

Objective Design LUCA – Sign Code Strike Draft

Note: The changes shown on this strike draft will not take legal effect until adoption of the upcoming Sign Code BCCA, which will occur after adoption of the Objective Design LUCA. The intent is to transition all sign regulations into the City’s Sign Code, rather than include some sign-related standards in the Land Use Code and others in the Sign Code.

20.20.025 Intrusions into required setbacks.

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A. Signs, Marquees and Awnings

See ~~Sign Code~~, Chapter 22B.10 BCC, Sign Code.

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20.20.170 Child care service use.

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C. Family Child Care Home in a Residence.

Family child care providers must obtain an operating license from the Department of Children, Youth, and Families (DCYF). Family child care providers also must comply with all applicable City codes, including but not limited to the Tax Administrative Code, Chapter 4.03 BCC; Building and Fire Codes; ~~Sign Code~~, Chapter 22B.10 BCC, Sign Code; and LUC provisions governing lot size, building dimensions, setbacks, and lot coverage requirements for the zone in which they are located.

D. Child Day Care Center

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3. Use Requirements. The following requirements apply to each child day care center.

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f. If located in an R-10, R-15, R-20, or R-30 Land Use District:

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~~ii. One sign, not exceeding four square feet and five feet in height, is permitted to identify the use notwithstanding the provisions of Chapter 22B.10 BCC, Sign Code. The sign may not be lighted. The City shall review the color, materials, design, location and character of the sign in determining compatibility with surrounding uses.~~

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20.20.535 Marijuana uses.

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G. Marijuana Retail Outlets.

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2. Signage for Marijuana Retail Outlets. Retail outlets shall comply with WAC 314-55-155(1), now or as hereafter amended. Additionally, signage for retail outlets ~~must~~

~~undergo design review in those land use districts requiring such review in~~ shall comply with ~~the Bellevue Sign Code~~, Chapter 22B.10 BCC, Sign Code.

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H. Marijuana Producers and Processors.

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2. Signage for marijuana producers and processors shall comply with ~~the City of Bellevue Sign Code~~, Chapter 22B.10 BCC, Sign Code.

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25.20.590 Parking, circulation and walkway requirements.

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I. Shared Use of Parking.

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1. General. The Director of the Development Services Department may approve shared use of parking facilities located on separate properties if:

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c. The availability of parking for all affected properties is indicated by ~~directional signs~~, as permitted by Chapter 22B.10 BCC, (Sign Code).

2. Number of Spaces Required.

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b. Where the uses to be served by shared parking have overlapping hours of operation, the property owner or owners shall provide parking stalls equal to the total of the individual parking requirements. If the following criteria are met, that total is reduced by 10 percent:

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iv. The availability of parking for all affected properties is indicated by ~~directional signs~~, as permitted by Chapter 22B.10 BCC, (Sign Code).

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J. Off-Site Accessory Parking Location.

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1. General. Except as provided in paragraph J.2 of this section, the Director of the Development Services Department may authorize a portion of the approved parking for a use to be located on a site other than the subject property if:

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d. ~~The availability of parking for all affected properties and uses is indicated by Adequate directional/adequate signages, in conformance with~~ as permitted by Chapter 22B.10 BCC, (Sign Code), ~~are provided~~.

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20.25A.060 Dimensional charts.

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B. Exceptions to Dimensional Requirements.

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2. Intrusions into Required Dimensional Standards.

a. Intrusions over the Sidewalk.

i. Marquees, awnings, or other kinds of weather protection that comply with the standards of LUC 20.25A.170.A.2.b are permitted to extend over the public right-of-way upon approval of the Director of the Transportation Department and the Director notwithstanding the provisions of ~~the Sign Code~~, Chapter 22B.10 BCC, Sign Code, or any other City Code.

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20.25A.080 Parking standards.

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C. Shared Parking.

