

TITLE 27**Chapters:**

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- 27.04 Application for Sign Permit**
- 27.06 Definitions**
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Chapter 27.02 - Purpose**Sections:**

- 27.02.010 General Intent and Purpose**

27.02.010 General Intent and Purpose

Richland's Sign Code provides standards specifying the type, number, size, location, and lighting of signs in the various zones of the city. The intent of the standards in this Title is:

- A. To encourage the design of signs that attract and invite rather than demand the public's attention, and to curb the proliferation of signs;
- B. To encourage the use of signs that enhance the visual environment of the city;
- C. To promote the enhancement of business and residential properties and neighborhoods by fostering the erection of signs complementary to the buildings and use to which they relate and which are harmonious with their surroundings;
- D. To protect the public interest and safety; and
- E. To protect the right of a business to identify its premises and advertise its projects through the use of signs without undue hindrance or obstruction.
- F. To encourage streetscapes that are more pleasant and interesting through the use of banners that promote community festivals, events and holidays and are not intended for the advertising of commercial goods, services or businesses. (Ord. 3-89; Ord. 09-02).

Chapter 27.04 - Application for Sign Permit

Sections:

27.04.010 Application Process

27.04.020 Application - Required Information

27.04.030 Permits Required – Exceptions

27.04.010 Application Process

- A. Permits: No sign governed by the provisions of this code shall be erected, altered, or relocated by any person, firm, or corporation without a permit issued by the city.
1. Application for a sign permit shall be made in writing to the sign code administrator on forms furnished by that office. The sign code administrator and the city building inspector shall determine the conformity of the sign design to the ordinances and codes of the city of Richland, and if found in conformance, shall issue the sign permit.
 2. A sign permit shall become null and void if the work for which the permit was issued has not commenced within 180 days of its issuance.
 3. No new permit shall be required for normal maintenance or repair of a sign or sign structure for which a permit has been previously issued.
 4. The sign code administrator may revoke the permit for any sign which is erected or altered in violation of the terms, conditions, and requirements of this code or of the terms and conditions specified in such permit. Appeal from denial or revocation of a sign permit or from failure of the sign code administrator to act on a permit application may be taken to the city council.
- B. Special Sign Permits: Application for special sign permit shall be made in writing to the sign code administrator on forms provided by that office. Special sign permits may be granted upon demonstration of meeting the following criteria:
1. Literal interpretation and application of the provisions of this code will not allow reasonable identification and/or advertising;
 2. Granting of a special sign permit will not result in more signs being constructed than would normally be allowed under the provisions of this code;
 3. Granting of a special sign permit will not affect the ability of adjacent users to comply with the provisions of this code;
 4. The special sign permit requested will not result in a sign which exceeds the dimensional provisions of this code by more than 35 percent; and
 5. Documentation is made, to the satisfaction of the city, that the special sign permit requested is the minimum exception to the provisions of this code necessary to reasonably identify/advertise the subject use, and the permit will not result in a prohibited sign.

Upon a finding by the city that the above criteria have been met, a special sign permit will be issued. Where the special permit will result in a sign which does not exceed the dimensional provisions of this code by more than 15 percent, the permit shall be processed by the sign code administrator.

Where the special sign permit will result in a sign which exceeds the dimensional provisions of this code by more than 15 percent, the permit application shall be forwarded to the physical planning commission for consideration. The Commission shall make a finding based on the above criteria and may approve, deny, or modify the permit as the commission deems appropriate.

In cases where the sign code administrator or the physical planning commission has denied a special sign permit, the applicant may appeal such decision to the city council.

- C. Temporary Sign Permits: Application for a temporary sign permit shall be made in writing to the sign code administrator on forms furnished by that office. If a need for a temporary sign permit exists, the sign code administrator shall determine conformity of the temporary sign design with applicable codes/ordinances of the city of Richland and then request the building inspector to issue the temporary permit.
- Temporary sign permits shall be valid for 30 days unless specified otherwise in this title.
- D. Sign Permit Fees: Fees for sign permits shall accompany the permit application and are based upon size of the sign as follows:

SIZE	FEE
Less than 25 sq. ft. in surface area	\$ 20.00
25 sq. ft. and larger surface area	\$ 40.00
Freeway interchange sign greater than 25 feet in height	\$100.00

Fees associated with special sign permits are as follows:

Administrative permit application	\$ 25.00
Permit requiring physical planning commission approval	\$ 50.00
Appeal to city council	\$ 25.00
Temporary sign permit (Ord. 3-89).	\$ 5.00

27.04.020 Application--Required Information

A. General Requirements: Applications for permit shall be made on the Application for Sign Permit form(s) furnished by the sign code administrator. In addition to the information presented on the application form(s), the applicant shall provide such other pertinent information as the sign code administrator may require to insure compliance with applicable ordinances and codes. For example, the sign code administrator may require supporting calculations prepared by a civil or structural engineer licensed in the state of Washington verifying safe stress levels or the stability of the sign. All costs associated with obtaining the required information shall be paid by the applicant. (Ord. 3-89).

27.04.030 Permits Required--Exceptions

Sign permits are required for most permanent and temporary signs. Permit requirements and exceptions are specified below:

- A. Permanent Signs: A separate permit shall be required for a sign or signs for each business entity and/or a separate permit 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. Exception: A sign permit is not required for the following signs or displays:
 - 1. Traffic or pedestrian control signs or signals or signs indicating scenic or historic points of interest, which are erected by or on the order of a public officer in performance of his public duty.
 - 2. Signs required by law.
 - 3. The flag of a government or the flag of a noncommercial institution such as a school.
 - 4. Exterior signs or displays not visible from streets or ways open to the public.
 - 5. Signs in the interior of a building which are not visible from any public property or rights-of-way.
 - 6. Plaques, tablets, or inscriptions indicating the name of a building, its date of erection, or other commemorative information which are an integral part of the building structure or are attached flat to the face of the building, which are not illuminated and do not exceed ten square feet in surface area.
 - 7. Sculptures, foundations, mosaics, and design features which do not incorporate advertising or identification.
 - 8. Incidental signs less than two square feet in surface area.
 - 9. Private traffic control signs less than six square feet in surface area.
 - 10. Signs which are painted or mounted on delivery vehicles or other operable commercial vehicles which are generally and primarily used for transportation of commerce.
- B. Temporary Signs: The erection, construction, posting, or placement of temporary signs shall require a temporary sign permit. Exception: The following temporary signs shall not require a permit:
 - 1. Official public or legal notices.
 - 2. Seasonal decorations during the appropriate holiday season.
 - 3. The flag of a commercial institution provided no more than one flag is flown per business premise, the flag does not exceed 20 square feet in surface, and the flag is left loose to fly in the breeze.
 - 4. Sandwich-board signs worn by a person while walking the public ways of the city.
 - 5. Political campaign signs provided such signs are erected or placed in accordance with the provisions of this code.
 - 6. Changing of the advertising copy or message on a theater marquee or similar sign.

7. A sign advertising sale, rental, or lease of the premises upon which the sign is located provided only one sign per street frontage is erected on any parcel of real estate and they do not exceed six square feet in surface area.
 8. A sign not exceeding 32 square feet in surface and identifying the architects, engineers, and contractors of any work actually under construction.
 9. Window signs which are temporary in nature.
 10. Community service signs.
- C. Number of Signs: Signs not requiring a permit and temporary signs shall not be included as part of the maximum number of signs permitted by this code.
- D. Attachments to Signs: Ancillary devices, displays, and attachments not originally a part of the sign for which a permit was issued shall not be added to an existing sign except as provided in this code and pursuant to another sign permit issued by the building inspector. (Ord. 3-89).

