

FREEWAY PROFILE CATEGORY SIGNS

Federal Way Revised Code (FWRC) 19.140.140 regulates signs in non-residential zoning districts. In addition to the categories available in FWRC 19.140.140(1) and (2), a subject property¹ may be permitted an additional freestanding sign if it meets the following criteria, which are contained in FWRC 19.140.140(4).

LOCATION

- Only properties abutting I-5 and which are located within the City Center-Core (CC-C) and Commercial Enterprise (CE) zoning districts would be eligible for an additional freeway profile category sign.
- Signs must be oriented toward I-5, be visible from I-5 (not the off-ramps), and be located near the property line closest to I-5.

SIGN TYPE

- Pylon or pole sign² with a minimum of two poles. A sign may have one pole or structural support if it results in superior design; however, the City's Community Development Services Director must approve this.
- Design of the sign must be compatible to the architecture of the primary structure on the site, or to the primary sign(s) already permitted.
- Font sizes must be a minimum of two feet tall.
- Animated or moving signs³ or electronic changeable message signs shall not be permitted.

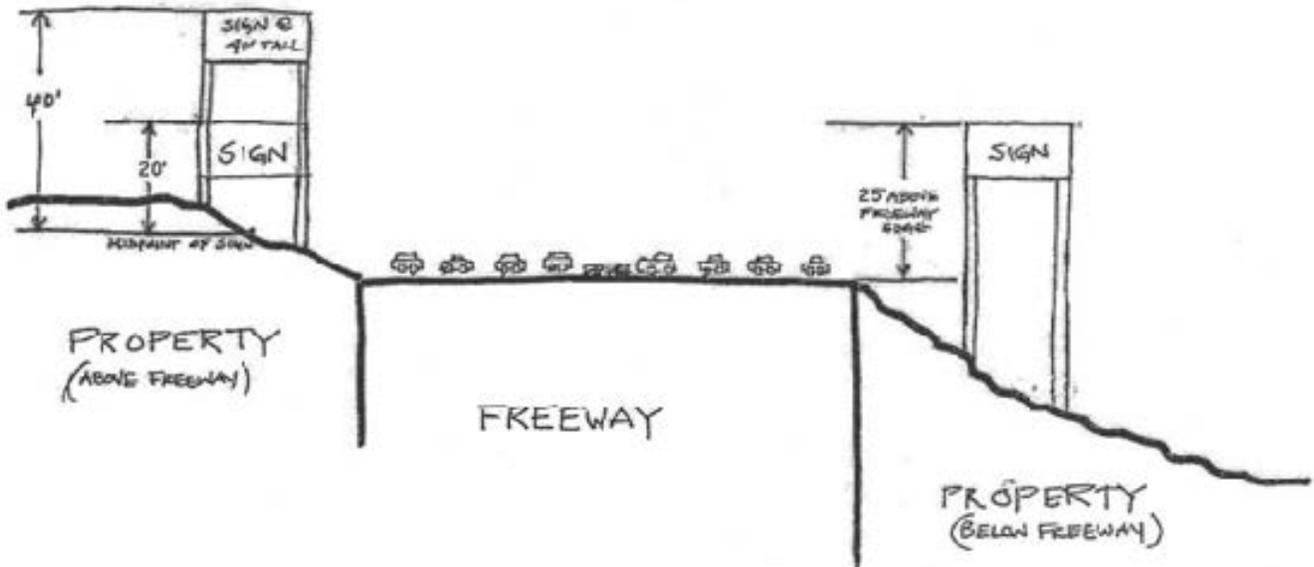
¹ Subject property means the entire lot or parcel, or series of lots or parcels, on which a development, activity, or use exists or will occur, or on which any activity or condition subject to development regulations exists or will occur.

² Pole or pylon signs means freestanding signs supported permanently upon the ground by poles or braces of materials such as brick, stucco, stonework, textured wood, tile, or textured concrete materials harmonious with the materials of the primary structure on the subject property and not attached to any building.

³ Animated or moving sign means any sign that uses movement, or the appearance of movement of a sign display through the use of patterns of lights, changes in color or light intensity, computerized special effects, video display, or through any other method chasing or scintillating lights, fluttering or moving lights, lights with stroboscopic effect, or containing elements creating sound or smell; except for the scrolling of a static message, scene, or color onto or off a sign board in one direction per message.