1. General. In Downtown, this subsection supersedes LUC 20.20.590.I.1.
2. Subject to compliance with other applicable requirements of City Codes, the Director may approve shared development or use of parking facilities located on adjoining separate properties or for mixed-use or mixed retail use development on a single site through approval of an Administrative Departure pursuant to LUC 20.25A.030.D.1 and if:
 - a. A convenient pedestrian connection between the properties or uses exists; and
 - b. The availability of parking for all affected properties or uses is indicated by ~~directional~~ signs, as may be permitted by Chapter 22B.10 BCC, ~~(Sign Code)~~.

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D. Off-Site Parking Location.

1. General. In Downtown, this subsection supersedes LUC 20.20.590.J. Except as provided in subsection D.2 of this section, the Director may approve a portion of the approved parking through approval of an Administrative Departure pursuant to LUC 20.25A.030.D.1 for a use to be located on a site other than the subject property if:
 - a. Adequate visitor parking exists on the subject property; and
 - b. Adequate pedestrian, van, or shuttle connections between the sites exist; and

- c. ~~The availability of parking for all affected properties or uses is indicated by signs, as may be permitted by Chapter 22.10 BCC, Sign Code. Adequate directional signs in conformance with Chapter 22B.10 BCC (Sign Code) are provided.~~

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- 3. Short-Term Retail Parking Facilities. The Director may approve the development of short-term retail parking facilities (see definition at LUC 20.50.040) not associated with a specific use. Upon the separate approval of an Administrative Departure pursuant to LUC 20.25A.030.D.1 by the Director, a property owner or owners may satisfy all or a portion of the parking requirement for a specified retail use through an agreement providing parking for the use at a designated short-term retail parking facility; provided, that:

- a. Adequate pedestrian, van or shuttle connections exist between the sites; and
- b. ~~The availability of parking for all affected properties or uses is indicated by signs, as may be permitted by Chapter 22.10 BCC, Sign Code. Adequate directional signs in conformance with Chapter 22B.10 BCC (Sign Code) are provided.~~

20.25A.170 Streetscape and public realm.

A. Streetscapes

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7. Signs.

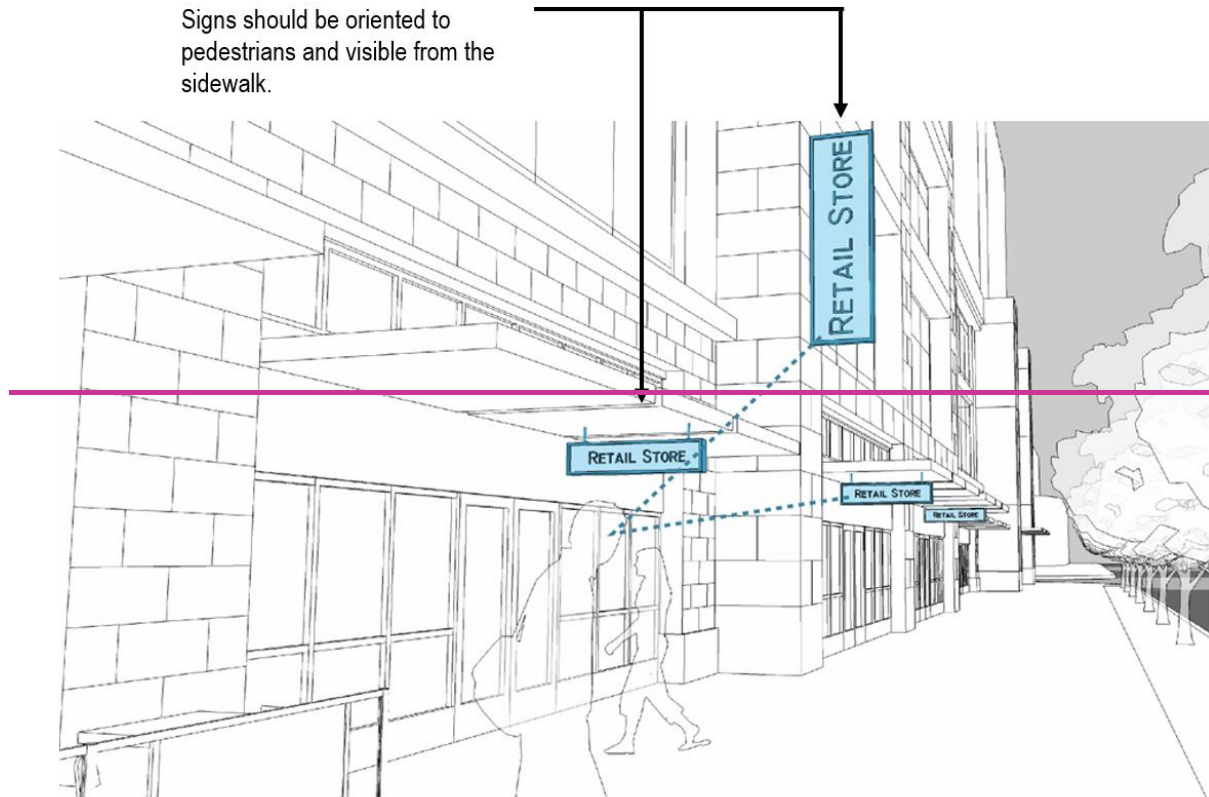
- a. Intent. Signs may provide an address, identify a place of business, locate residential buildings, or generally offer directions and information. Their function shall be architecturally compatible with and contribute to the character of the surrounding area. ~~Hanging-Most commercial~~ signs should be oriented to the pedestrian and highly visible from the sidewalk. ~~Hanging S~~ signs can contribute significantly to a positive retail and pedestrian environment and reinforce a sense of place. ~~Signs shall comply with the provisions of the Chapter 22.10B BCC (Sign Code).~~