Chapter 27.06 - Definitions

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- 27.06.020 Architectural Blade
- 27.06.025 Awning
- 27.06.027 Banner – Community
- 27.06.028 Banner – Sponsored
- 27.06.030 Billboard
- 27.06.035 Building Façade
- 27.06.040 Building Line
- 27.06.045 Building Board
- 27.06.047 Business Center
- 27.06.050 Canopy
- 27.06.055 Curb Line
- 27.06.060 Freeway
- 27.06.065 Grade
- 27.06.070 Height
- 27.06.075 Marquee
- 27.06.080 Multiple Business Center
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- 27.06.105 Sign, Awning
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- 27.06.185 Sign, Incidental
- 27.06.190 Sign, Industrial
- 27.06.195 Sign, Marquee
- 27.06.200 Sign, Message Board
- 27.06.205 Sign, Noncommercial, and Public Service
- 27.06.210 Sign, Nonconforming
- 27.06.215 Sign, Off-Premise
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- 27.06.225 Sign, On-Premise
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27.06.280 Sign, Under Marquee
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27.06.020 Architectural Blade

A roof or projecting sign with no legs or braces, and designed to look as if a part of the building structure. (Ord. 3-89).

27.06.025 Awning

A protective covering of noncollapsible, rigid construction attached to a structure, the surface of which has a pitch sloping away from the structure. (Ord. 3-89).

27.06.027 Banner – Community

A single or double faced sign, made of non-durable material and attached to a utility pole located within or adjacent to a public right-of-way. Community banners are used to promote specific districts or areas within the city or community festivals, events or holidays. Community banners do not contain any advertising material or identify any specific business. (Ord. 09-02)

27.06.028 Banner – Sponsored

A single or double faced sign, made of non-durable material and attached to a utility pole located within or adjacent to a public right-of-way. Sponsored banners include information relating to specific districts or areas within the city or community festivals, events, or holidays and which also include the name and/or logo of a sponsoring business operating within the City of Richland. No more than one quarter (1/4) of the banner face can be devoted to the name and/or logo of a sponsoring business. (Ord. 09-02)

27.06.030 Billboard

A ground, wall, or roof sign erected, constructed, or maintained for the purpose of displaying outdoor advertising by means of pictorial or reading matter attached thereto or posted thereon and available by means of rental to persons other than the owner or lessee of the sign. (Ord. 3-89).

27.06.035 Building Facade

That portion of any exterior elevation of a building extending from the grade of the building to the top of the parapet wall or eaves for the entire width of the building elevation. (Ord. 3-89).

27.06.040 Building Line

A line established by ordinance beyond which no building may extend. (Ord. 3-89).

27.06.045 Bulletin Board

A board for messages for uses of the premises on which the board is erected and not intended for view from the dedicated street right-of-way. A bulletin board is not a sign. (Ord. 3-89).

27.06.047 Business Center

A grouping of multiple business establishments having defined boundaries or shared facilities, including but not limited to: shared common parking, shared access drives, buildings that are physically attached or connected to each other, common ownership, or businesses that are part of the same master plan, binding site plan or commercial site plan. For the purposes of determining sign regulation, properties included within a business center shall be considered as a single premise. (Ord. 14-04: Ord. 22-06)

27.06.050 Canopy

A nonrigid, retractable or nonretractable, protective covering located at the entrance to a structure. (Ord. 3-89).

27.06.255 Curb Line

The line at the face of the curb nearest to the street or roadway. In the absence of a curb, the curb line shall be established by the city engineer. (Ord. 3-89).

27.06.060 Freeway

An expressway with full control of access. (3-89).

27.06.065 Grade

Elevation or level of the street closest to the sign to which reference is made, as measured at the street's centerline, or the relative ground level in the immediate vicinity of the sign. (Ord. 3-89).

27.06.070 Height

The vertical distance from the grade to the highest point of a sign. (Ord. 3-89).

27.06.075 Marquee

A permanent roofed structure attached to and supported by a building and projecting over property thereunder. (Ord. 3-89).

27.06.080 Multiple Business Center

A grouping of two or more business establishments which either share common parking on the lot where they are located, and/or which occupy a single structure or separate structure which are physically attached. Shopping centers are considered to be multiple business centers.

27.06.085 Projection

The distance by which a sign extends beyond the building wall. (Ord. 3-89).

27.06.090 Property Line

The line denoting the limits of legal ownership of property. (Ord. 3-89).

27.06.095 Readerboard

A sign or part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time at will. (Ord. 3-89).

27.06.100 Sign

Any medium, including structure and component parts, which is used or intended to be used to attract attention to the subject matter for advertising, identification, or informative purposes. (Ord. 3-89).

27.06.105 Sign, Awning

Graphics on a fixed awning used or intended to be used to attract attention to the subject matter for advertising, identification, or information purposes. An awning sign shall not be considered a fabric sign. (Ord. 3-89).

27.06.110 Sign, Business District Identification

An off-premise sign which gives the name of a business district or industrial park and which may list the names of individual businesses within the district or park. (Ord. 3-89).

27.06.115 Sign, Canopy

Graphics on a canopy used or intended to be used to attract attention to the subject matter for advertising, identification, or information purposes. A canopy sign shall not be considered a fabric sign. (Ord. 3-89).

27.06.120 Sign, Changing Image

A sign which changes its message or background by means of electrical, kinetic, solar or mechanical energy not including message board signs. (Ord. 3-89).

27.06.125 Sign, Chasing

A sign which includes one or more rows of lights which light up in sequence. (Ord. 3-89).

27.06.130 Sign, Combination

Any sign incorporating any combination of the features of freestanding, projecting and roof signs. The individual requirements of roof, projecting and pole signs shall be applied for combination signs incorporating any or all of the requirements specified in the code. (Ord. 3-89).

27.06.135 Sign, Construction

Information sign which identifies the architect, engineers, contractors and other individuals, or firms involved with the construction of a building, or announcing the character of the building or enterprise, which is erected during the building construction period. (Ord. 3-89).

27.06.140 Sign, Directional

A single or double-faced sign not exceeding six square feet in surface area designed to guide or direct pedestrian or vehicular traffic to an area, place, or convenience. (Ord. 3-89).

27.06.145 Sign, Double-Faced

A sign which has two display surfaces in approximately parallel planes backed against each other or against the same background, one face of which is designed to be seen from one direction and the other from the opposite direction. (Ord. 3-89).

27.06.150 Sign, Electric

Any sign containing electrical wiring, but not including signs illuminated by an exterior light source. (Ord. 3-89).

27.06.155 Sign, Externally Illuminated

A sign illuminated by an exterior light source. (Ord. 3-89).

27.06.160 Sign, Fabric

A sign made of canvas, cloth, or similar non-rigid material. (Ord. 3-89).

27.06.165 Sign, Flashing

An electrical sign or portion of an electrical sign which changes light intensity in sudden transitory blasts. Flashing Signs do not include changing image or chasing signs. (Ord. 3-89).

27.06.170 Sign, Freestanding

A sign that is supported by one or more poles, columns, or supports anchored in the ground. (Ord. 3-89).

27.06.175 Sign, Freeway Interchange

On-premise freestanding sign which identifies or advertises a use located within the prescribed distance from the right-of-way boundary of a grade separated interchange. (Ord. 3-89).

27.06.180 Sign, Identification

Any ground or wall sign which only displays the name, address, and/or use of the premises. (Ord. 3-89).

27.06.185 Sign, Incidental

A sign less than two square feet in surface area of a noncommercial nature, intended primarily for the convenience of the public. Included are signs designating restrooms, address numbers, hours of operation, entrances to buildings, directions, help wanted, public telephone, etc. Also included in this group of signs are those designed to guide or direct pedestrians or vehicular traffic to an area or place on the premises of a business building or development by means of a directory designating names and addresses only. (Ord. 3-89).

27.06.190 Sign, Industrial

An off-premise sign which identifies an industrial land development or gives the name of the group of industrial structures. (Ord. 3-89).

27.06.195 Sign, Marquee

A sign placed on, constructed in or attached to a marquee. (Ord. 3-89).

