

**Federal Way Revised Code (FWRC)**  
**Title 19, Zoning and Development Regulations**  
**Chapter 19.140, Signs**

**19.140.120 Tables of sign allowances.**

**Table 2**  
**Sign Allowances for Residential Zones – Permit Required**  
**Residential Zones = Suburban Estates (SE), Single-Family (RS), Multifamily Residential (RM)**

<i>Land Use</i>	<i>Applicable Zone</i>	<i>Sign Type Allowed</i>	<i>Maximum Number</i>	<i>Maximum Sign Area</i>	<i>Maximum Height</i>	<i>Location</i>	<i>Remarks</i>
Institutional <ul style="list-style-type: none"> <li>• Govt. facility</li> <li>• Public park</li> <li>• Public utility</li> <li>• School</li> </ul>	SE, RS, RM	Canopy sign Monument sign Pedestal sign Wall sign	One sign for each public entrance providing direct vehicle access	The total sign area of monument signs shall not exceed 64 square feet for the total of all faces and no one face shall exceed 32 square feet. Wall signs and canopy signs shall not exceed seven percent of the exposed building face to which it is attached	Wall and canopy signs: cannot project above the roofline. Monument signs: six feet. Pedestal signs: 12 feet	Subject property: setback five-foot minimum	Internally illuminated signs are not allowed; provided, however, that electronic changeable message signs and changeable copy signs are allowed. City may impose additional limitations on signs to be compatible with nearby residential areas
Recreation <ul style="list-style-type: none"> <li>• Golf course</li> <li>• Recreation area or clubhouse</li> <li>• Sports field – Private, noncommercial</li> </ul>	SE, RS, RM	Canopy sign Monument sign Pedestal sign Wall sign	One sign for each street frontage providing direct vehicle access	The total sign area of monument signs shall not exceed 64 square feet for the total of all faces and no one face shall exceed 32 square feet. Wall signs and canopy signs shall not exceed seven percent of the exposed building face to which it is attached	Wall and canopy signs: cannot project above the roofline. Monument signs: six feet. Pedestal signs: 12 feet	Subject property: setback five-foot minimum	Internally illuminated signs are not allowed; provided, however, that the electronic changeable message signs and changeable copy signs are allowed. City may impose additional limitations on signs to be compatible with nearby residential areas

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Residential dwelling units	SE, RS, RM	Monument sign Wall sign	One per dwelling unit	Two square feet	Wall and canopy signs: cannot project above the roofline. Monument signs: five feet	Subject property: setback five-foot minimum	Commercial messages not allowed. Internally illuminated or electrical signs not allowed
Subdivision identification	SE, RS, RM	Monument sign Pedestal sign Pole sign Pylon sign Wall sign	Two per major entrance	Two signs per entrance totaling no more than 50 square feet. No one sign may be more than 32 square feet	Wall and canopy signs: cannot project above the roofline. Monument, pedestal, pole or pylon signs: five feet	Subject property	Commercial messages not allowed. Internally illuminated or electrical signs not allowed. Signs may be included as part of a fence or other architectural feature
Small lot detached subdivision development	RM	Monument sign Pedestal sign Pole sign Pylon sign	Two per major entrance	Two signs per entrance totaling no more than 50 square feet. No one sign may be more than 32 square feet	Monument, pedestal, pole or pylon signs: five feet	Subject property	Commercial messages not allowed. Internally illuminated or electrical signs not allowed
Cottage housing	RM, RS 5.0, RS 7.2	Monument sign Pedestal sign Pole sign Pylon sign	Two per major entrance	Two signs per entrance totaling no more than 50 square feet. No one sign may be more than 32 square feet	Monument, pedestal, pole or pylon signs: five feet	Subject property	Commercial messages not allowed. Internally illuminated or electrical signs not allowed

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Zero lot line townhouse development	RM, RS	Monument sign Pedestal sign Pole sign Pylon sign	Two per major entrance	Two signs per entrance totaling no more than 50 square feet. No one sign may be more than 32 square feet	Monument, pedestal, pole or pylon signs: five feet	Subject property	Commercial messages not allowed. Internally illuminated or electrical signs not allowed
Manufactured home park identification	RS, RM	Monument sign Wall sign	Two per major entrance	32 square feet per entrance. Wall signs and canopy signs shall not exceed seven percent of the exposed building face to a maximum of 100 square feet	Wall and canopy signs: cannot project above the roofline. Monument signs: five feet	Subject property: setback five-foot minimum	Commercial messages not allowed. Internally illuminated or electrical signs not allowed
Multifamily complex identification	RM, RS	Monument sign Wall sign	Two per major entrance	32 square feet per entrance. Wall signs and canopy signs shall not exceed seven percent of the exposed building face to a maximum of 100 square feet	Wall and canopy signs: cannot project above the roofline. Monument signs: five feet	Subject property: setback five-foot minimum	Commercial messages not allowed. Phone numbers are permitted on wall-mounted signs when not facing another residential use. Internally illuminated or electrical signs not allowed
Unique • Cemetery	SE, RS	Handled on a case-by-case basis	Handled on a case-by-case basis	Handled on a case-by-case basis	Handled on a case-by-case basis	Handled on a case-by-case basis	Handled on a case-by-case basis
Day care or pre-school, excluding	SE, RS, RM	Canopy sign	One freestanding	Wall or canopy signs may not exceed seven percent of the	Five feet	Subject property:	Electronic changeable message signs and

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Class II home occupations		Monument sign Wall sign	sign per street frontage	exposed building face to which the sign is attached to a maximum of 50 square feet. The total sign area for monument signs may not exceed 20 square feet per sign face. A day care or pre-school that is part of a church or synagogue may add 20 square feet per face to an existing monument sign associated with the church or synagogue		setback five-foot minimum	changeable copy signs are allowed. City may impose additional limitations on signs to be compatible with nearby residential areas
Church, synagogue, or other place of worship	SE, RS, RM	Canopy sign Monument sign Wall sign	One sign for each street frontage providing direct vehicle access	The total sign area of monument signs shall not exceed 64 square feet for the total of all faces and no one face shall exceed 32 square feet. Wall signs and canopy signs shall not exceed seven percent of the exposed building face to which it is attached	Wall and canopy signs: cannot project above the roofline. Monument signs: five feet	Subject property: setback five-foot minimum	Electronic changeable message signs and changeable copy signs are allowed. City may impose additional limitations on signs to be compatible with nearby residential areas
Urban agriculture: community garden or urban farm	SE, RS, RM	Monument sign Pedestal sign	One freestanding sign per street frontage	The total sign area of each sign shall not exceed 40 square feet for the total of all faces and no one face shall exceed 20 square feet	Five feet	Subject property: setback five-foot minimum	Internally illuminated or electrical signs not allowed