the Director upon recommendation from the Technical Review Committee.

Section 17.24.040 Prohibited signs.

The following signs shall be prohibited in all zoning districts and may be subject to removal provisions of this Chapter:

- A. No sign or sign structure shall be erected or maintained in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, or standpipe, that creates a safety hazard for pedestrian or vehicle traffic, or is located within the clear view triangle as delineated in Chapter 17.20 AHMC;
- B. No sign shall obstruct any opening to such an extent that light or ventilation is reduced to a point below that required by any City codes.
- C. No sign shall be permitted which by coloring, shape, wording, or location resembles or conflicts with official traffic control signs or devices;
- D. Signs located within or over a public right-of-way, except for community banners or cloth signs which have been approved by the City Manager or designee.
- E. No sign shall be erected or installed which contains advertising or identification for a prohibited or illegal use.
- F. Flashing signs shall be prohibited.
- G. Billboard signs shall be prohibited.

Section 17.24.050 Exempt signs.

The following signs or displays shall not require a sign permit, provided that these exemptions shall not be construed as relieving the owner from responsibility to comply with the provisions of this Chapter, or Airway Heights Municipal Code.

- A. Traffic and directional signs installed by a governmental entity;
- B. Official public notices;
- C. The flag of a government or public institution;
- D. Exterior building signs not visible from streets or other public rights-of-way;
- E. Plaques, tablets, or inscriptions indicating the name of a building, its date of construction, or other commemorative information which are attached flat to the building;
- F. Nameplates attached to a residential structure which indicate only the name

and address of the occupant of the premises;

G. Signs which are painted or mounted on delivery vehicles or other operable commercial vehicles, which are licensed, operable, and primarily used for transportation and commerce;

H. Temporary signs

1. Grand opening displays to include signs, posters, banners, balloons, etc. not to exceed thirty (30) days;

2. Special event signs, including sales events which are not part of normal daily advertising, provided that:

a. Maximum sign area shall not exceed thirty-two (32) square feet; and

b. Maximum height shall be eight (8) feet above grade; and

c. Limited to 14-days prior to the event and a maximum of 45-days;

3. Political signs and signs displayed in windows of party political headquarters;

4. Community banners or cloth signs which notify the public of community sponsored events;

5. Real estate signs, provided that:

a. Residential zoned property may contain one (1) temporary real estate sign for each street frontage located on the property for sale, lease, or rent, not to exceed five (5) square feet in sign area and limited to five (5) feet above grade; and

b. Commercial/industrial/mining zoned property one (1) temporary real estate sign for each street frontage adjacent to the property for sale, lease, or rent, not to exceed thirty-two (32) square feet in sign area and limited in height to eight (8) feet above grade;

6. Temporary subdivision or manufactured home park signs advertising the prospective sale or lease of a group of lots or dwellings,

located on the premises being sold or leased, provided that:

a. One (1) sign is allowed per entrance; and

b. Maximum sign area shall not exceed thirty-two (32) square feet; and

c. Maximum height shall be eight (8) feet above grade; and

d. Sign(s) shall be non-illuminated; and

e. Sign(s) shall be removed when seventy-five percent (75%) of the lots within the subdivision or manufactured home park have been sold or leased, or at such time as a permanent subdivision sign has been installed;

7. Construction signs which identify the project, developer, building contractor, designer, and/or subcontractors, provided that:

a. Maximum sign area shall not exceed thirty-two (32) square feet; and

b. Maximum height shall be eight (8) feet above grade; and

c. Must be removed within fourteen (14) days of completion of the project.

I. Informational warning signs, such as "No Trespassing," "No Dumping," "No Parking," etc.,

J. Informational service and directional signs, such as "Customer Parking," "Driveway Entrance," "Exit," "Open House," etc., not to exceed seven (7) square feet.

K. Incidental signs not to exceed seventy-two (72) inches in height and twenty-four (24) square feet of area.

L. Window signage, provided that no more than fifty percent (50%) of the total building window surface area may be covered.

M. Signage painted on building walls (does not include wall signs)

Section 17.24.060 Permitted signs.

The following signs or displays may be allowed upon approval of a sign permit:

- A. Bulletin boards are allowed pursuant to Chapter 17.27.070, Table 1.
- B. Projecting or hanging signs:
 - 1. Projecting signs erected or changed in any zone shall maintain a minimum clearance of fourteen (14) feet between the lowest portion of the sign and the ground surface immediately below the sign if said area is used for vehicular movement or parking.
 - 2. Projecting signs erected or changed in any zone shall maintain a minimum clearance of eight (8) feet between the lowest portion of the sign and any private sidewalk.
 - 3. Projecting signs shall not extend into public road right-of-way.
- C. Wall signs
 - 1. Shall project no more than twelve (12) inches from any structure or wall; and
 - 2. May extend no more than three (3) feet above any roof eave or parapet.
- D. Monument signs
 - 1. Shall be located a minimum of five (5) feet from any road right-of-way and/or conform to the clear view triangle requirements in Chapter 17.20 AHMC; and
 - 2. Landscaping shall be installed and maintained around all monument signs.
- E. Awning signs shall be permitted only in commercial, industrial, and mining zones.
- F. Aerial signs shall not:
 - 1. Exceed federal or state size and height guidelines, rules or regulations; and
 - 2. Be displayed for a period exceeding sixty (60) days in a calendar year unless otherwise authorized by the Director of Community Development.
- G. Bus bench signs shall be allowed only within designated Spokane Transportation Authority bus stops. Any stop within city right-of-way will

require approval of a signage lease by the City. One (1) bench sign shall be allowed per location.