27.06.200 Sign, Message Board

An electric sign which has a readerboard for the display information, such as time, temperature, or public service or commercial messages, which can be changed through the turning on or off of different combinations of light bulbs within the display area. (Ord. 3-89).

27.06.205 Sign, Noncommercial, and Public Service

Any sign devoted to religious, charitable, cultural, governmental or educational messages, including but not limited to the advertising of events sponsored by a governmental agency, school, church, civic or fraternal organization, or other organizations not engaged in activities for profit. (Ord. 3-89).

27.06.210 Sign, Non-Conforming

A sign which is not in conformance with the provisions of this code. (Ord. 3-89).

27.06.215 Sign, Off-Premise

A sign relating, through its message and content, to a business activity, use, product, or service not available on the premises upon which the sign is erected. (Ord. 3-89).

27.06.220 Sign, Off-Premise Directional

An off-premise sign used to direct pedestrian or vehicular traffic to a facility, service, or business located on other premises. The message of such sign shall not include any reference to brand names of products or services whether or not available on such other premises; provided, that the name of the facility, service or business may be used. (Ord. 3-89).

27.06.225 Sign, On-Premise

A sign which displays messages which are strictly applicable only to a lawful use of the premises on which it is located, including signs or sign devices indicating the business transacted, principle services rendered, goods sold or produced on the premises, name of business, and name of the person, firm or corporation occupying the premises. Such definition shall not include signs located within a business establishment except signs oriented so as to be visible through a window. (Ord. 3-89).

27.06.230 Sign, Political

Signs advertising a candidate for public, elective office or a political party, or signs urging a particular vote or action on a public issue decided by ballot, whether partisan or nonpartisan. (Ord. 3-89).

27.06.235 Sign, Portable

A sign which is not permanently affixed and is designed for or capable of being moved, except those signs explicitly designed for people to carry on their persons or which are permanently affixed to motor vehicles. (Ord. 3-89).

27.06.240 Sign, Primary

Any sign which is not exempt from provisions of this chapter. This term includes virtually all signs of a business nature. (Ord. 3-89).

27.06.245 Sign, Projecting

A sign other than a wall sign which projects from and is supported by a wall of a structure. (Ord. 3-89).

27.06.250 Sign, Residential District Identification

An off-premise sign which gives the name of the group of residential structures, such as a subdivision or cluster development. (Ord. 3-89).

27.06.255 Sign, Roof

A sign erected upon or above a roof or parapet of a building or structure. (Ord. 3-89).

27.06.260 Sign, Rotating

Any sign that revolves on a fixed axis. (Ord. 3-89).

27.06.265 Sign, Subdivision

A sign used to identify a land development which is to be or was accomplished at essentially one time. (Ord. 3-89).

27.06.270 Sign, Temporary

Any sign which is to be displayed for a limited period of time only, including but not limited to, banners, pendants, streamers, fabric signs, wind animated objects, clusters of flags, festoons of lights and search lights. A temporary sign may be of rigid or non-rigid construction. (Ord. 3-89).

27.06.275 Sign, Temporary Merchandising

A temporary sign attached to a storefront window and used to advertise a particular event, product or service. (Ord. 3-89).

27.06.280 Sign, Under Marquee

A sign attached to the underside of a marquee. (Ord. 3-89).

27.06.285 Sign, Wall

Any sign painted, attached or erected against the wall of a building or structure, with the exposed face of the sign on a plane parallel to the plane of the wall to which it is attached. The sign shall not extend above any adjacent parapet or roof of the supporting building, nor project more than eighteen inches from the wall. (Ord. 3-89).

27.06.290 Sign, Window

Any sign located inside and affixed to or inside and within three feet of windows of a building, which may be visible from the exterior of the building. (Ord. 3-89).

27.06.295 Sign Structure

Any structure which supports or is designed to support any sign as defined in this chapter. A sign structure may be a single pole or may be an integral part of the building. (Ord. 3-89).

27.06.300 Single Business

A building with one enterprise on a separate parcel of land. (Ord. 3-89).

27.06.305 Special Sign Permit

A permit which allows a sign to exceed dimensional standards and which is issued only after special review and finding that it meets criteria allowing for such exception. (Ord. 3-89).

27.06.310 Structure

Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. (Ord. 3-89).

27.06.315 Surface Area

The greatest area of a sign visible from any one viewpoint, excluding sign support structure which does not form part of the sign proper or of the display. "Surface area" includes only one face of a multiple-faced sign. (Ord. 3-89).

27.06.320 Uniform Building Code

The uniform Building Code (U.B.C.), promulgated by the International Conference of Building Officials, as adopted by the city. (Ord. 3-89).

27.06.325 Uniform Sign Code

The uniform Sign Code, promulgated by the International Conference of Building Officials, adopted by the city. (Ord. 3-89).

27.06.330 Visible

Capable of being seen (whether or not legible) without visual aid by persons of normal visual acuity. (Ord. 3-89).

Chapter 27.08 - Code Provisions**Sections:**

- 27.08.010 General Standards for Signs**
- 27.08.020 Standards Specific to Zones**
- 27.08.030 Special Provisions**
- 27.08.040 Temporary Political Signs**

27.08.010 General Standards for Signs

Signs shall be constructed and maintained in compliance with this chapter, the city building code, and all other applicable ordinances. The allowable type of signs, their placement, and other limitations shall be according to the standards established in this section. Provisions for the various use districts under the city comprehensive zoning ordinance may establish standards in addition to, or more restrictive than, the standards in this section.

A. General Provisions:

1. **Structural:** The structure and erection of signs within the city of Richland shall be governed by the current edition of the Uniform Sign Code as adopted by the city of Richland and by the currently applicable Uniform Building Code as adopted by the city of Richland. Compliance with these adopted codes shall be prerequisite to issuance of a sign permit.
2. **Electrical:** Electrical requirements for signs within the city of Richland shall be governed by the requirements, standards, rules, and regulations established by the state of Washington and adopted by the city of Richland (WAC 296-46). Compliance therewith shall be required by every sign utilizing electrical energy as a prerequisite to issuance of a sign permit.
3. **Light and Glare from Signs:** Illumination from or upon any sign shall be shaded, shielded, directed, or reduced so as to avoid brightness, glare, or reflection of light in excess of that recommended by the Illumination Society of America to avoid unreasonable distraction by pedestrians or motorists. Illumination shall not exceed that necessary to make the sign visible to the average person on the street adjacent to the sign.
4. **Maintenance:** All signs shall be constantly maintained in a state of security, safety, and repair. If any sign is found not to be so maintained or is insecurely fastened or otherwise dangerous, it shall be the duty of the owner and/or occupant of the premises on which the sign is fastened to repair or remove the sign within five (5) days after receiving written notice from the sign code administrator.
5. **Obstruction:** No sign shall be located so as to physically obstruct any door, window, or exit from a building. No sign shall be located so as to be hazardous to a motorist's ingress and egress from parking areas or any way open to the public. No sign shall be located so as to be hazardous to a pedestrian's access to any way open to the public.
6. **Inspection:** All sign users shall permit periodic inspection of their sign(s) by the city upon request.
7. **Conflicting Provisions:** Whenever any provisions of this title overlap or conflict with regard to size or placement of a sign, the more restrictive provision shall apply.

B. Specific Provisions:

1. **Freestanding Signs:** A freestanding sign may be located at the property or building line provided it complies with Chapter 12.11 (Intersection Sight Distance) and the sign is located entirely behind the property or building line.
2. **Building Mounted Signs:** Wall signs shall not extend above the point of intersection of the building wall to which the sign is attached and the building roof except that wall signs may extend to the top of a parapet wall. Wall signs and projecting signs may project over public property within the limits established in Chapter 27.10 (Measurements). The structural support for projecting signs shall be an integral part of the sign design or shall be concealed from view. All structural support for projecting signs shall be entirely from the building wall or parapet from which the sign projects.
3. **Marquee Awnings or Canopy Signs:** Marquee awnings or canopy signs shall be mounted flat against the face of the marquee or canopy and shall not extend below the bottom face to which attached. One identification sign per user is permitted on the underside of a marquee or canopy. Such identification signs shall be mounted perpendicular to the building face and located at the main entrance of use. No other projecting signs relating to the user shall be visible from beneath the marquee or canopy.