- b. ~~GuidelinesStandards.~~

- i. ~~Signs shall comply with the provisions of Chapter 22.10 BCC, Sign Code. Signs should not overwhelm the streetscape. They should be compatible with and complement the building's architecture, including its awnings, canopies, lighting, and street furniture;~~

- ii. ~~Sign lighting should be integrated into the façade of the building;~~

- iii. ~~Signs should be constructed of high quality materials and finishes;~~
- iv. ~~Signs should be attached to the building in a durable fashion; and~~
- v. ~~Signs should be constructed of individual, three dimensional letters, as opposed to one single box with cutout flat letters.~~



20.25B.050 Design Standards

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E. Signs

~~Building design shall provide for architecturally integrated signage consistent with the scale and architecture of the building.~~ Signs shall meet the requirements of Chapter 22B.10 BCC, Sign Code.

20.25C.040 Design Standards in the OLB Districts

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C. Signs

~~All signs shall be an integral part of the architectural design consistent with the scale and architecture of the building.~~ Signs shall meet the requirements of Chapter 22B.10 BCC, Sign Code.

20.25C.050 Design standards in the OLB 2 District

A. Site Standards

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2. Architectural Compatibility

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b. Standards

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- v. ~~Building design should provide for architecturally integrated signage. Signs should be in proportion to the development and oriented to the main direction access and to pedestrian movement.~~ Signs shall meet the requirements of Chapter 22B.10 BCC, Sign Code.

20.25D.060 Existing Conditions.

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C. Applicability.

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- 4. Modifications to signs associated with an existing use or development shall comply with any applicable requirements of ~~the Sign Code,~~ Chapter 22B.10 BCC, Sign Code.

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20.25D.130 BelRed development standards

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D. Required Transition Edge Development

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5. Signs

~~a. Building design shall provide for architecturally integrated signage consistent with the scale and architecture of the building, and signage shall be installed so as not to obscure any architectural detail of the building.~~

~~ba.~~ Signs shall meet the requirements of Chapter 22B.10 BCC, ~~Bellevue~~ Sign Code.

~~c. Signs shall be located so that they are not visible from abutting single-family land use districts.~~

20.25D.150 Design standards

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F. Signs ~~Guidelines~~.

1. Purpose~~Intent~~.

Signs may provide an address, identify a place of business, locate residential buildings, or generally offer directions and information. Regardless of their function, signs should be architecturally compatible with and contribute to the character of the subarea. Signs should be good neighbors; they should not compete with each other or dominate the setting due to inconsistent height, size, shape, number, color, lighting, or movement. Signs can contribute significantly to a positive retail and pedestrian environment, improve public safety perceptions, and reinforce a sense of place.

