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WP0573C-ORD
03/20/96

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 4862

AN ORDINANCE regarding the Sign Code, and amending Bellevue City Code 22B.10.055, Factoria Area - Freestanding Signs.

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

Section 1. Section 22B.10.055 of the Bellevue City Code is amended to read as follows:

22B.10.055 FACTORIA AREA - FREESTANDING, AND FREEWAY-ORIENTED SIGNS - MULTIPLE TENANTS - ADDITIONAL SIGNS.

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

1. For the purpose of accommodating multiple tenants any existing freestanding sign may be enlarged or altered, but may not exceed the size limits contained in the Sign Code, provided that if the sign is a freeway-oriented sign the enlargement and/or altering of the sign pursuant to this section will be allowed only in exchange for an agreement to amortize the resulting enlarged or altered sign over a reasonable period of time as determined by the Director of the Department of Community Development. Within the amortization period multiple enlargements and/or alterations to a sign may be made which meet the requirements of this section without establishing a new amortization period. No enlargement or alteration is allowed which would cause the sign to violate Bellevue City Code 22B.10.150, prohibiting signs which rotate or have a part or parts which move or revolve.

2. If the Director determines that existing freestanding signage cannot be altered to reasonably accommodate the needs of tenants in multiple tenant complexes, the Director may, though is not obligated to, authorize the addition of a maximum of one additional freestanding sign per multiple tenant property. The freestanding sign must be designed such that signage surface area can be expanded within the limits of the Sign Code to accommodate total tenant signage needs of the property.

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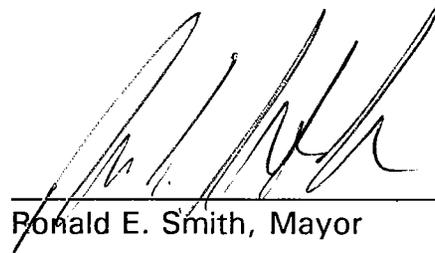
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B. For purposes of this section a freeway oriented sign is a sign which meets the definition of sign under RCW 47.42.020(B) and for which just compensation would be required to be paid upon removal under RCW 47.42.102.

Section 2. This ordinance shall take effect and be in force thirty (30) days after passage by the City Council.

PASSED by the City Council this 18th day of March, 1996, and signed in authentication of its passage this 20th day of March, 1996.

(SEAL)



Ronald E. Smith, Mayor

Approved as to form:

Richard L. Andrews, City Attorney



Richard Gidley, Deputy City Attorney

Attest:



Myrna L. Basich, City Clerk

Published March 23, 1996