4. Gasoline Price Signs: Gasoline price signs shall be located entirely within the property boundaries of the station use and shall be permanently mounted. Gasoline price signs shall not be included in determining the permissible number of freestanding signs.
 5. Window Signs: Window signs shall not be included in determining the number of primary signs nor in determining the permissible sign area for each facade.
 6. Roof Signs: All roof signs shall be constructed in such a way that they appear as an architectural blade or penthouse and are finished in such a manner that the visual appearance from all sides is such that they appear to be a part of the building itself. Roof signs shall be erected in such a manner that there is no visible support structure.
- C. Signs Prohibited In All Zones: Except where otherwise provided in this chapter, the following signs or displays are prohibited:
1. Signs which are an imitation of or resemble an official traffic sign or signal.
 2. Signs which, by reason of their size, location, movement, content, coloring, or manner of illumination may be confused with or construed as a traffic control sign, signal, or device, or the light of an emergency vehicle, or which obstruct the visibility of any traffic or street sign or signal device.
 3. Signs or displays consisting of strings of lights, spinners, twirlers or propellers, flashing, rotating, or blinking lights, flares, balloons, bubble machines, and similar devices of a carnival nature, or containing elements creating sound or smell.
 4. Signs identifying activities, products, businesses, or services which have been discontinued for more than sixty (60) days on the premises upon which the signs are located.
 5. Private signs on utility poles.
 6. Search lights, banners, clusters of flags, posters, pennants, and streamers.
 7. Billboards.
 8. Directional signs non-official in nature.
 9. Signs for which a permit is required and which are erected, altered, or relocated without, or in violation of, the terms and conditions of a current and valid permit issued by the city of Richland.
 10. Window signs containing material unrelated to the merchandise for sale or service performed by the person or business on whose premises or property the sign is located.
 11. Off-premise signs.
 12. Portable signs.

Prohibited signs and displays are subject to removal and abatement by the city at the expense of the persons owning or maintaining such sign or display as provided in Chapter 27.12 of this code.

- D. Signs Projecting Over Public Right-of-Way:
1. Projecting signs extending over public right-of-way shall be erected with clearance and projection limitations as set forth in Chapter 27.10 (Measurements) provided that in no case shall any sign be permitted to extend beyond the curb line.
 2. If a public need arises, any sign permitted to extend over public right-of-way shall be removed or altered within ten (10) days of receiving written notice from the sign code administrator.
- E. Signs Near Intersections: All signs located at street or driveway/street intersections shall be placed so as not to constitute a safety hazard and shall be constructed to comply with the requirements of Chapter 12.11 (Intersection Sight Distance). Freestanding signs located at street intersections may be placed at the property line or building line subject to the limitations above.
- F. Temporary Signs Permitted: Permissible temporary signs and their applicable limitations are as follows:
1. Construction Signs: These may be erected after a building permit has been obtained and may remain displayed on the construction site for the duration of construction. Only one such sign (which may be double faced) is permitted per construction project for each public street upon which the project fronts. Measurement limitations shall be in accordance with Table 4, Chapter 27.10. General construction signs shall be removed upon completion of construction. Construction signs in single-family residential zones shall be removed by the date of first occupancy.

2. Grand Opening and Special Event Displays: Signs, posters, banners, strings of lights or flags, balloons and search lights are permitted for a period of thirty days only to announce the opening of a completely new enterprise or the opening of an enterprise under new management. In addition, every business is permitted to utilize these displays for one other special event each year. Such displays are not exempt from permit requirements and are permitted only in districts where the enterprise so advertised is allowed under district zoning regulations.
3. Real Estate Signs: All exterior real estate signs shall be of durable material. The permitted signs and their limits are:
 - a) Residential For Sale and Sold Signs: Limited to one sign per street frontage and in conformance with measurements required by Table 4, Chapter 27.10.
 - b) Residential Directional Open House Signs: The number of open house signs permitted, both on-premise and off-premise shall be a prerogative of the sign code administrator. Open house signs are permitted only during open house hours.
 - c) Commercial and Industrial Property for Sale or Rent Signs: One sign per street frontage shall be permitted while the building or part thereof is actually for sale or rent. Dimensioning shall conform to Table 4, Chapter 27.10.
 - d) Residential Land Subdivision Sale Signs: Limited to one double faced sign placed at right angle to the street or two signs parallel to the street dimensioned per Table 4, Chapter 27.10. Such signs shall be removed after twelve (12) months or when 90 percent of the houses in the subdivision are sold or occupied, whichever is shorter.
 - e) Subdivision Directional Signs: Limited to four (4) signs and placed only by the developer or residents of the subdivision at locations designated by the sign code administrator. The signs shall bear only the name of the subdivision and a directional arrow. Signs shall be maintained by the developer and removed at the end of one (1) year or when ninety (90) percent of the subdivision is occupied, whichever first occurs.
 - f) Undeveloped Residential Property or Acreage for Sale Signs: For sale signs for undeveloped multiple-family zoned property or for undeveloped, unsubdivided single-family acreage, which may be legally divided into four or more single lots, shall meet the same limitations as those for undeveloped commercial and industrial property for sale signs as set forth in subsection (F)(3)(c) above.
4. Political Campaign Signs. Refer to Section 27.08.040 of this chapter.
 - a) Off-Premise Signs: Off-premise signs shall be placed only after securing the consent of the owner or tenant of the property upon which the sign is placed. Placement locations of off-premise signs shall be approved by the sign code administrator. Off-premise signs, when located off the public right-of-way, shall observe setback requirements and shall be located to conform with sight obstruction requirements of Chapter 12.11. Signs identifying a group of businesses in a defined area, such as a shopping center or mall, may be located in the public right-of-way. Such signs shall include space for at least four businesses and the name of the business area. No business name shall be listed more than once on a business area sign. (Ord. 3-89).

27.08.020 Standards Specific to Zones

- A. Floodplain, Agricultural, Public Reserve, Single Family, and Duplex Residential Zones: This section shall apply to all areas zoned Floodplain (FP), Agricultural (AG), Public Reserve (PR), Suburban Agriculture (SAG), and all areas zoned Suburban Residential (R-1) through High Density Residential (R-2).
 1. Residential Uses. Residential uses are permitted identification signs, indicating only the name of the occupant and/or street address of the unit.
 2. Signs for Other Permitted Uses. Signs for nonresidential uses permitted in the district shall be limited to identification signs, except that home occupations shall be limited to the size limitations set forth for residential identification signs in Chapter 27.10, Table 1.
 3. Permanent Subdivision of Neighborhood Designation Signs. Signs shall be unobtrusive, in keeping with the character of the neighborhood, and constructed of quality materials, as approved in advance by the sign code administrator.
 4. All signs shall be in accordance with Chapter 27.10 - Measurements.
- B. Apartments and Manufactured Home Parks: This section shall apply to all areas zoned Multiple Family Residential (R-3) and all approved manufactured home parks.