2. Standards.

Signs shall meet the requirements of Chapter 22.10 BCC, Sign Code.

~~1. Consider Size and Placement of Wall Signs.~~

~~a. Intent. Signs that are sized and placed so that they are compatible with a building's architectural design and contribute to the character of the subarea.~~

~~b. Guideline. Signs should not overwhelm the building or its special architectural features. Signs should not render the building a mere backdrop for advertising or building identification. Signs should be good neighbors; they should not compete with each other or dominate the setting due to inconsistent height, size, shape, number, color, lighting or movement.~~

~~c. Recommended:~~

~~i. Signs incorporated into the building architecture as embossing, low relief casting or application to wall surfaces.~~

~~ii. Signs constructed of individual, three dimensional letters, as opposed to one single box with cutout flat letters.~~

~~iii. Signs may be painted or made with applied metal lettering and graphics.~~

~~iv. Signs made of durable and long lasting materials.~~

~~v. Signs incorporating lighting as part of their design.~~

~~vi. Signs located above storefronts, on columns or on walls flanking doorways.~~



~~Sign incorporated into design of building facade.~~

~~d. Not Recommended.~~

~~i. The material, size and shape of signs overwhelm, contrast greatly with or adversely impact the architectural quality of the building.~~

~~ii. Rooftop signs.~~

~~iii. Cabinet or bow signs.~~

~~iv. Backlit signs.~~

~~v. Painted window signs.~~



~~Sign overwhelms the architectural quality of the building.~~

~~2. Orient Hanging Signs to Pedestrians.~~

~~a. Intent. Hanging signs that are oriented to the pedestrian and highly visible from the sidewalk. Hanging signs can contribute significantly to a positive retail and pedestrian environment and reinforce a sense of place.~~

b. ~~Guideline. Signs should not overwhelm the streetscape. They should be compatible with and complement the building's architecture, including its awnings, canopies, lighting and street furniture.~~

e. ~~Recommended.~~

i. ~~Sign lighting that is integrated into the facade of the building.~~

ii. ~~Signs constructed of high-quality materials and finishes.~~

iii. ~~Signs attached to the building in a durable fashion.~~



~~Hanging signs incorporated into the building facade that are oriented to the pedestrian and clearly visible from the sidewalk.~~

d. ~~Not Recommended.~~

i. ~~Signs interfering with sight lines, creating a safety hazard or obstructing views.~~

20.25F.040 Site and design requirements

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C. Design Standards.

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7. Signs. Signs shall meet the requirements of Chapter 22.10 BCC, Sign Code.

a. ~~Signs must be coordinated throughout the project limit.~~

~~b. Each sign must be architecturally integrated with the structures with which it is associated. The Director of the Development Services Department shall review each sign for compatibility of form, color and building materials.~~

~~c. Signs may be illuminated indirectly but may not be backlit.~~

~~d. Only major development complex identification signs may be oriented to NE 40th Street, 156th Avenue NE or Bellevue-Redmond Road. No more than one identification sign may be located at each entrance to the complex.~~

~~e. The provisions of Chapter 22B.10 BCC apply to the Evergreen Highlands Design District, except as they conflict with the provisions of LUC 20.25F.040.C.8.~~

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Part 20.25F1 LUC Factoria 1

~~Code reviser's note: The Factoria TownSquare Design Guidelines are available with this code. (The Factoria TownSquare Design Guidelines will be removed from the LUC and will not be codified.)~~

20.25I.050 Design standards.

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B. Building Design Standards

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3. ~~Building design shall provide for architecturally integrated signage. Signs shall be in proportion to the development and oriented to the main direction access and to pedestrian movement.~~ Signs shall meet the requirements of Chapter 22B.10 BCC, Sign Code.

20.25M.050 Design Guidelines.

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C. Additional General Design Guidelines.