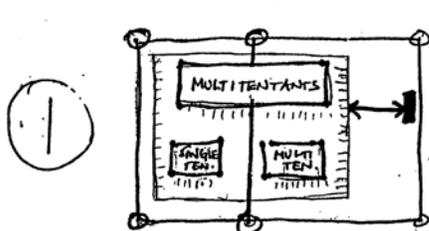
ALLOWABLE HEIGHT

- If the sign is to be located at an elevation below the elevation of the adjacent freeway, the height of the sign shall be no taller than 25 feet above the elevation of the freeway. Prior to final inspection, the applicant shall provide a survey verifying the height of the sign.
- If the sign is to be located at an elevation above the elevation of the adjacent freeway, the sign can be no taller than 20 feet above the average finished ground elevation measured at the mid-point of the base. However, sign height can be increased up to a maximum of 40 feet above the average finished ground elevation measured at the mid-point of the base in order to be visible above trees or other obstructions. Any increase in height above 20 feet is subject to the approval of the City's Community Development Services Director, and the applicant shall provide a survey verifying the height of the sign prior to final inspection.



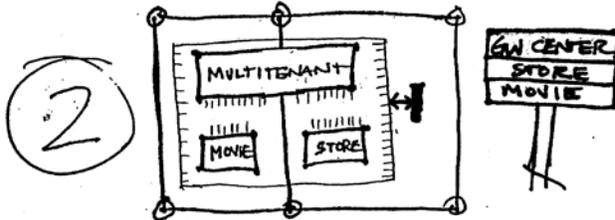
SIGN AREA

- For a subject property with a multi-tenant complex, a center identification sign identifying only the name of the center shall not exceed 600 square feet for the total sign faces; with no one sign face exceeding 300 square feet.



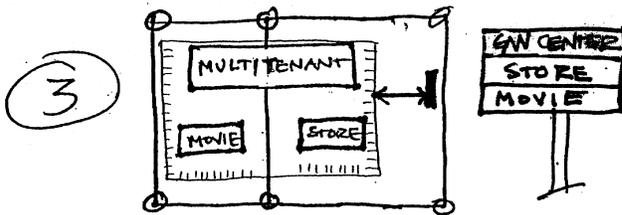
- SIGN DISPLAYS CENTER NAME ONLY
- SIGN HAS NO DISTANCE REQUIREMENT TO ADVERTISED ACTIVITY
- 300' MAX AREA/FACE
- MULTI-TENANT COMPLEX

- For a subject property with a multi-tenant complex, a center identification sign, which identifies businesses within the multi-tenant complex and is located 50 feet or less from the advertised activity,⁴ shall not exceed 600 square feet for the total sign faces; with no one sign face exceeding 300 square feet.



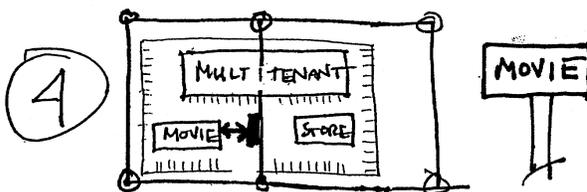
- SIGN DISPLAYS CENTER NAME AND OTHER BUSINESSES
- SIGN MUST BE 50' OR LESS TO THE ADVERTISED ACTIVITY
- 300 Δ MAX AREA/FACE
- MULTI TENANT COMPLEX

- For a subject property with a multi-tenant complex, a center identification sign, which identifies businesses within the multi-tenant complex and is located more than 50 feet from the advertised activity, shall not exceed 300 square feet for the total sign faces; with no one sign face exceeding 150 square feet. No one dimension of the sign face may exceed 20 feet.



- SIGN DISPLAYS CENTER NAME AND OTHER BUSINESSES
- SIGN IS MORE THAN 50' FROM THE ADVERTISED ACTIVITY
- 150 Δ MAX AREA/FACE
- MULTI TENANT COMPLEX

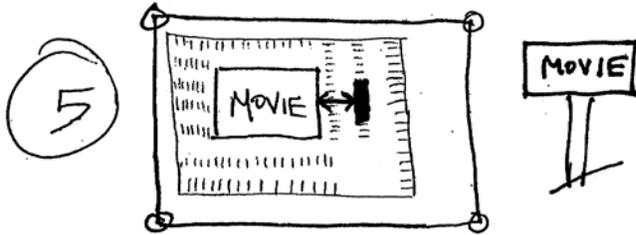
- For a subject property with a multi-tenant complex, a sign advertising just one business shall be located 50 feet or less from the advertised activity; with no one sign face exceeding 150 square feet. No one dimension of the sign face may exceed 20 feet.