1. Sign Regulations. Apartment buildings and manufactured home parks are permitted one identification sign per street frontage. For the purpose of determining the limit on number of signs for apartments, a single apartment complex, regardless of the number of buildings, shall be considered one "building."
2. All signs shall be in accordance with Chapter 27.10 - Measurements.
- C. Neighborhood Business Districts: This section shall apply to all areas zoned Neighborhood Business (C-1).
 1. Except as provided in subparagraph (2) below, permitted signs and their regulation shall be the same as those zoned Limited Business (C-LB).
 2. Where signs for permitted uses are not visible to residential uses, or are located more than two hundred (200) feet from residential uses, the size limitations of the C-2 and C-3 zoning districts shall apply.
 3. All signs shall be in accordance with Chapter 27.10, Measurements.
- D. Limited Business District: This section shall apply to all areas zoned Limited Business (C-LB) with the exception that apartment buildings in the Limited Business District shall be regulated by Section (B) above.
 1. Permitted Signs are as Follows:
 - a) No more than one freestanding business identification sign is permitted unless the property faces on more than one street or unless the property contains multiple buildings that house multiple businesses. In such cases, each street frontage shall be permitted one freestanding business identification sign or each building shall be permitted one freestanding business identification sign, whichever is greater. One building mounted business identification sign is permitted per street frontage on each building.
 2. Buildings Facing on More Than One Street. Buildings or building complexes on street corner locations are permitted a maximum of one freestanding sign per street frontage; provided that each freestanding sign must be located on a different street and must be more than 100 feet apart, measured in straight line between signs. Buildings or building complexes which extend through a block to face on two parallel streets are permitted one freestanding sign per street frontage.
 3. All signs shall be in accordance with Chapter 27.10, Measurements.
- E. Central Business and General Business Districts: This section shall apply to all areas zoned Commercial Recreation (C-R), Retail Business (C-2), Central Business District (CBD), or General Business (C-3).
 1. Permitted Signs. Permitted signs and their regulations in the Retail Business, Central Business, Commercial Recreation, Commercial Winery and General Business Districts shall be the same as those in the Limited Business District [Subsection (D)] with the following additions:
 - a) Freeway interchange signs are permitted provided such signs are located on the freeway side of a line three hundred fifty (350) feet from and parallel to the interchange right-of-way. The interchange right-of-way shall begin at a point along the freeway fifteen hundred (1500) feet from the center of the street passing over and under the freeway.
 - b) Freestanding signs which incorporate the features of an automatic changing sign or an electronic changing sign may, when assuring twenty five (25) percent of the message will be devoted to public service-time-temperature, exceed the maximum size allowed by fifteen (15) percent.
 - c) Where freeway interchange signs are permitted or where more than one freestanding sign is permitted, the total allowable surface area may be increased by a multiplier of two (2), provided that no individual freestanding sign shall exceed two hundred forty (240) sq. ft. in surface area.
 - d) All signs shall be in accordance with Chapter 27.10, Measurements.
- F. Industrial and Manufacturing Districts: This section shall apply to all areas zoned Limited Manufacturing (I-1), Medium Industrial (I-M), and Heavy Manufacturing (M-2).
 1. Permitted Signs. Permitted signs and their regulations shall be the same as those in the Central Business, Commercial Recreation, and General Business Districts [see Subsection (C)] except for permanent industrial park or subdivision designation signs. For the purpose of this subsection, industrial park or subdivision shall mean a tract of land which is subdivided and developed according to a comprehensive plan and for use by a community of industries, with streets and utilities installed before sites are sold or leased to prospective occupants.

2. All signs shall be in accordance with Chapter 27.10, Measurements. (Ord. 3-89: Ord. 14-04: Ord. 04-09).

27.08.030 Special Provisions

The following special provisions are provided to address situations posing unique signage requirements:

- A. Signs Subject to Approval by the Planning Commission. The following signs may be approved by the Planning Commission provided they meet the criteria listed, unless waived by the Commission:
 1. Free-standing, off-premise signs located at the entrance of a business area and identifying a group of businesses by name will be allowed if the following criteria exists:
 - a) When the businesses do not have adequate ability to allow their patrons to see their business location by using allowable signage in this ordinance.
 - b) Permission to locate the sign has been given, in writing, by the property owner where the sign is to be located.
 - c) The sign meets the structural requirements of the Uniform Sign Code.
 - d) The sign may be lighted.
 - e) Letters in the business listing may not be greater than eight inches in height.
 - f) The sign must be made of a durable material.
 - g) The sign must not exceed 15 feet in height.
 - h) The sign may not exceed 45 square feet.
 - i) The sign must allow all businesses to be listed.
 - j) The sign may be double faced.
 - k) The sign must not be located in a residential zone.
 2. Locator map signs located near entrances to the city may be allowed subject to the following criteria:
 - a) The map is designed to show different types of land usage in the city.
 - b) The map should also list location of all emergency facilities located in the city.
 - c) The sign must not exceed 60 square feet in total size.
 - d) This sign may not exceed ten feet in total height.
 - e) Permission to locate the sign must be given, in writing, by the property owner.
 - f) A pullout area must be located by the sign to allow people to pull off the roadway to read the sign.
 - g) The sign must meet the structural criteria of the Uniform Sign Code.
 - h) The sign must be of durable material.
 - i) The sign must be lighted.
 - j) The sign must not be located in a residential zone.
 3. Business location directory signs may be allowed subject to the following criteria:
 - a) All businesses located in the area for which the directory pertains are allowed to be listed.
 - b) The sign must conform to the structural criteria of the Uniform Sign Code.
 - c) The sign does not exceed 48 square feet.
 - d) The sign can be multi-faced.
 - e) The sign does not exceed five feet in height.
 - f) The sign is not located in such a place that it will obstruct either pedestrian or automobile traffic.
 - g) The sign must be placed at least three feet to the right or left of the entrance into any building, or eight feet from the building face.
 - h) The sign must not be located in a residential zone.
 4. Freestanding signs on high school or college campuses may be allowed in addition to those signs permitted under Chapter 27.10, Table 1, subject to the following criteria:
 - a) Only one sign, not exceeding 64 square feet in area may be permitted.
 - b) The sign shall not exceed 20 feet in height.
 - c) The sign shall meet minimum building setback requirements so that it will not obstruct either pedestrian or automobile traffic.
 - d) The sign shall be oriented so that it does not directly face adjacent residential properties.
 - e) If the sign contains an electronic reader board or is otherwise illuminated, all lighting shall be turned off between the hours of 10:00 p.m. and 7:00 a.m.
 - f) Notice of the public meeting held to review an application for a freestanding sign shall be provided through posting of the site at the proposed sign location.
- B. Signs Subject to Approval by the City Manager or his designee. Signs may be approved by the City

Manager or his designee subject to the criteria set forth herein:

