

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4774

AN ORDINANCE regarding the Sign Code; authorizing freestanding signs in excess of permitted maximums in certain situations; and adding a new section 22B.10.055 to the Bellevue City Code.

WHEREAS, the Bellevue Sign Code limits the number of freestanding signs permitted per building or multiple building complex; and

WHEREAS, by Ordinance No. 4620, adopted December 13, 1993, the City Council annexed the Factoria area, as legally described in Section 1 of said ordinance; and

WHEREAS, under RCW 47.42, the Highway Advertising Control Act - Scenic Vistas Act, the City may not require the removal of certain signs the advertising or informative contents of which are visible from any place on the main travelled way of the interstate system or other state highway, as defined in said Act, without payment of just compensation; and

WHEREAS, such signs are commonly referred to as "freeway oriented" signs; and

WHEREAS, there exist buildings and multiple building complexes in Factoria that have freeway oriented signs in excess of the number permitted by the Sign Code and which are also nonconforming as to height, size or other factors; and

WHEREAS, some owners have indicated a willingness to remove one or more such non-conforming freeway oriented signs if they can be replaced with conforming signs; and

WHEREAS, such replacement of nonconforming signs with conforming signs is in the public interest because it will result in greater conformity to the Sign Code; now, therefore,

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

Section 1. A new section 22B.10.055 is added to the Bellevue City Code, to read as follows:

22B.10.055. FACTORIA AREA - FREESTANDING SIGNS - NUMBER OF SIGNS.

- A. This section applies only within the Factoria annexation area, as legally described in Section 1 of Ordinance No. 4620.

- B. Notwithstanding any limitation on the number of freestanding signs allowed in connection with any building or multiple building complex by this Code, any freestanding freeway oriented sign which does not conform to this Code may be replaced, subject to normal permit requirements, by a freestanding sign that does conform to this Code.
- C. For purposes of this section a freeway oriented sign is a sign which meets the definition of sign under RCW 47.42.020(B) and for which just compensation would be required to be paid upon removal under RCW 47.42.102.

Section 2. This Ordinance shall take effect and be in force thirty (30) days after its passage and legal publication.

PASSED by the City Council this 3rd day of July, 1995, and signed in authentication of its passage this 3rd day of July, 1995.

(SEAL)



Donald S. Davidson, DDS, Mayor

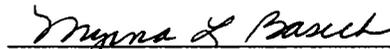
Approved as to form:

Richard L. Andrews, City Attorney



Richard L. Andrews, City Attorney

Attest:



Myrna L. Basich, City Clerk

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