- SIGN DISPLAYS ONE BUSINESS
- SIGN MUST BE 50' OR LESS TO THE BUILDING OR ADVERTISED ACTIVITY
- 150 Δ MAX AREA/FACE
- MULTI TENANT COMPLEX

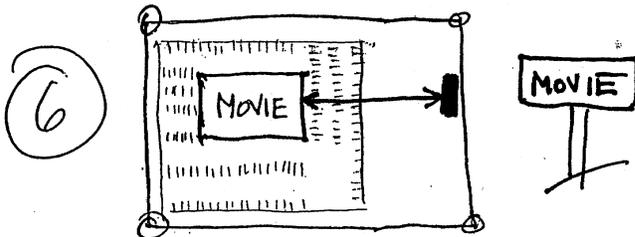
⁴For the purpose of measuring from the advertised activity for an individual business, the distance shall be measured from the sign to the nearest portion of that building, storage, or other structure or processing area which is the most regularly used and essential to the conduct of the activity, and for a center identification sign, which identifies businesses within a multi-tenant complex, the distance shall be measured from the sign to the nearest portion of the combined parking area of the subject property (see illustration on page 5).

- For a subject property with a single-tenant building, a sign located 50 feet or less from the advertised activity shall not exceed 600 square feet for the total sign faces; with no one sign face exceeding 300 square feet.



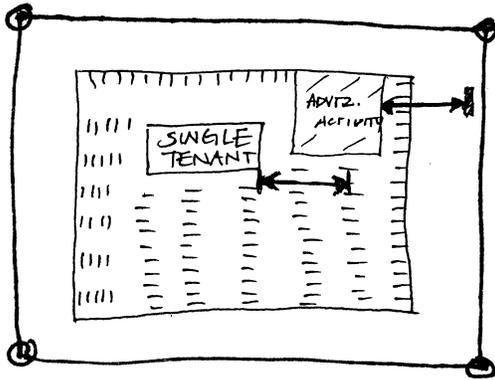
- SIGN DISPLAYS ONE BUSINESS
- SIGN MUST BE 50' OR LESS TO THE BUILDING OR ADVERTISED ACTIVITY
- 300 Δ MAX AREA/FACE
- SINGLE TENANT COMPLEX

- For a subject property with a single-tenant building, a sign located more than 50 feet from the advertised activity shall not exceed 300 square feet for the total sign faces; with no one sign face exceeding 150 square feet. No one dimension of the sign face may exceed 20 feet.



- SIGN DISPLAYS ONE BUSINESS
- SIGN IS MORE THAN 50' FROM THE BUILDING OR ADVERTISED ACTIVITY
- 150 Δ MAX AREA
- SINGLE TENANT COMPLEX

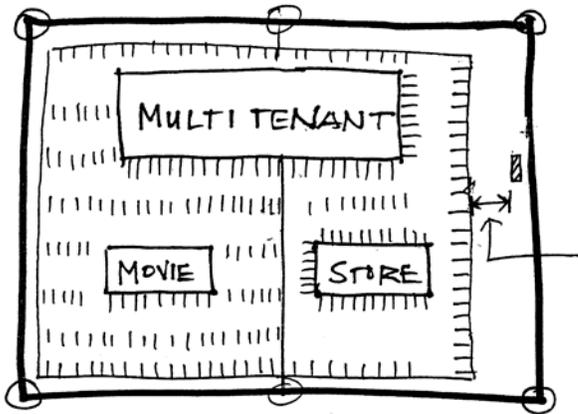
ADVERTISED ACTIVITY



- SIGN CAN BE MEASURED FROM EDGE OF APPROVED ADVERTISED ACTIVITY

EXAMPLE:

- APPROVED OUTDOOR STORAGE
- VEHICLE SALES LOTS
- APPROVED OUTDOOR RENTALS OR USES
- IF THERE IS NO APPROVED ADVERTISED ACTIVITY, THEN MEASURE FROM THE BUILDING EDGE.



- SIGN CAN BE MEASURED FROM EDGE OF PARKING PAD IN A MULTI TENANT SITE BUT NOT FOR A SINGLE TENANT SITE

QUESTIONS?

Additional questions about Freeway Profile Category Signs may be directed to the Permit Center (253-835-2607, or permitcenter@cityoffederalway.com), 33325 8th Avenue South, Federal Way, WA 98003-6325.

This handout cannot be used as a substitute for codes and regulations. Every project should be reviewed for specific compliance with the City of Federal Way codes and regulations.