1. Business Center, on-premises and off-premises signs will be allowed if the following criteria are met:
 - a) Sign shall be located within 500 feet of an entrance into the Business Center or shall be located on a property that is included within the Business Center.
 - b) The sign is located within a C-2, or C-3, or B-C zoning district.
 - c) Permission to locate the sign has been given to the sign permit applicant, in writing, from the property owner where the sign is to be located.
 - d) If the Business Center is five (5) acres in area, or less, or contains less than 100,000 square feet of gross floor area of retail business uses the maximum sign size permitted under this section is 150 square feet and the maximum sign height is 25 feet. If the Business Center totals more than five (5) acres, and contains more than 100,000 square feet of gross floor area of retail business uses, the maximum sign size is 240 square feet and the maximum sign height is 40 feet. If the Business Center totals forty (40) acres or more, and contains more than 200,000 square feet of gross floor area of retail business uses, the maximum sign size is 350 square feet and the maximum sign height is 50 feet.
 - e) Business center signs may double their otherwise allowable size in square feet when they are located on the freeway side of a line three hundred fifty (350) feet from and parallel to the interchange right-of-way. The interchange right-of-way shall begin at a point along the freeway fifteen hundred (1500) feet from the center of the street passing over and under the freeway. Signs constructed pursuant to the provisions of this paragraph may be constructed to 80 feet in height; provided that any Business Center sign must be located more than 300 feet from an single family residential zoning district (R-1 or R-2) and further provided that any Business Center sign increased in size as provided by this section shall not be eligible for further sign size increases as provided for in Section 24.080.020(E)(1)(a).
 - f) Business Center signs shall be non-illuminated or internally illuminated only and shall not include any electronic reader boards or flashing signs.
 - g) The maximum size of a Business Center sign shall be determined as follows:
 - 50 square feet shall be allotted for each business represented on the sign plus 50 square feet for the business center name, but In no case shall a Business Center sign exceed the size limitations identified in 27.08.030(B)(1)(d). Business Center signs that may double in size by virtue of their proximity to a grade separated interchange as specified in 27.08.030(B)(1)(e) may allot 100 square feet for each business represented on the sign plus 100 square feet for the business center name.
 - h) No portion of a business center sign devoted to a single business shall exceed 100 square feet in area or 200 square feet in area if the sign meets the criteria contained in 27.08.030(B)(1)(e). No portion of a business center sign devoted to a single business shall be less than ten percent (10%) of the total sign area as determined in 27.08.030(B)(1)(g).
 - i) A Business Center that totals less than five (5) acres in area shall be permitted a maximum of one sign, either on or off-premises. Business Centers five (5) acres and larger but less than forty (40) acres shall be permitted a maximum of two business center signs, but only one such sign shall be off-premises. Business Centers forty (40) acres or larger shall be permitted a maximum of three (3) business center signs, but only one such sign shall be off-premises.
 - j) Businesses that are named on a Business Center sign shall not be allowed additional freestanding business identification signs on the same street or highway frontage that the Business Center sign is located on.
 - k) Freestanding Business Center signs must be separated from other freestanding signs on the same frontage by a horizontal distance of at least twice the total height of the two signs.
 - l) All Business Center signs shall include the name of the Business Center. At least 10% of the total sign area shall be devoted to the name of the Business Center.
 - m) Applicants for a Business Center sign shall submit an application that identifies all of the properties that are to be included within a proposed Business Center and shall identify the size, location and number of all proposed Business Center signs. Additionally, an agreement signed by all property owners included within the proposed Business Center shall accompany said application for a proposed Business Center sign. The agreement shall specify that the property owners:
 - 1) Agree to be included within the proposed Business Center;

- 2) Agree to the boundaries of the proposed Business Center. Business Centers shall consist of properties that are adjacent to or abutting each other. (Properties that are separated only by a public right-of-way are considered to be adjacent to each other for the purposes of this section.);
- 3) Agree to the proposed name of the Business Center;
- 4) Agree to the number and locations of all proposed Business Center signs;
- 5) Provide for an entity which shall be responsible for determining which businesses within the Business Center are included on the business center signs and how maintenance of the signs will be provided.

Said agreement shall be signed and recorded and shall be binding upon the current and future owners of the property within the proposed Business Center.

2. Freestanding off-premise directional signs for an individual business or organization will be allowed when a freestanding off-premise business area sign is not allowable and the following criteria are met:
 - a) Locating the entrance to the business can only be determined with the use of such sign.
 - b) Permission to locate such sign must be given in writing by the property owner where the sign is to be located and must be approved by the sign code administrator.
 - c) The sign may be lighted.
 - d) The sign does not exceed 20 square feet.
 - e) Only one sign per entrance will be allowed, with a maximum of two for each business.
 - f) The letters for the name of the business shall be not less than four or more than eight inches in height.
 - g) The sign does not carry any other type of advertising except as to the name and location of the business.
 - h) The height of the sign does not exceed eight feet.
 - i) The sign must meet the structural criteria of the Uniform Sign Code.
 - j) The sign may be double faced.
3. Portable signs located immediately in front of a business will be allowed when the following criteria are met:
 - a) No such sign will be allowed on city right-of-way.
 - b) The sign is up only during business hours.
 - c) The sign is placed in such a manner that it is at least four feet from the building and two feet from the curb.
 - d) The sign is placed at least three feet to the right or the left of the entrance to the building or eight feet from the building face.
 - e) No portion of any portable sign shall be closer than ten feet to another portable sign.
 - f) The sign will be placed in the same location each time and anchored in such a manner as it meets the criteria set forth in the Uniform Sign Code.
 - g) The sign will meet the structural criteria set forth in the Uniform Sign Code.
 - h) The sign must not exceed five feet in height.
 - i) The sign must not exceed 12 square feet.
 - j) The sign must not be the primary sign of the business.
 - k) Only one such sign will be allowed per business.
 - l) The sign must be made of a durable material and be maintained according to this code.
4. Community banners over streets will be allowed when the following criteria are met:
 - a) Community banners shall generally be made of nondurable material and used for a relatively short period of time.
 - b) Community banners over city streets are allowed only in preselected locations approved by the City Manager or his designee.
 - c) Community banners must meet a general physical condition approval of the administrator.
 - d) Street banners are for the announcing of public or charitable events.
 - e) Duration of exhibiting a community banner is limited to one week prior to a specific event, and must be removed promptly after the event's conclusion.
 - f) Community banners for long-term events may stay in place for the duration of the event so long as the event does not exceed four (4) months and the banner remains unweathered.
 - g) Any banner over a city street must be a minimum of sixteen (16) feet from the street surface.

5. Street side community banners will be allowed when the following criteria are met:
 - a) Generally pole mounted banners shall be made of nondurable material such as woven fabric or approved plastic material.
 - b) Street side banners either designate business area within the city, announce a public or charitable event, promote economic development, or are seasonal decoration.
 - c) Street side banners shall only be displayed for as long as the banners remain in good condition. Banners that are weathered beyond their intended use, as determined by the City Manager or his designee shall be removed or replaced.
 - d) Special event banners will follow the same time criteria as in section c above.
 - e) Any banner on a pedestrian right-of-way must be a minimum of eight (8) feet from the sidewalk surface.
 - f) These banners must meet all safety standards and codes for both pedestrian and vehicular traffic.
 - g) The decision as to the appropriateness, size, location, and physical conditions of street side banners will be that of the City Manager or his designee.
 - h) Street side community banners shall be located only on the following designated street sections:
 - 1) Columbia Center Boulevard from Columbia Park Trail south to City limits;
 - 2) Columbia Park Trail from east City limits to SR 240 Overpass and from Queensgate Drive to Malibu Private Road;
 - 3) Columbia Point Drive;
 - 4) Duportail Street from Queensgate Drive to Keene Road;
 - 5) Fowler Street from east city limits to Georgia Avenue;
 - 6) Gage Boulevard from East City Limits to Keene Road;
 - 7) George Washington Way from I-182 to McMurray Street;
 - 8) Jadwin Avenue from George Washington Way to Stevens Drive;
 - 9) Keene Road, from approximately 1,200 feet east of Queensgate Boulevard to approximately 600 feet west of Queensgate Boulevard;
 - 10) Kennedy Road between Duportail Street and West City Limits;
 - 11) Lee Boulevard from Howard Amon Park to Thayer Drive;
 - 12) Leslie Road from Gage Boulevard to the abandoned railroad right-of-way;
 - 13) Queensgate Drive from Keene Road to Truman Avenue;
 - 14) Spaulding Avenue from Columbia Park Trail to Fowler Street;
 - 15) Sprout Street;
 - 16) Stevens Drive between Lee Boulevard and Williams Boulevard and Between the By-Pass Highway and Horn Rapids Road;
 - 17) Swift Boulevard from George Washington Way to Long Avenue;
 - 18) Symons Street from George Washington Way to Jadwin Avenue;
 - 19) Tapteal Drive from Steptoe Street to Columbia Center Boulevard;
 - 20) Torbett Street from George Washington Way to Jadwin Avenue;
 - 21) Truman Avenue;
 - 22) Van Giesen Street from George Washington Way to Jadwin Avenue; and between Alder Avenue and Wright Avenue;
 - 23) Wellsian Way from Aaron Drive to Lee Boulevard; and
 - 24) Williams Boulevard from George Washington Way to Jadwin Avenue;
 - 25) Street side banners may also be permitted on street sections in addition to those included in the above list, if such street sections(s) is the determination of the City Manager or his designee that the street section is primarily located in an area that abuts commercial land uses.
6. Sponsored banners shall be subject to the criteria set forward in Section 27.08.030(B)(4) and shall be subject to approval by the Richland City Council or their designee.
7. Street side signs will be allowed when the following criteria are met:
 - a) Signs shall be of durable construction.
 - b) Announce public or charitable event, or are seasonal decorations.
 - c) The allowable duration of exhibiting will be the same time criteria as in subsection c above, with the exception of designation of business area signs. Business area designation signs may remain in place as long as they are accurate.
 - d) Any street side sign extending over a pedestrian right-of-way must be a minimum of eight (8)

- feet from the sidewalk surface.
- e) Any sign of this nature which extends over a vehicular right-of-way must be a minimum of sixteen (16) feet above the roadway surface.
 - f) All signs must meet public safety standards and codes.
 - g) The decision as to the appropriateness, size, location and physical conditions of street side signs will be that of the sign code administrator. (Ord. 3-89: Ord. 08-02: Ord. 09-02: Ord. 14-04: Ord. 22-06: Ord. 06-07).