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2. Additional Design Guidelines for Specific RLRT Facilities. In all land use districts, the following design guidelines shall apply to the specific RLRT facilities noted below:

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- d. Signs shall comply with ~~the Bellevue Sign Code (Chapter 22B.10 BCC),~~ Sign Code; provided, that departures from the specific requirements of Chapter 22B.10 BCC may be allowed if approved by the Director as part of a master signage plan for an RLRT system.

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20.25N.070 Other development standards.

A. SignageSigns

Signs shall meet the requirements of Chapter 22.10 BCC, Sign Code.

The provisions of BCC 22B.10.040—office, research and development, and multifamily residential district signs—shall regulate signage proposed in CCC districts, except:

~~1. Rooftop signs are prohibited.~~

~~2. Any building mounted sign shall be located on the face of the building containing the main entrance to the building premises and the sign, if facing abutting residential property, shall be located more than 50 feet from the abutting residentially zoned property line.~~

~~3. Signs in this district may be internally or externally illuminated. If externally illuminated, the illumination source shall be located, shaded, shielded, or directed so that it is not visible from a public street or adjoining residentially zoned property. All sign illumination shall be turned off between the hours of 10:00 p.m. and 6:00 a.m.~~

~~4. Directional signs, as defined in BCC 22B.10.020, are permitted and are not included in the number of primary signs.~~

~~5. Incidental signs, as defined in BCC 22B.10.020, are permitted and are not included in the number of primary signs.~~

20.25P.100 Design Standards

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F. Signs Guidelines

~~1. PurposeIntent. Signs may provide an address, identify a place of business, locate residential buildings or generally offer directions and information. Regardless of their function, signs should be architecturally compatible with and contribute to the character of the district. Signs should not compete with each other or dominate the setting due to inconsistent height, size, shape, number, color, lighting or movement. Signs can contribute significantly to a positive retail and pedestrian environment, improve public safety perceptions and reinforce a sense of place.~~

~~2. Standards. Signs shall meet the requirements of Chapter 22.10 BCC, Sign Code.~~

~~1. Consider Size and Placement of Wall Signs.~~

~~a. Intent. Signs should be sized and placed so that they are compatible with a building's architectural design and contribute to the character of the building and the broader district.~~

~~b. Guideline. Signs should not overwhelm the building or its special architectural features. Signs should not render the building a mere backdrop for advertising or building identification. Signs should be scaled and designed for their environment and intended reader.~~

~~c. Recommended.~~

~~i. Signs should be scaled and oriented to pedestrian movement.~~

~~ii. Signs should be architecturally integrated into the building design and meet requirements of Chapter 22.10 BCC. The following sign types exemplify ways to accomplish this standard:~~

~~(1) Signs incorporated into the building architecture as embossing, low relief casting or application to wall surfaces.~~

~~(2) Signs that are painted or made with applied metal lettering and graphics.~~

~~(3) Signs made of durable materials.~~

~~(4) Signs incorporating lighting as part of their design.~~

~~(5) Signs located above storefronts, on columns or on walls flanking doorways.~~

~~2. Orient Hanging Signs to Pedestrians.~~

~~a. Intent. Hanging signs can contribute significantly to a positive retail and pedestrian environment and reinforce a sense of place.~~

~~b. Guideline. Signs should not overwhelm the streetscape. They should be compatible with and complement the building's architecture, including its awnings, canopies, lighting and street furniture.~~

~~c. Recommended.~~

~~i. Hanging signs should incorporate the following features:~~

~~(1) Sign lighting that is integrated into the façade of the building.~~

~~(2) Signs constructed of high quality materials and finishes.~~

~~(3) Signs attached to the building in a durable fashion.~~

20.25Q.060 Dimensional requirements.

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B. Exceptions to Dimensional Requirements.

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2. Intrusions into Required Dimensional Standards.

a. Intrusions Over the Sidewalk.

i. Marquees, awnings, or other kinds of Weather Protection that comply with the requirements of LUC 20.25Q.150.A.2.b are permitted to extend over the Public Right-of-Way upon approval of the Director of the Transportation Department and the Director notwithstanding the provisions of ~~the Sign Code~~, Chapter 22B.10 BCC, Sign Code, or any other City Code.

