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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 3206

AN ORDINANCE relating to signs; amending Bellevue City Code (Sign Code) 22B.10.120.C and 22B.10.150.D.

WHEREAS, it is desirable to allow a reasonable location for signing identifying real estate for sale or rent; and

WHEREAS, the display of stock market and related data provides noncommercial information to the public; and

WHEREAS, the City of Bellevue has complied with the State Environmental Policy Act, and the City's Environmental Procedures Ordinance; now, therefore,

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

Section 1. Bellevue City Code (Sign Code) 22B.10.120.C is amended to read as follows:

- C. Real Estate Signs. All exterior real estate signs must be of wood or plastic or other durable material. The permitted signs, with applicable limits, are as follows:
  1. Residential "For Sale" and "Sold" Signs. Signs advertising residential property "for sale" or "sold" shall be limited to one single or double-faced sign per street frontage. The sign may not exceed four square feet in surface area, and must be placed wholly on the property for sale. The "for sale" sign may remain up for one year or until the property is sold, whichever occurs first. The "sold" sign may remain up for ten days after the occupancy of residential property.
  2. Residential Directional "Open House" Signs. Signs advertising "open house" and the direction to a residence for sale shall be limited to one single or double-faced sign on the premises for sale and three single or double-faced off-premises signs. However, if a realtor has more than one house open for inspection in a single development or subdivision, off-premises signs are limited to four for the entire development or subdivision. Such signs are permitted only during daylight hours and when the realtor or seller or an

agent is in attendance at the property for sale. No such sign shall exceed four square feet in surface area. The sign may be placed along the periphery of a public right-of-way.

3. Undeveloped Commercial or Industrial Property "For Sale or Rent" Signs. Signs advertising undeveloped commercial or industrial property "For Sale or Rent" shall be limited to one single or double-faced sign per street frontage. Signs may be displayed while the property is actually for sale or rent. The sign may not exceed sixteen square feet in surface area. If freestanding, the sign may not exceed five feet in height, and shall be located more than fifteen feet from any abutting interior property line and wholly on the property for sale or rent.
4. Developed Commercial or Industrial Property "For Sale or Rent" Signs. Signs advertising developed commercial or industrial property "For Sale or Rent" shall be limited to one single or double-faced sign per street frontage. Signs may be displayed while the building is actually for rent or sale. The sign may not exceed sixteen feet in surface area. If freestanding, the sign may not exceed five feet in height, and shall be located more than fifteen feet from any abutting side or rear property line, and wholly on the property for sale or rent. Apartment building "for rent" signs are governed by Section 22B.10.040 of this code and not by this subsection.
5. Residential Land Subdivision Signs. Signs advertising residential subdivisions shall be limited to one single or double-faced sign not exceeding thirty-two square feet in surface area placed at a right angle to the street, or two signs not exceeding thirty-two square feet in surface area facing the street, which shall be at least two hundred feet apart. No sign shall project beyond the building line. Such signs must be placed more than thirty feet from the abutting owner's property line and may not exceed a height of twelve feet. Such signs shall be removed by the end of one year or when seventy-five percent 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 Section 22B.10.090C.

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6. Subdivision Directional Signs Designating New Developments. Signs advertising the direction to a subdivision shall be furnished and placed only by the developer or residents of the subdivision, but at locations designated by the city. Signs shall be of the dimensions twelve inches by thirty-six inches, shall bear only the name of the subdivision and a directional arrow (no name of realtor permitted), and be limited in number to four. The city will designate placement of the signs at street intersections a maximum of one mile from the nearest subdivision entrance. The signs shall be maintained by the developer and removed at the end of one year or when seventy-five percent of the subdivision is occupied, whichever first occurs, unless a variance is granted by the Hearing Examiner.
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 22B.10.120.C.3.
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 22B.10.120.C.3.

Section 2. Bellevue City Code (Sign Code) 22B.10.150.D is amended to read as follows:

- D. Signs which rotate or have a part or parts which move or revolve except that movement of the hands of a clock or digital changes indicating time and temperature or national market indices which do not advertise a specific company or commodity are permitted.


Section 3. This ordinance shall be published by posting it in the three official posting places of the City, and shall take effect and be

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in force five days after the date of posting.

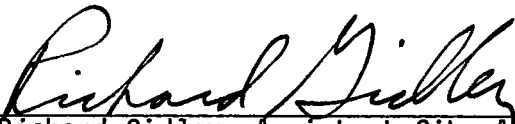
PASSED by the City Council this 13<sup>th</sup> day of December 1982,  
and signed in authentication of its passage this 13<sup>th</sup> day  
of December 1982.

(SEAL)

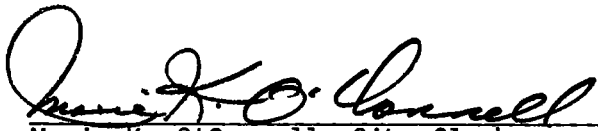
  
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Roy A. Ferguson, Mayor

Approved as to form:

Linda M. Youngs, City Attorney

  
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Richard Gidley, Assistant City Attorney

Attest:

  
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Marie K. O'Connell, City Clerk

Published December 18, 1982