27.08.040 Temporary Political Signs

A. Purpose:

1. The purpose of this section is to protect the city from visual pollution or litter resulting from the posting of election signs beyond election campaign periods, while at the same time protecting the citizens' right to express political ideology and support of particular candidates or public issues freely.
2. Any political sign which is erected within the city of Richland shall be the sole responsibility of the individual or group erecting such sign. Such sign or signs shall comply with all laws of the state of Washington with regard to the information that must be contained thereon, and in the event that there appears thereon no name for the group or individual sponsoring such sign, the individual or organization on whose behalf the sign is erected as determined by the message inscribed thereon shall be responsible for the sign.
3. Public Notice Unaffected. Nothing in this section shall be construed to prohibit the placement of public notices required by law.

B. Political Headquarters Signs:

1. Party Headquarters: On-premises political signs are permitted on the premises of political headquarters located in the business districts and in commercial and manufacturing districts, so long as the signs meet the requirements of those districts.
2. Headquarters for Candidate for Ballot Issue: On-premises political signs are permitted on the premises of the headquarters of a candidate for elective public office or on the headquarters of persons supporting or opposing a public issue decided by ballot, when such headquarters are located in the business districts and in commercial and manufacturing districts.

C. Placement of Temporary Political Signs:

1. It is unlawful for any person to place, paste, paint, affix, or fasten on any utility pole, or on or immediately adjacent to the sidewalk, roadway, or on any public building or structure, or in any dedicated public park, any such sign, poster, or bill, or other advertising device when such facilities are located on public property or within public easement.
2. Signs, posters, or bills promoting or publicizing candidates for public office or issues that are to be voted upon in a general or special election may be displayed on private property with the expressed permission of the owner or person entitled to possession thereof.
3. No temporary political sign placed on private property shall exceed thirty-two (32) square feet in area.
4. All temporary political signs shall observe the following minimum setbacks along public streets:
 - a) Where sidewalks are provided, signs shall be located so that no portion thereof shall be closer than one (1) foot from the sidewalk, on either side.
 - b) Where no sidewalk exists, signs shall be located a minimum of five (5) feet from the curb, or where no curb exists, from the roadway or parking area edge.
 - c) At street intersections, signs exceeding thirty (30) inches in height shall be located a minimum of twenty (20) feet from the intersection, as measured along the street.
5. No political sign shall in any way interfere with or obstruct any traffic control device or in any other manner interfere with the control of traffic on the streets of the city of Richland.

D. Duty to Remove Temporary Political Signs:

1. It is the duty of a political candidate to remove those temporary political signs authorized by his/her committee within twenty-four (24) hours of being notified by the sign code administrator to do so.
2. It is the duty of the responsible officer of a political committee proposing or opposing a ballot issue to remove its temporary political signs within twenty-four (24) hours of being notified by the sign code administrator to do so.
3. Removal of Signs Following Election. Any such sign, poster, or bill shall be removed within ten (10) days following an election. It shall be the responsibility of the above campaign officer or

responsible official to have the signs, posters, or bills removed.

E. Abatement:

1. The display of any political sign in violation of this section shall be presumed to have been done at the direction and request of the campaign officer or responsible official.
2. If any political candidate or committee fails to remove his/her/its temporary political signs within twenty-four (24) hours of being informed by the sign code administrator to do so, the administrator may, with the consent of the rightful occupier of the land upon which the temporary political sign is posted, or pursuant to a lawfully issued warrant, enter upon such land and remove such sign.
3. No person, after proper demand is made pursuant to a lawful warrant, shall fail to permit the sign code administrator to enter promptly and to remove such sign. The cost of such entry and abatement shall be paid by the candidate or political committee whose sign is removed; provided, the rightful occupier of the land rather than a candidate or political committee shall be liable for such costs if the candidate or political committee is denied access to a sign to effect its removal.
4. The sign code administrator may request the assistance of the City Attorney in procuring search warrants or recovering costs enforcing this section. (Ord. 3-89; Ord. 23-94).

Chapter 27.10 - Measurements**Sections:****27.10.010 General Provisions****27.10.020 Tables****27.10.010 General Provisions**

Measurement of signs regulated by this code shall be in accordance with the definitions set forth in Chapter II (Definitions) and with Tables 1, 2, 3, and 4 of this chapter. (Ord. 3-89).

27.10.020 Tables

The following tables are hereby incorporated in this code:

- A. Table 1 - General Provisions;
- B. Table 2 - Specific Provisions;
- C. Table 3 - Maximum Number of Signs; and
- D. Table 4 - Temporary Signs. (Ord. 3-89).

**MEASUREMENTS
TABLE 1 – GENERAL PROVISIONS**

ZONING DISTRICT	TYPE OF SIGN	MAXIMUM NO. OF SIGNS ALLOWED	MAXIMUM HEIGHT OF SIGN	MAXIMUM SIZE OF SIGN	FORMULA FOR COMPUTING MAX. SIGN AREA (SIZE)	MINIMUM SETBACKS
C-2, C-3, CBD CR, I-1 I-M, M-2	Bldg. Mounted	Varies – See Table 3	Height of bldg.	300 sq. ft.	20% of Largest Façade	
	Freestanding	1 per street frontage ^(b)	30 ft.	240 sq. ft.	12 x square root of F (F=longest building wall)	Center 2/3 of frontage or 15 feet from side property lines
C-1 C-LB & CW	Bldg. Mounted	1 per street frontage or user	Height of bldg.	100 sq. ft.	10% of building façade	
	Freestanding	1 per street frontage ^(b)	20 ft.	40 sq. ft.	1 sq. ft. per foot of building frontage	Center 2/3 of frontage or 15 feet from side property lines
R-3	Bldg. Mounted	1 per street frontage	15 ft.	32 sq. ft.	2 sq. ft. per dwelling	
	Freestanding	1 per street frontage ^(b)	8 ft.	32 sq. ft.	2 sq. ft. per dwelling	Building Setback
R-2, R-1M, R-1L, R-1, SAG, AG, FP PR & PUD	Res. ID Sign			2 sq. ft.		
	Signs for Non-Residential Uses (Bldg. Mounted)	1	25 ft.	50 sq. ft.		
	Signs for Non-Residential Uses (Freestanding)	1	16 ft.	32 sq. ft.		Building setback or 0 if 150 ft. away from any residence
	Subdivision or Neighborhood Designation	1 per entrance, maximum of 4 (four) per subdivision/neighborhood	4 ft.	32 sq. ft.		Between building line and property or within Right-of-Way if okayed by City Engineer

- (a) In Multiple-Business Centers, the façade area for each tenant or user is derived by measuring only the surface of the exterior of the premises actually used by the tenant or user.
- (b) Where more than 1 sign permitted, there shall be a minimum distance of 100' between signs. (Ord. 04-09)

