AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, AMENDING
CHAPTER 21A.45 (DEVELOPMENT STANDARDS – SIGNS), OF THE
SAMMAMISH MUNICIPAL CODE

WHEREAS, the City Council adopted the City’s Comprehensive Plan on September 16,
2003, and the City has enacted zoning consistent with the comprehensive plan; and

WHEREAS, the City Council adopted the Sammamish Municipal Code on October 7,
2003 and subsequent revisions have been made since that time; and

WHEREAS, development applications are reviewed for compliance with these
regulations; and

WHEREAS, the current global economic crisis has local effects, including on the ability
of private property owners to sell real estate within the City of Sammamish;

WHEREAS, the Sammamish Municipal Code limits the placement of real estate signs on
properties accessed from a private road or driveway in a manner that may prevent passing
traffic from seeing the real estate sign;

WHEREAS, private property owners and members of the real estate community, in an
effort to remain financially viable, are requesting additional temporary flexibility in the
placement of real estate signs;

WHEREAS, the Planning Commission reviewed the proposed amendments and the sense
of the commission was to allow for signs to be located off-site temporarily, subject to a
sunset clause and additional design provisions incorporated into the amendment;

WHEREAS, the public process for the proposed amendments has provided for public
participation opportunities and included presentation to the Planning Commission on April 2,
2009 and to the Sammamish City Council on April 21, 2009; and

WHEREAS, the City Council considered the proposed amendments at a City Council
public hearing conducted on May 5, 2009.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH,
WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendments to the Municipal Code. The municipal code amendments set
forth in Attachment “A” to this ordinance are hereby adopted.
Section 2. Severability. Should any section, paragraph, sentence, clause or phrase of this Ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this Ordinance be pre-empted by state or federal law or regulation, such decision or pre-emption shall not affect the validity of the remaining portions of this Ordinance or its application to other persons or circumstances.

Section 3. Effective Date. This ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 19TH DAY OF MAY 2009.

CITY OF SAMMAMISH

[Signature]
Donald J. Gerend, Mayor

ATTEST/AUTHENTICATED:

[Signature]
Melonie Anderson, City Clerk

Approved as to form:

[Signature]
Bruce L. Disend, City Attorney

Filed with the City Clerk: April 16, 2009
Public Hearing: April 21, 2009
First Reading: April 21, 2009
Public Hearing: May 5, 2009
Second Reading: May 5, 2009
Public Hearing: May 19, 2009
Passed by the City Council: May 19, 2009
Date of Publication: May 25, 2009
Effective Date: May 30, 2009
SMC 21A.45.120 - Signs or displays of limited duration

“Plain Text” is existing code language
“Strikethrough Text” is existing language that will be deleted
“Underline Text” is code language that will be added
21A.45.120 Signs or displays of limited duration.
The following temporary signs or displays are permitted, and except as required by the
International Building Code, Chapter 16.20 SMC, Construction Administrative Code, or as
otherwise required in this chapter, do not require building permits:

(4) Real Estate Signs. All temporary real estate signs may be single or double-faced signs:
(a) Signs advertising an individual residential unit for sale or rent are allowed without city
permits, subject to the following:
1. Location.
   a. One on-site sign per street frontage;
   b. One off-site sign is allowed on private property or in city street right-of-
way between the effective date of Ordinance O2009-298 (adopting
ordinance) and December 31, 2010, subject to the following:
      i. The individual residential unit or property for sale or rent is not
located adjacent to a public street;
      ii. The off-site sign is located on private property or city street right-
of-way, adjacent to the intersection of the primary vehicle entrance
to the property and the closest public street;
      iii. When more than three (3) off-site real estate signs are proposed for
a location, the fourth proposed sign owner shall install and make
available to other licensed real estate agents a frame to
accommodate multiple signs; and,
      iv. Off-site real estate signage displayed on private property shall be
with the consent of the property owner.
   v. Signs located in the city street right-of-way shall be located outside
of the improved portion of the right-of-way (behind the sidewalk,
roadway shoulder, drainage ditch etc, whichever is furthest from
the traveled roadway), and may be removed by the city if
determined to be a hazard or if the placement is otherwise in
conflict with the public use of the right-of-way.
   c. All signs located on a street corner or driveway shall conform with
Chapter 14.01 SMC, Public Works Standards Adopted and SMC
21A.25.220, Sight distance requirements.
2. Specifications.
   a. On-site signs shall not exceed eight square feet in area;
   b. On-site signs shall not exceed six feet in height;
   c. Individual off-site signs shall not exceed an area of four square feet;
   d. Frames installed to hold multiple real estate signs shall not exceed a height
of six feet;
   e. Off-site signs located on a frame shall be designed to allow for a minimum
of six (6) signs to be hung, in a stacked fashion;
   f. Real estate offices or individual realtors that are advertising the sale or
lease of more than one property at a corner shall be limited to one sign;
and,
   g. Off-site signs located on a frame, shall individually not exceed a height of
one and a half feet, a width of two feet, and an area of three square feet.