

ORDINANCE NO. 2076

AN ORDINANCE OF THE CITY OF REDMOND,
WASHINGTON, AMENDING SECTION 20D.160.10 OF THE
REDMOND COMMUNITY DEVELOPMENT GUIDE AND
THE REDMOND MUNICIPAL CODE TO PROHIBIT
CERTAIN TEMPORARY OPEN HOUSE AND DIRECTIONAL
REAL ESTATE SIGNS.

WHEREAS, Section 20D.160.10-060(7)(b) currently allows open house or directional real estate signage for developments outside Redmond, and;

WHEREAS, signs advertising real estate developments located outside the Redmond City limits contributes to clutter on some of Redmond's most scenic streets, such as Avondale Road and this clutter is distracting to drivers, and;

WHEREAS, the Planning Commission has held a hearing on this issue, and;

WHEREAS the City Council concludes that prohibiting real estate signs for developments located outside the City of Redmond will reduce clutter, reduce distractions to drivers, and maintain the high level of aesthetics demanded by residents and businesses in Redmond, and;

WHEREAS the City Council concludes that trying to apply a distance requirement will be difficult and costly to enforce, and;

WHEREAS, the City Council has determined to adopt the regulations set forth in this ordinance, NOW, THEREFORE,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, DO
ORDAIN AS FOLLOWS:

Section 1. Section 20D.160.10-060(7)(b) of the Redmond Municipal Code and Community Development Guide is hereby amended to read as follows:

- (b) Open house or directional real estate signs shall be permitted in compliance with the following requirements:
 - (i) No more than one on-premises open house or directional sign shall be allowed for each property.
 - (ii) Off Premises Real Estate Signs
 - (A) No more than three off-premises open house or directional signs shall be allowed for each property.
 - (B) No off-premises open house or directional real estate signs shall be allowed for properties located outside the City of Redmond.
 - (iii) The area of an open house sign shall not exceed six square feet per sign face and each sign shall have no more than two sign faces.
 - (iv) Directional signs shall not exceed one and one-half square feet per sign face and each sign shall have no more than two sign faces. Directional signs, also referred to as arrow signs, are signs that are intended to assist people in finding the location of difficult to locate properties that are for sale, lease, or rent. Directional signs shall only be allowed when the following conditions are met: (A) the property can only be accessed by a private roadway and (B) any driveway connecting the property to the private roadway does not abut a public roadway. Where the development abuts a public roadway, the directional signs shall only be placed within the development or in rights-of-way that touch the edge of the development.
 - (v) Time Limits.
 - (A) For properties offered for sale, rent or lease, open house and directional signs may be used during on-site construction and for 31 calendar days after all occupancy permits have been issued.
 - (B) For properties offered for sale, rent or lease after the initial period provided for subsection (7)(b)(v)(A), Time Limits, open house and directional signs shall only be allowed when a seller, agent, or a person giving information on leasing or renting the property is present on the property.
 - (C) For properties offered for rent or lease after the initial period provided for subsection (7)(b)(v)(A), Time Limits, open house and off-site directional signs may be used for no more than three calendar days in any month.

- (vi) Open house or directional signs may be located within public rights-of-way where consistent with subsection (7)(a)(i) and (a)(ii). The signs shall not be located within vehicle lanes, bikeways, trails, sidewalks, or median strips. Open house or directional signs shall comply with RCDG 20D.210.25-030 that prohibits obstruction of sight distance triangles. Open house or directional signs shall not block driveways or be affixed to utility poles, trees, or traffic signs.
- (vii) The use of balloons, festoons, flags, pennants or any other attached display on a real estate sign is prohibited.
- (viii) Developments that consist of multi-family housing units offered for rent or lease shall be considered one property.

Section 2. Severability. If any section, sentence, clause, or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause, or phrase of this ordinance.

Section 3. Effective Date. This ordinance, being an exercise of a power specifically delegated to the City legislative body, is not subject to referendum, and shall take effect five (5) days after passage and publication of an approved summary thereof consisting of the title.

CITY OF REDMOND
/S/ MAYOR PRO TEM, RICHARD COLE

ATTEST AUTHENTICATED:
/S/ CITY CLERK, BONNIE MATTSON

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY:
/S/ JAMES E. HANEY

FILED WITH THE CITY CLERK:	July 27, 2000
PASSED BY THE CITY COUNCIL:	August 1, 2000
SIGNED BY THE MAYOR PRO TEM:	August 1, 2000
PUBLISHED:	August 5, 2000
EFFECTIVE DATE:	August 10, 2000
ORDINANCE NUMBER:	<u>2076</u>