- H. A-frame signs
 - 1. May be displayed either, during business hours or from dawn to dusk which ever is greater.
 - 2. No a-frame sign shall be placed within or on a city or state owned sidewalk and shall be approved by the Department.
 - 3. Sign area shall not exceed eight (8) square feet on any one face.

Section 17.24.070 Sign requirements per zone.

All signs shall adhere to the following standards as they pertain to the zoning classification of the property where the sign is to be located:

- A. Residential zones:
 - 1. Sign(s) identifying a child care facility, family day care home, home profession or home industry shall be allowed subject to the following:
 - a. One (1) wall or projecting sign provided that the maximum sign area shall not exceed four (4) square feet and the maximum sign height shall be eight (8) feet above grade.
 - b. One (1) pole sign which is substantially similar in appearance to a typical real estate sign provided that the maximum sign area shall not exceed five (5) square feet and maximum sign height shall be six (6) feet above grade. Such sign shall be consistent with the character of the neighborhood.
 - 2. On-premise signs identifying a church, public park, public or private educational institution, multiple family dwelling, nursing/group home, retirement complex, public building, animal clinic, or cemetery may be allowed subject to the following:

- a. One (1) wall or projecting sign along each street frontage, provided that the sign area of each sign does not exceed twenty (20) square feet and may be indirectly or internally illuminated; and
 - b. One (1) pole sign provided that the sign area does not exceed twenty (20) square feet, extends no more than ten (10) feet above grade and may be illuminated.
 - c. One (1) monument sign may be substituted for a pole sign and may be indirectly or internally illuminated.
3. Bulletin boards located on the premises of public, charitable, or religious institutions on property not less than three (3) acres in size.
 4. Permanent subdivision, manufactured home park, or area monument sign(s) at the street entrance or entrances which identifies the name of the subdivision, park, or area may be allowed subject to the following:
 - a. Maximum sign area shall not exceed ninety-six (96) square feet; and
 - b. Maximum height shall be six (6) feet above grade; and
 - c. The monument sign(s) shall be located outside of the right-of-way, and conform to the clear view triangle requirements in chapter 17.20 AHMC.
 5. Uses not specifically listed above, may be allowed to place a sign(s) upon review by the Director or hearing body (City Council or Planning Commission) responsible for approving such use.
 6. Off-premise signs shall be prohibited in a residential zone, except for those signs allowed pursuant to Chapter 17.24.050.
- B. Commercial zones
1. Signs located within commercial zones shall be allowed pursuant to Table 1.
 2. Awning signs shall be allowed provided that the awning structure does not extend more than three (3) feet above the building wall.
 3. Electronic readerboards may be allowed upon approval by the Director, and shall be reviewed on an individual case basis to ensure consistency with this Chapter.
 4. Off-premise signs shall be allowed subject to the following:
 - a. No more than a total of four (4) off-premise sign structures within a distance of six-hundred sixty (660') feet shall be permitted along and including both sides of any city street or State Route 2; and
 - b. A minimum of 100' feet shall be maintained between sign structures; and
 - c. No more than one (1) off-premise sign is allowed per parcel; and
 - d. Off-premise sign area and height standards shall comply with the Pole Sign requirements in Table 1; and
 - e. Sign dimensions shall not exceed twenty-five (25') feet in height and fifty (50') feet in width for all signs located within a distance of six-hundred sixty (660') feet of the nearest edge of the right-of-way for State Route 2; and
 - f. Additional signs may be allowed subject to Chapter 17.24.030.I.
- C. Industrial/mining
1. Signs located within industrial zones shall be allowed pursuant to Table 1.
 2. Awning signs shall be allowed provided that the awning structure does not extend more than three (3) feet above the building wall.

3. Electronic readerboards may be allowed upon approval by the Director, and shall be reviewed on an individual case basis to ensure consistency with this Chapter.
4. Off-premise signs shall be allowed subject to the following:
 - a. No more than a total of four (4) off-premise sign structures within a distance of six-hundred sixty (660') feet shall be permitted along and including both sides of any city street or State Route 2; and
 - b. A minimum of 100' feet shall be maintained between sign structures; and
 - c. No more than one (1) off-premise sign is allowed per parcel; and
 - d. Off-premise sign area and height standards shall comply with the Pole Sign requirements in Table 1; and
 - e. Sign dimensions shall not exceed twenty-five (25') feet in height and fifty (50') feet in width for all signs located within a distance of six-hundred sixty (660') feet of the nearest edge of the right-of-way for State Route 2; and
 - f. Additional signs may be allowed subject to Chapter 17.24.030,I.