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20.25Q.090 Parking and circulation.

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C. Shared Parking.

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2. Subject to compliance with other applicable requirements of City Codes, the Director may approve shared Development or use of parking facilities located on Adjoining separate properties or for mixed-use or Mixed Retail Use Development on a single Site through approval of an Administrative Departure pursuant to LUC 20.25Q.030.D and if:

a. A convenient Pedestrian Connection between the properties or uses exists;

b. The availability of parking for all affected properties or uses is indicated by ~~signs~~directional Signs, as may be permitted by Chapter 22B.10 BCC, ~~(Sign Code)~~; and

c. The shared parking is documented and recorded pursuant to subsection I of this section.

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D. Off-Site Parking Location.

1. General. In East Main, this subsection supersedes LUC 20.20.590.J. Except as provided in subsection D.2 of this section, the Director may approve a portion of the approved parking through approval of an Administrative Departure pursuant to LUC 20.25Q.030.D for a use to be located on a Site other than the Subject Property if the following criteria are met:

a. Adequate visitor parking exists on the Subject Property;

- b. Adequate pedestrian, van or shuttle connections between the Sites exist;
- c. The availability of parking for all affected properties or uses is indicated by signs, as may be permitted by Chapter 22.10 BCC, Sign Code; and Adequate directional Signs in conformance with Chapter 22B.10 BCC (Sign Code) are provided; and
- d. The off-site parking is documented and recorded pursuant to subsection I of this section.

2. Short-Term Retail Parking Facilities. The Director may approve the Development of short-term retail parking facilities (see definition at LUC 20.50.040) not associated with a specific use. Upon the separate approval of an Administrative Departure pursuant to LUC 20.25Q.030.D by the Director, a property owner or owners may satisfy all or a portion of the parking requirement for a specified retail use through an agreement providing parking for the use at a designated short-term retail parking facility; provided, that:

- a. Adequate pedestrian, van or shuttle connections exist between the Sites;
- b. The availability of parking for all affected properties or uses is indicated by signs, as may be permitted by Chapter 22.10 BCC, Sign Code; and Adequate directional Signs in conformance with Chapter 22B.10 BCC (Sign Code) are provided; and
- c. The off-site parking is documented and recorded pursuant to LUC 20.25Q.090.I.

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20.25Q.150 Streetscape and public realm

A. Streetscapes.

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8. Signs.