MEASUREMENTS

TABLE 2 – SPECIFIC PROVISIONS

TYPE OF SIGN	MAXIMUM SIZE/AREA	FORMULA	MAXIMUM HEIGHT	MAXIMUM PROJECTION ALLOWED	MINIMUM SETBACK	MINIMUM CLEARANCE	OTHER
Wall Signs	Varies per zone	Varies per zone	Top of bldg. Wall	18 inches	N/A	8' if sign projects more than 6 inches	May project over public property
Projecting Signs	Varies per zone	Varies per zone	1' above bldg. Wall	-- 8' from bldg. face -- 30" over public sidewalks	N/A	10'	
Marquee and Canopy Signs	Varies per zone	Varies per zone	1' above face attached to	1' from face attached to	N/A	10'	
Identification Signs under Marquees and Canopies	6 sq. ft.	N/A	N/A	N/A	N/A	8'	Maximum of 2' below canopy or marquee
Gasoline price Signs	12 sq. ft.	N/A	N/A	N/A	Behind Property Line	N/A	1 per street frontage
Window Signs	15 sq. ft. or 10% of window area, whichever is less	N/A	N/A	N/A	N/A	N/A	
Freeway Interchange Signs	240 sq. ft.	12 x square root of F (F = longest building wall)	80'	N/A	Behind Property Line	N/A	
Industrial Park/Subdivision Signs	100 sq. ft. / entrance	N/A	30'	N/A	Behind Property Line	N/A	May be within right-of-way with approval of City Engineer

**MEASUREMENTS
TABLE 3 – MAXIMUM NUMBER OF SIGNS
(C-2, C-3, CBD, CR, CW, I-1, I-M, & M-2 ZONES)**

SURFACE AREA OF LARGEST BUILDING FAÇADE	MAXIMUM NUMBER OF SIGNS
Less than 500 square feet	3
500 square feet – 1,499 square feet	4
1,500 square feet – 2,999 square feet	5
Over 3,000 square feet	6

ADDITIONAL PROVISION:

- Building located at intersection – add 1 sign.
- Buildings with more than 3,000 sq. ft. on one façade are permitted one sign for each clearly differentiated business use with a separate exterior entrance, in addition to the six allotted above.
- Where the maximum number of signs allowed above is not sufficient to allow at least one sign for each tenant or user of a building, the maximum number shall be increased to insure that all tenants or users are allowed on building mounted signs.

(Ord. 04-09)

**MEASUREMENTS
TABLE 4 – TEMPORARY SIGNS**

TYPE OF SIGN	MAXIMUM AREA	MAXIMUM HEIGHT	MINIMUM SETBACK	MAXIMUM PROJECTED ALLOWED	OTHER
Construction Signs – General	64 sq. ft.	10 sq. ft.	10 ft. from property line	N/A	
Construction Signs – Single Family Residential	8 sq. ft.	N/A	10 ft. from property line	N/A	
Residential for Sale or Sold	6 sq. ft.	N/A	Wholly on property	N/A	
Residential Directional – Open House	6 sq. ft.	N/A	Wholly on property for one (1)	N/A	Directional may be placed along property of public right-of-way
Commercial and Industrial Property for Sale or Rent	32 sq. ft.	8 sq. ft.	15 ft. from property line	N/A	
Residential land Subdivision	32 sq. ft.	8 sq. ft.	30 ft. from abutting owner's property line	Not beyond building line	
Residential Land Subdivision Directional	4 sq. ft.	N/A	N/A	N/A	Placement maximum 1 mile distance from entrance
Political	32 sq. ft.		*Totally behind sidewalk or 5 feet from curb		

Chapter 27.12 - Administration, Nonconforming Signs, and Enforcement**Sections:****27.12.010 Administration and Inspection****27.12.020 Nonconforming Signs****27.12.030 Enforcement****27.12.010 Administration and Inspection**

- A. Administration: The sign code administrator shall be the Deputy City Manager for Community and Development Services or his designee. The sign code administrator is authorized and directed to enforce and carry out all provisions of this code, and for that purpose is authorized to formulate, adopt, and enforce rules, regulations, and procedures consistent with the purposes and requirements of this code.
- B. Inspection: The sign code administrator may, with the consent of the occupant or owner, or pursuant to a lawfully issued warrant, enter or inspect any building, structure, or premise in the city, upon which, or in connection with which a sign, as defined by this code, is located for the purpose of inspection of the sign, its structural integrity, and to insure compliance with the provisions of this code. (Ord. 3-89: Ord. 31-03).

27.12.020 Nonconforming Signs

- A. Signs Eligible for Characterization as Legal Nonconforming: Any sign located within the city limits on the date of adoption of this code, or located in an area annexed to the city thereafter, which does not conform with the provisions of this code, shall be considered a legal nonconforming sign and is permitted, provided it also meets the following requirements:
1. The sign was covered by a sign permit on the date of adoption of this code if one was required under applicable law; or
 2. If no sign permit was required under applicable law for the sign in question, the sign was in all respects in compliance with applicable law on the date of adoption of this code.
- B. Loss of Legal Nonconforming Status: A legal nonconforming sign shall immediately lose its legal nonconforming designation if:
1. The sign is altered in any way in structure or copy (except for changeable copy signs and normal maintenance) which makes the sign less in compliance with the requirements of this code than it was before the alteration; or
 2. The sign is relocated; or
 3. The sign is replaced.
- On the occurrence of any of (1), (2), or (3), the sign shall be immediately brought into compliance with this code and a new permit secured therefore, or shall be removed.
- C. Maintenance and Repair of Legal Nonconforming Signs: Nothing in this section shall relieve the owner or user of a legal nonconforming sign or owner of the property on which the legal nonconforming sign is located from the provisions of this code regarding safety, maintenance, and repair of signs. (Ord. 3-89).

27.12.030 Enforcement

- A. Code Violations and Enforcement: The remedies provided in this section for violations of or failure to comply with provisions of this code shall be cumulative and shall be in addition to any other remedy provided by law. Any sign that is not in compliance with all the provisions of this code is an unlawful sign and declared to be a public nuisance.
- B. Criminal Penalties--Order to Remove: The violation of, or failure to comply with any of the provisions of this code, or the construction, use, or display or the allowing of or the construction, use, or display of any sign not in compliance with all the provisions of this code is unlawful and, upon conviction, the violator shall be punished by a fine of not more than \$5,000, or by imprisonment for not more than one year, or both such fine and imprisonment; and shall be required to remove such sign or take such other action as shall be determined by the court to be necessary to bring such sign into full compliance with the provisions of this code. Each day or portion thereof upon which a violation occurs constitutes a separate offense.

C. Removal of Unlawful Sign--Summary Abatement:

1. Any sign that has not been removed or otherwise brought into full compliance with all the provisions of this code within the time specified and in accordance with the order of the court may be removed by the city and the costs of such removal charged to the violator. Upon such removal, the city may sell or otherwise dispose of the sign and apply the proceeds toward the costs of removal. Any proceeds in excess of costs of removal shall be paid to the owner of the sign.
2. Signs which the sign code administrator finds upon public streets, sidewalks, rights-of-way, or other public property, or which wheresoever located, present an immediate and serious danger to the public because of their unsafe condition or location may be immediately removed by the sign code administrator without prior notice. Neither the city nor any of its agents shall be liable for any damage to the sign when removed under this section. (Ord. 3-89).

HISTORICAL CHRONOLOGY OF ORDINANCES

Ord. 56-75
Ord. 33-80
Ord. 22-81
Ord. 38-82
Ord. 10-83
Ord. 10-86
Ord. 03-89
Ord. 23-94
Ord. 01-00
Ord. 08-02
Ord. 09-02
Ord. 31-03
Ord. 14-04
Ord. 22-06
Ord. 06-07
Ord. 04-09