



CITY OF TUKWILA

Department of Community Development
 6300 Southcenter Boulevard, Tukwila, WA 98188
 Telephone: (206) 431-3670 FAX (206) 431-3665
 E-mail: tukplan@ci.tukwila.wa.us

TUC SIGN CODE OPT OUT

INFORMATION

In August of 2010, the Tukwila City Council adopted a new comprehensive sign code for the city. The new sign code increased the number of signs permitted for most businesses and properties within the city. However, during the update process it was determined that some properties in the Tukwila Urban Center Zoning district may benefit from being regulated under the provisions of the prior sign code. To address this issue, the City Council allowed properties within the Tukwila Urban Center one year to “opt out” of the new sign code regulations governing freestanding and building mounted signs. Property owners that choose to “opt out” by August 24, 2011 may continue to install freestanding and building mounted signs under the provisions of TMC 19.22. If a property owner chooses to “opt out” any advantages or additional sign allowances permitted under the new sign code will be unavailable. Only a property owner can utilize the opt out chapter. Individual tenants cannot opt out.

A property owner may choose to opt back in to the sign code by notifying the City in writing; however all signs that are made non-conforming by opting back in must be removed within 30-days.

The following table compares the allowable signs permitted under the new sign code to those signs permitted if a property owner chooses to “opt out”. **A PROPERTY OWNER’S DECISION TO OPT OUT WILL APPLY TO ALL TENANTS ON THE PARCEL.**

Business Signage	New Sign Code	Opt Out Chapter
Total Permanent Signs Per Business	No limit; based on site characteristics.	Two; may be listed on one freestanding sign and one wall sign or two wall signs. Only one wall sign per façade.
Freestanding Signs	New Sign Code	Opt Out Chapter
Number of Freestanding Signs	No limit; one sign is allowed for each 400 feet of frontage. Provisions provided for corner properties.	In most cases one sign allowed per premise. Properties that have over 400 feet of frontage and have two buildings with two separate businesses may be able to have two signs. No provisions for more than two signs.
Height of freestanding sign.	Varies by the amount of street frontage with a maximum of 8 feet.	No taller than the building on the premise where the sign is located or 35 feet, whichever is less.
Setback of Freestanding Signs	Five feet minimum from all property lines.	Sign must be setback from all property lines one foot for every foot in height.

Building Mounted Signs	New Sign Code	Opt Out Chapter
Type of Building Mounted Signage Allowed.	Various types permitted; including flush mounted, projecting, awning, etc.	Flush mounted wall signs only.
Number of building mounted signs.	No limit; depends on a variety of building design situations.	Two; no more than one sign per façade. If a sign is listed on a freestanding sign, only wall sign is permitted.

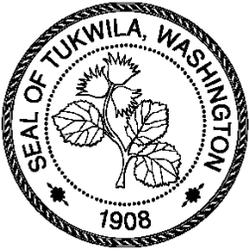
COMPLETE APPLICATION CHECKLIST

The materials listed below must be submitted with your application unless specifically waived in writing by the Department of Community Development. Application review will not begin until the application is determined to be complete.

The initial application materials allow project review to begin and vest the applicant's rights. However, the City may require additional information as needed to establish consistency with development standards. The application must be received by **August 24, 2011**, the end of the window to opt out.

Department of Community Development Planning staff can help you prepare your application for submittal. Please contact (206) 431-3670 to discuss any specifics with the required application submittal.

Check items submitted with application	<p>Information Required. <i>May be waived in unusual cases, upon approval of both Public Works and Planning</i></p>
APPLICATION MATERIALS:	
	1. One copy of this application form, completed, signed and notarized.
	2. Letter, signed by property owner, requesting to opt out of the sign code per TMC 19.22.
	3. Map identifying all parcels included in the opt-out request, listing all addresses on site and locating all existing permanent signs.
	4. Photos of all existing permanent signs keyed to the map.
	5. Payment of application fee as established in the City's current fee schedule.



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APPLICATION

<i>FOR STAFF USE ONLY Permits Plus Type: P-SIOPT</i>	
Planner:	File Number:
Application Complete (Date:)	Project File Number:
Application Incomplete (Date:)	Other File Numbers:

NAME OF PROJECT/DEVELOPMENT: _____

LOCATION OF PROJECT/DEVELOPMENT: *Give street address or, if vacant, indicate lot(s), block and subdivision, access street, and nearest intersection.*

LIST ALL TAX LOT NUMBERS (this information may be found on your tax statement).

DEVELOPMENT COORDINATOR:

The individual who:

- has decision making authority on behalf of the owner/applicant in meetings with City staff,
- has full responsibility for identifying and satisfying all relevant and sometimes overlapping development standards, and
- is the primary contact with the City, to whom all notices and reports will be sent.

Name: _____

Address: _____

Phone: _____ FAX: _____

E-mail: _____

Signature: _____ Date: _____



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**AFFIDAVIT OF OWNERSHIP AND HOLD HARMLESS
PERMISSION TO ENTER PROPERTY**

STATE OF WASHINGTON

ss

COUNTY OF KING

The undersigned being duly sworn and upon oath states as follows:

1. I am the current owner of the property which is the subject of this application.
2. All statements contained in the applications have been prepared by me or my agents and are true and correct to the best of my knowledge.
3. The application is being submitted with my knowledge and consent.
4. Owner grants the City, its employees, agents, engineers, contractors or other representatives the right to enter upon Owner's real property, located at _____ for the purpose of application review, for the limited time necessary to complete that purpose.
5. Owner agrees to hold the City harmless for any loss or damage to persons or property occurring on the private property during the City's entry upon the property, unless the loss or damage is the result of the sole negligence of the City.
6. Non-responsiveness to a City information request for ninety (90) or more days shall be cause to cancel the application(s) without refund of fees.

EXECUTED at _____ (city), _____ (state), on _____, 20____

(Print Name)

(Address)

(Phone Number)

(Signature)

On this day personally appeared before me _____ to me known to be the individual who executed the foregoing instrument and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes mentioned therein.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS _____ DAY OF _____, 20____

NOTARY PUBLIC in and for the State of Washington

residing at _____ My Commission expires on _____