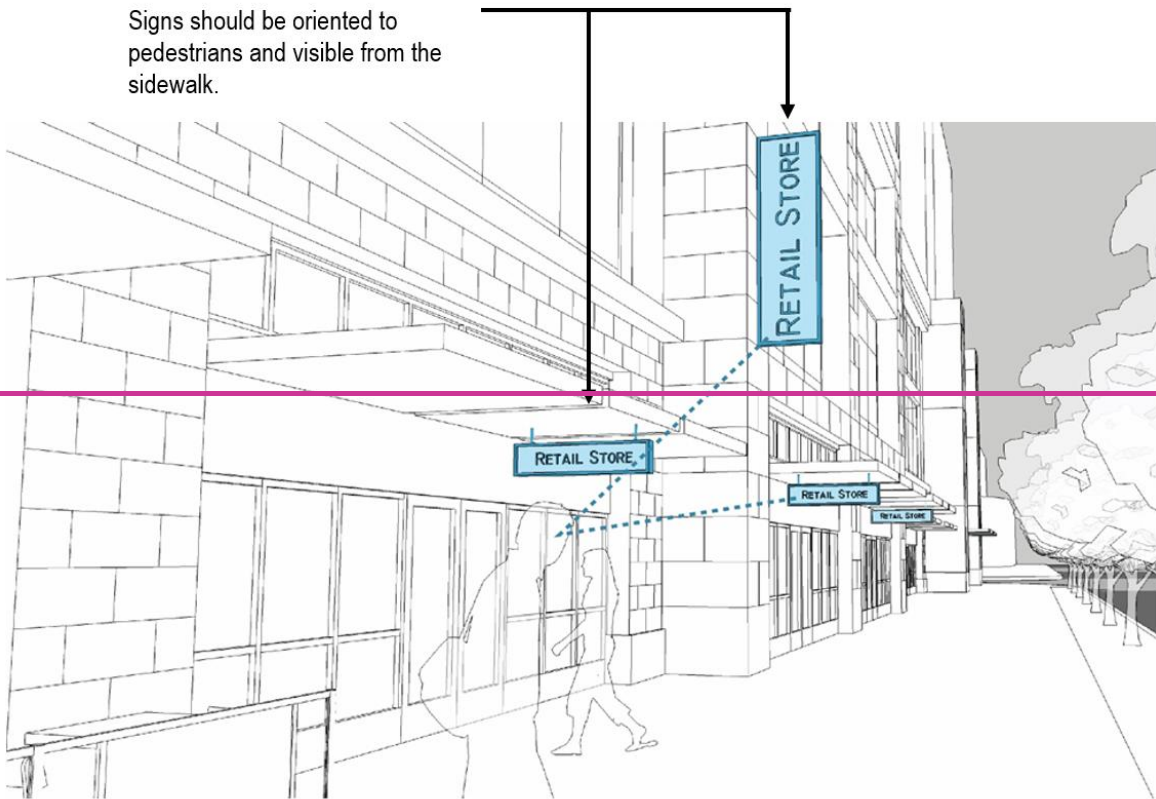
- a. Intent. Signs may provide an address, identify a place of business, locate residential Buildings, or generally offer directions and information. Their function shall be architecturally compatible with and contribute to the character of the surrounding area. Hanging-Most commercial sSigns should be oriented to the pedestrian and highly visible from the Sidewalk. Hanging-Signs can contribute significantly to a positive retail and pedestrian environment and reinforce a sense of place. Signs shall comply with the provisions of Chapter 22.10B BCC (Sign Code).

b. Standards. Signs shall comply with the provisions of Chapter 22.10 BCC, Sign Code.

b. Guidelines:

- i. Signs should not overwhelm the streetscape. They should be compatible with and complement the Building's architecture, including its awnings, canopies, lighting, and street furniture;
- ii. Sign lighting should be integrated into the façade of the Building;
- iii. Signs should be constructed of high quality materials and finishes;
- iv. Signs should be attached to the Building in a durable fashion; and
- v. Signs should be constructed of individual, three dimensional letters, as opposed to one single box with cutout flat letters.

Signs should be oriented to pedestrians and visible from the sidewalk.



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20.35.015 Framework for decisions.
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C. Process II decisions are administrative land use decisions made by the Director. Threshold determinations under the State Environmental Policy Act (SEPA) made by the Environmental Coordinator and Sign Code variances are also Process II decisions. (See the Environmental Procedures Code, BCC 22.02.034, and Sign Code, BCC 22~~B~~.10~~+180~~.) The following types of applications require a Process II decision:

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20.35.085 Appeals of non-land use matters.

Certain other appealable administrative decisions are made by City departments, including but not limited to decisions pursuant to the City's Traffic Standards Code, Chapter 14.10 BCC; Transportation Improvement Program, Chapter 22.16 BCC; the School Impact Fees for Issaquah School District No. 411 and Renton School District No. 403, Chapter 22.18 BCC; the Sewer Utility Code, Chapter 24.04 BCC; the Storm and Surface Water Utility Code, Chapter 24.06 BCC; the Sign Code, Chapter 22~~B~~.10 BCC; and the Environmental Procedures Code, Chapter 22.02 BCC. These types of non-Land Use Code appeals are heard and decided by the City Hearing Examiner. When associated with a consolidated Land Use permit application, the appeal will be heard in conjunction with any appeal on the Land Use application. In some cases, the relevant code modifies the appeal process slightly compared to Land Use Code appeals. (See, e.g., Transportation Improvement Program: only developer may appeal.) In such cases, and as to those codes only, the procedures governing other appeals shall control. In all cases, however, the final City decision on the administrative appeal is made by the Hearing Examiner. Information on non-Land Use Code appeals is available from the department administering the relevant code and from the City Hearing Examiner.