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9-10-74

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2133

AN ORDINANCE amending City of Bellevue Ordinance 1875 as amended, the Sign Code, adding a new section to chapter 17.01 regulating waterfront business district signs; deleting reference to waterfront business district signs in the Zoning Code Chapter 18.26 by partial repeal; adding reference to subsection 17.01.040 (B) in section 17.01.080 (B) (2); adding a new subsection (4) to 17.01.080 (C) regarding permanent subdivision signs; designating permissible signs and limits for Open Use Districts by adding Section 17.01.081; adding two new subsections regarding real estate signs in 17.01.090 (C); amending the reference to permanent subdivision signs in subsection 17.01.090 (C) (5); amending subsection 17.01.110 (J) to make it consistent with 17.01.120 (I) which prohibits signs painted directly on buildings; amending section 17.01.120 to add three new types of prohibited signs and to delete reference to roof signs and canopy signs; amending section 17.01.130 (C) for clarification.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The following new section is hereby added to Chapter 17.01 of the Bellevue City Code:

17.01.065 Waterfront Business District Signs (Zone B-W)

Waterfront Business District signs shall be permitted and limited the same as signs located in Office and Apartment Districts as set forth in Section 17.01.040 of this code with the following exceptions:

A. Advertising will be permitted provided such signs are physically oriented internally to the B-W District. No water-oriented advertising is permitted.

B. Each waterfront business complex which actually fronts on Lake Washington will be permitted one identification sign oriented to the lake. Such sign may identify the business complex itself or gasoline service associated with the complex.

1. If located on dry land the sign shall comply with the size and placement requirements of Section 17.01.040, and illumination of the sign may be low-level internal illumination.

2. If such sign is located on a dock, maximum size shall be 25 square feet and maximum height 10 feet above dock deck, and such sign may not be illuminated.

Section 2. Section 18.26.180 of the Bellevue City Code is hereby repealed.

Section 3. Section 18.26.204 of the Bellevue City Code is hereby amended as follows:

18.26.204 Lights required as navigation aids are permitted. White light for the illumination of the premises is permitted but such lights shall be so located or shielded that no direct light rays are visible from adjoining properties.

Section 4. Section 17.01.080 (B) (2) of the Bellevue City Code is hereby amended as follows:

2. If free standing, the sign shall conform to the requirements of Section 17.01.030 E1 of this code in regard to placement and Section 17.01.040 B in regard to size and height.

Section 5. Section 17.01.080 (C) of the Bellevue City Code is hereby amended to add the following subsection (4):

4. Permanent subdivision or 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 Administrator of this code. Signs shall not exceed 5 feet in height and 25 square feet in surface area, and shall be located between the building line and the property line unless a location on excess city right-of-way is approved by the Director of Public Works.

Section 6. The following new section is hereby added to Chapter 17.01 of the Bellevue City Code:

17.01.081 Open Use District Signs. Permissible signs and their limitations in the Open Use District shall be identical to those in the Single Family Residential District as set forth in Section 17.01.080 of this code with the following additions:

A. Signs for agricultural uses shall be governed by Section 17.01.080 (C).

B. Signs for Planned Developments and Contingent Uses shall be governed by Section 17.01.040, Office and Apartment District.

Section 7. Section 17.01.090 (C) of the Bellevue City Code is hereby amended to add the following subsections (7) and (8):

7. Undeveloped multifamily property "for sale" signs. Permissible signs and their limitations for undeveloped multifamily zoned property shall be identical to those for undeveloped commercial and industrial property "for sale" signs as set forth in Section 17.01.090 (C) (3) of this code.

8. Undeveloped single-family acreage "for sale" signs. Permissible signs and their limitations for undeveloped unsubdivided single-family property which may be legally divided into four or more single lots shall be identical to those for undeveloped commercial and industrial property "for sale" signs as set forth in Section 17.01.090 (C) (3) of this code.

Section 8. Section 17.01.090 (C) (3) and (5) of the Bellevue City Code is hereby amended to read as follows:

3. Undeveloped commercial and industrial property "for sale or rent" signs. One sign per street frontage advertising undeveloped commercial and industrial property for sale or for rent is permitted while the property is actually for sale or rent. The sign shall not exceed 16 square feet in area, 7 feet in height, and shall be located more than 15 feet from any property line.

5. Residential land subdivision signs. Signs advertising residential subdivisions shall be limited to one double-faced sign not exceeding 32 square feet in area per side placed at a right angle to the street, or two signs not exceeding 32 square feet in area facing the street, which shall be at least 200 feet apart. No sign shall project

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beyond the building line. Such signs must be placed more than 30 feet from the abutting owner's property line and may not exceed a height of 12 feet. Such signs shall be removed by the end of one year or when 75% of the houses in the subdivision are sold or occupied, whichever first occurs. Permanent subdivision or neighborhood designation signs shall be as approved by the Administrator of this Code, as set forth in S17.01.080 (C) 4 herein.

Section 9. Section 17.01.110 (J) of the Bellevue City Code is hereby amended to read as follows:

J. Painted signs--mounting. All painted signs shall be painted on plywood or other backing material, as distinguished from painting on the building wall itself, so that the sign can be physically removed from the building.

Section 10. Sections 17.01.120 (M) and 17.01.120 (N) of the Bellevue City Code are hereby repealed.

Section 11. The following new subsections are added to Section 17.01.120 of the Bellevue City Code:

M. Signs for which a permit has been granted under conditions with which the permittee does not comply.

N. Signs for which a permit has been granted and subsequently revoked for cause by the Building Official.

P. Signs erected, altered, or relocated without a permit issued by the City of Bellevue or any other governmental agency which requires a permit by law.

Section 12. Section 17.01.130 (C) is hereby amended to read as follows:

C. Fees. Fees for sign permits shall be based upon the size of the sign as follows:

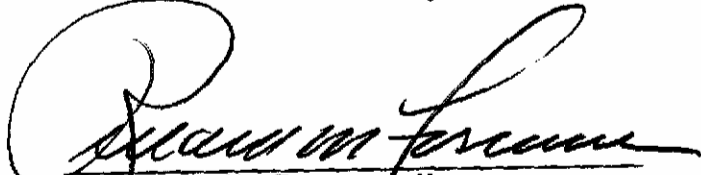
<u>Surface Area (Sq. Ft.)</u>	<u>Fee</u>
Under 25 sq. ft.	\$5.00
25 sq. ft. and over	10.00

The above fees do not include an electrical permit fee when applicable.

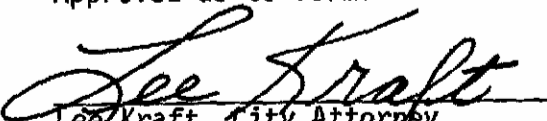
Section 13. This ordinance shall take effect and be in force five days after its passage, approval and legal publication.

PASSED by the City Council this 16 day of Sept, 1974, and signed in authentication of its passage this 16 day of Sept, 1974.


(SEAL)


Richard M. Foreman, Mayor

Approved as to form:


Lee Kraft, City Attorney

Attest:


Patricia K. Weber, City Clerk

Published Sept 26, 1974