

Sign Standards for the Service Commercial (CS) District			
Description	Standard	Proposed	Deviation
Wall signs (EMC §10-5.1708.1)			
Max. number	2 per frontage	2 on parking lot-facing frontage, 2 on Broadway-facing frontage, 4 on Bayshore Way-facing frontage	Exceeds the number allowed on the Bayshore Way-facing frontage by 2
Max. Area	1.0 sf per linear foot of tenant frontage: <ul style="list-style-type: none"> • Broadway frontage, 62 feet • Parking lot frontage, 98 feet • Bayshore Way frontage, 98 feet 	61 feet 114 feet 143 feet	None 16 feet* 45 feet*
* West-facing parking lot-frontage (62 feet) was calculated into the overall allowable wall sign area, resulting in a proposed wall sign area that does not deviate from sign standards			
Max. Height	Roof line or parapet of building to which sign is attached	All signs are below roof line	None
Illumination	Internal and external illumination allowed	Internal	None
Max. projection from building	6 inches	6 inches or less	None
Materials	Durable, rigid materials	Metal/plastic or paint	None
Pole signs			
Max. number	1 per site	1 on Broadway-facing frontage	None
Max. area	50 sf	128 sf, No Change**	78 sf
** Existing Pole Sign area is 128 sq. ft. but was permitted in 2014 via sign permit (SIGN-14-0015) exempting it from this standard as only sign copy is being replaced. Any future sign (or pole) changes other than sign copy must comply with current zoning standards			
Max. height	24 feet	28 feet, No Change**	4 feet
Illumination	Yes - See 10-5.1709.8.	No Change	None
Landscaping	15 sf or one-half of the surface area of the sign	750+ sf	None
Awning Signs			
Max. number	No max.	3 on parking lot-facing frontage, 3 on Broadway-facing frontage, 3 on Bayshore Way-facing frontage	None

Max. area	35 sf or area of awning or canopy fascia, whichever is less	27 sf	None
Max. height	Height of awning area (79 inches)	56 inches	None
Max. width	Building wall to which it is attached (8 feet)	69 inches	None
Illumination	Internal and external illumination allowed	External, No Change	None