

ORDINANCE NO. 107

AN ORDINANCE OF THE CITY OF UNIVERSITY PLACE, WASHINGTON, AMENDING SECTIONS ---.45.010 AND ---.45.075 OF THE SIGN CODE PROVISIONS OF THE UNIVERSITY PLACE ZONING CODE, ADDING NEW SUBSECTIONS TO ALLOW ONE (1) ON-PREMISE "OPEN HOUSE" SIGN PER STREET FRONTAGE AND THREE (3) OFF-PREMISE "OPEN HOUSE" SIGNS WITHIN A MILE RADIUS OF THE PROPERTY FOR SALE OR LEASE IN MODERATE DENSITY SINGLE FAMILY ZONES. SIGNS WOULD BE LIMITED TO FIVE (5) SQUARE FEET, WOULD NOT BE ALLOWED IN A PUBLIC RIGHT-OF-WAY, BUT WOULD BE ALLOWED ADJACENT TO IT, AND WOULD ONLY BE ALLOWED DURING DAYLIGHT HOURS WHILE A REALTOR, SELLER, OR AGENT IS PRESENT AT THE PROPERTY.

WHEREAS, representatives from the real-estate industry have expressed concern regarding the prohibition of "open house" A-board signs and have requested relief; and

WHEREAS, on June 3, 1996 the City Council referred the matter to the Planning Commission for consideration; and

WHEREAS, on June 19, 1996 the Planning Commission held a public hearing to consider an amendment to the zoning code to allow "open house" A-board signs under limited circumstances; and

WHEREAS, the Planning Commission recommended approval of the proposed amendment by a unanimous vote of 5 in favor, with 4 commission members absent finding that there was benefit to the community and compliance should be monitored by the real estate industry; and

WHEREAS, the City Environmental Official has reviewed the proposed amendment and issued a Determination of Nonsignificance and;

WHEREAS, on July 1, 1996 the City Council held a public hearing to consider the proposed amendment; now therefore,

**THE CITY COUNCIL OF THE CITY OF UNIVERSITY PLACE, WASHINGTON,
DO ORDAIN AS FOLLOWS:**

Section 1. Section --.45.070 of the University Place Zoning Code is amended by adding a new subsection "S" as follows:

---.45.070 Prohibited signs.

S. Real Estate "arrow directional signs". See Section ---.45.075 for "open house" signs

Section 2. Section ---.45.075 of the University Place Zoning Code, Subsection B.23, is amended to read as follows:

19.45.075 Exemptions.

B.23. Real Estate signs.

a. Temporary, non-illuminated real estate signs (not more than one per tax lot), located on the property which is for sale or lease, or construction signs not exceeding six (6) square feet in residential areas or twelve (12) square feet in commercial and industrial areas and not over six (6) feet in height, provided said signs are removed fifteen (15) days from the sale, lease, or rental of the property or within seven (7) days of completion of the project.

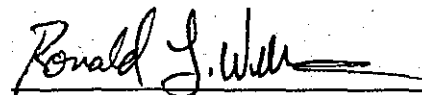
b. "Residential Open House A-Board Signs" in the MSF zone. Such signs shall be limited to one (1) sign per street frontage on the premise for sale and three (3) off-premise signs within one mile of the subject property. If a Realtor has more than one house open for inspection in a single development or subdivision, he/she is limited to three (3) off-premise, "open house" signs for the entire development or subdivision. Such signs are permitted only during daylight hours while the Realtor or seller or an agent is in attendance at the property for sale or lease. No such sign shall exceed five (5) square feet per sign face with a limit of two faces. The signs may not be placed within a public right-of-way, but may be placed adjacent to the right-of-way. This exemption does not apply to apartment and condominium "for rent" or "for lease" signs.

Section 3. Copy To Be Available. One copy of this ordinance shall be available in the office of the City Clerk for use and examination by the public.

Section 4. Severability. If any section, sentence, clause, or phrase of this ordinance shall 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.

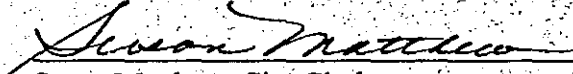
Section 5. Publication And Effective Date. A summary of this Ordinance consisting of its title shall be published in the official newspaper of the City. This ordinance shall take effect five days after its publication.

PASSED BY THE CITY COUNCIL ON JULY 1, 1996.

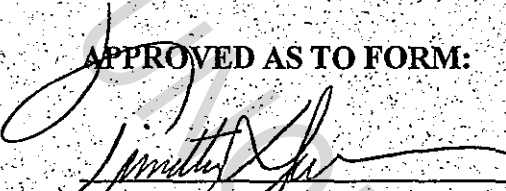


Ronald L. Williams, Mayor

ATTEST:


Susan Matthew, City Clerk

APPROVED AS TO FORM:


Timothy X. Sullivan, City Attorney

Date of Publication: 07-03-96

Effective Date: 07-08-96

OFFICIAL DOCUMENT