Sign Standards Table 1.

Sign Type	R-1	RM	R-2	R-3	C-1	C-2	I-1	I-2	MZ
Pole Sign	See Chapter 17.24.070(A)				P	P	P	P	P
<i>Area (sq.ft.)</i>					150 ^a	150 ^a	150 ^a	150 ^a	150 ^a
<i>Height (feet)</i>					50'	50'	50'	50'	50'
<i>Number Permitted</i>					1 ^b	1 ^b	1 ^b	1 ^b	1 ^b
Monument Sign	P	P	P	P	P	P	P	P	P
<i>Area (sq.ft.)</i>	32	32	32	32	96	96	96	96	96
<i>Height (feet)</i>	6	6	6	6	8	8	8	8	8
<i>Number Permitted</i>	1 per entrance	1 per entrance	1 per entrance	1 per entrance	1 per entrance	1 per entrance	1 per entrance	1 per entrance	1 per entrance
Wall Sign	See Chapter 17.24.070(A)				P	P	P	P	P
<i>Area (sq.ft.)</i>					n/a	n/a	n/a	n/a	n/a
<i>% of wall (max sq.ft.)</i>					25% or 250	25% or 250	25% or 250	25% or 250	25% or 250
<i>Number Permitted</i>					1 per street frontage ^c	1 per street frontage ^c	1 per street frontage ^c	1 per street frontage ^c	1 per street frontage ^c
Bulletin Board	P	P	P	P	P	P	P	P	P
<i>Area (sq.ft.)</i>	24	24	24	24	24	24	24	24	24
<i>Height (feet)</i>	6	6	6	6	6 ^e	6 ^e	6 ^e	6 ^e	6 ^e
<i>Number Permitted</i>	1 ^d	1 ^d	1 ^d	1 ^d	1 ^f	1 ^f	1 ^f	1 ^f	1 ^f
Projecting Sign	N	N	N	N	P ^g	P ^g	P ^g	P ^g	P ^g
<i>Area (sq.ft.)</i>					20	20	20	20	20
<i>Number Permitted</i>					1 per street frontage ^c	1 per street frontage ^c	1 per street frontage ^c	1 per street frontage ^c	1 per street frontage ^c
Key P - Permitted N - Not Allowed N/A - Not Applicable	<p>a. An additional thirty (30) sq.ft. is allowed for each additional business on lots which contain more than one business, up to a maximum of 300 sq.ft.</p> <p>b. One (1) pole sign structure is allowed per individual lot and one (1) additional sign for every 100' feet of street frontage. Each pole sign structure may contain more than one (1) sign.</p> <p>c. One (1) wall sign along each street frontage. For multiple business sites, each business is allowed one (1) wall sign per street frontage. Allowed signage cannot be accumulated and used along one street in excess of that allowed for a single street frontage lot.</p> <p>d. Bulletin board signs shall be allowed only for public, charitable, or religious institutions.</p> <p>e. Pole signs may include a bulletin board which is accessory to other pole signage and may extend beyond six (6) feet.</p> <p>f. Lots other than residential zoned property may contain either a ground mounted bulletin board OR a bulletin board mounted on a pole sign. The pole mounted bulletin board must be accessory to other signage on the same pole.</p> <p>g. Projecting signs may extend into or over a sidewalk but shall not extend into a street right-of-way.</p>								

Section 17.24.080 Pre-existing and non-conforming signs.

Signs which are existing and in lawful use prior to adoption of this chapter, except temporary or special signs which are not subject to preexisting sign status, shall be considered nonconforming signs and may continue in use subject to the following requirements:

- A. Said signs are properly maintained as set forth in this Chapter;
- B. No alterations are made to enlarge or change the location in a manner that increases the degree in nonconformity, except normal maintenance and repair. The copy and design of the face may be changed without affecting the nonconforming status;
- C. Structural alterations or replacement signs shall require a permit and must conform to the requirements of this Chapter, unless specifically exempt under the provisions of this Chapter;

Section 17.24.090 Maintenance.

All signs, including preexisting signs, shall be constantly maintained in a state of security, safety, and repair. If any sign is not properly maintained or is

insecurely mounted or otherwise dangerous, it shall be the responsibility of the owner of the premises to repair or remove it. The premises surrounding any sign shall be kept clean of rubbish and weeds.

Section 17.24.100 Sign removal.

- A. Any sign that **is** in conformance with this Chapter now or hereafter existing which, for a period of sixty (60) days, is no longer advertising a bona fide business conducted or product sold, shall be defaced by the owner of the building, property, or structure upon which the sign is located.
- B. Any sign that **is not** in conformance with this Chapter now or hereafter existing which, for a period of sixty (60) days, is no longer advertising a bona fide business conducted or product sold, shall be removed by the owner of the building, property, or structure upon which the sign is located.
- C. The City may order a sign to be removed at the expense of the owner of the property on which the sign is located, if such sign is determined to present a safety hazard to the public.