

Ordinance No. 121429

Council Bill No. 114839

WAW

The City of Seattle
Council Bill/Ordinance

AN ORDINANCE relating to land use and zoning, amending Sections 23.44.017, 23.55.020, 23.55.022, 23.78.002, 23.78.010, 23.79.004, 23.79.008 of the Seattle Municipal Code to amend the development standards for Public Schools and to update the Public School Departure and School Joint Use and Reuse Advisory Processes.

CF No. _____

Date Introduced:	MAR 22 2004	
Date 1st Referred:	To: (committee)	Urban Development & Planning
Date Re - Referred:	To: (committee)	
Date Re - Referred:	To: (committee)	
Date of Final Passage:	Full Council Vote:	
3-29-04	9-0	
Date Presented to Mayor:	Date Approved:	
3-30-04	4/1/04	
Date Returned to City Clerk:	Date Published:	T.O. <input checked="" type="checkbox"/> F.T. <input checked="" type="checkbox"/>
4/1/04	9 pp.	
Date Vetted by Mayor:	Date Veto Published:	
Date Passed Over Veto:	Veto Sustained:	

3-29-04 Passed

This file is complete and ready

Law Department

Law Dept. Review

ORDINANCE 121429

AN ORDINANCE relating to land use and zoning, amending Sections 23.44.017, 23.55.020, 23.55.022, 23.78.002, 23.78.010, 23.79.004, 23.79.008 of the Seattle Municipal Code to amend the development standards for Public Schools and to update the Public School Departure and School Joint Use and Reuse Advisory Processes.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection G of Section 23.44.017 of the Seattle Municipal Code, which Section was last amended by Ordinance 120266, is amended as follows:

23.44.017 Development standards for public schools.

* * *

G. Bus and Truck Loading and Unloading.

1. Unless subsection G 4 of this section applies, ((A)) an off-street bus loading and unloading area of a size reasonable to meet the needs of the school shall be provided and may be located in any required yard. The bus loading and unloading area may be permitted in landscaped areas provided under subsection D1b if the Director determines that landscaping around the loading and unloading area softens the impacts of its appearance on abutting properties.

2. One (1) off-street truck loading berth meeting the requirements of subsection H of Section 23.54.030 shall be required for new public school construction.

3. Development standard departure from the requirements and standards for bus and truck loading and unloading areas and berths may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 only when departure would contribute to reduced demolition of residential structures.



1 ~~each street frontage,)) not to exceed fifteen (15) square feet of area per sign face on each street~~
2 ~~frontage ((;except that for public elementary or secondary schools, departure from these~~
3 ~~standards may be granted or required pursuant to the criteria and procedures of Chapter 23.79));~~

4 6. On-premises directional signs not exceeding eight (8) square feet in area. One
5 (1) such sign shall be permitted for each entrance or exit to a surface parking area or parking
6 garage((-);

7 7. For public elementary or public secondary schools, one (1) electric or
8 nonilluminated double-faced identifying sign, not to exceed thirty (30) square feet of area per
9 sign face on each street frontage, provided that the signs shall be located and landscaped so that
10 light and glare impacts on surrounding properties are reduced, and so that any illumination is
11 controlled by a timer set to turn off by 10 p.m.

12 * * *

13 Section 3. Subsection D of Section 23.55.022 of the Seattle Municipal Code, which
14 Section was last amended by Ordinance 120388, is amended as follows:

15 **23.55.022 Signs in multi-family zones.**

16 * * *

17 D. The following signs shall be permitted in all multifamily zones:

18 1. Electric, externally illuminated or nonilluminated signs bearing the name of
19 the occupant of a dwelling unit, not exceeding sixty-four (64) square inches in area;

20 2. Memorial signs or tablets, and the names of buildings and dates of building
21 erection when cut into a masonry surface or constructed of bronze or other noncombustible
22 materials;



1 3. Signs for public facilities indicating danger and/or providing service or safety
2 information;

3 4. Properly displayed national, state and institutional flags;

4 5. One (1) electric, externally illuminated or nonilluminated sign bearing the
5 name of a home occupation not exceeding sixty-four (64) square inches in area;

6 6. One (1) nonilluminated wall or ground identification sign for multifamily
7 structures on each street or alley frontage in addition to signs permitted by subsection D2. For
8 structures of sixteen (16) units or less, the maximum area of each sign face shall be sixteen (16)
9 square feet. One (1) square foot of sign area shall be permitted for each additional unit over
10 sixteen, to a maximum area of fifty (50) square feet per sign face;

11 7. For institutions other than public elementary and public secondary schools, one
12 ~~((One))~~ (1) electric or nonilluminated double-faced identifying wall or ground sign ~~((for an~~
13 ~~institution,))~~ on each street frontage, not to exceed twenty-four (24) square feet of area per sign
14 face ~~((; except that for public elementary or secondary schools, departure from these standards~~
15 ~~may be granted or required pursuant to the criteria and procedures of Chapter 23.79 of the Land~~
16 ~~Use Code));~~

17 8. One (1) electric, externally illuminated or nonilluminated sign bearing the
18 name of a bed and breakfast, not exceeding sixty-four (64) square inches in area.

19 9. For public elementary or public secondary schools, one (1) electric or
20 nonilluminated double-faced identifying sign, not to exceed thirty (30) square feet of area per
21 sign face on each street frontage, provided that the signs shall be located and landscaped so that
22 light and glare impacts on surrounding properties are reduced, and that any illumination is
23 controlled by a timer set to turn off by 10 p.m.



* * *

Section 4. Subsection B of Section 23.78.002 of the Seattle Municipal Code, which Section was last amended by Ordinance 115906, is amended as follows:

Section 23.78.002 Application for establishment of criteria.

* * *

B. On receipt of an application, the Director of the Department of Neighborhoods shall convene a School Use Advisory Committee (SUAC) to secure the comments of the public and make recommendations for school use criteria for the school. The committee shall operate pursuant to rules promulgated by the Director of the Department of Neighborhoods. The committee shall consist of the following:

1. A representative of the City selected by the Director of the Department of Neighborhoods, to act as chairperson;
2. A representative of the Seattle School District, or if the structure is no longer owned by the Seattle School District, a representative of the structure owner;
3. Two (2) persons residing or owning property within ~~((three hundred (300)))~~ six hundred (600) feet of the ((school-site)) site of the school and any adjoining publicly owned property, selected by the Director of the Department of Neighborhoods in cooperation with the community organization(s) representing the area;
4. A representative of the PTSA or parents' group, selected by the appropriate organization, if "joint use" (both public school classrooms and nonschool uses) is contemplated by the application; or a representative of the neighborhood, selected by the Director of the Department of Neighborhoods, in cooperation with the community organization(s) representing the area, if joint use is not contemplated in the application;



1 committee shall operate pursuant to rules promulgated by the Director of DON. To the extent
2 that members of the following groups are available, the advisory committee shall consist of:

3 A. A representative of the City selected by the Director of DON, to act as nonvoting
4 chairperson;

5 B. A representative of the Seattle School District;

6 C. A person residing within ~~((three hundred (300)))~~ six hundred (600) feet of the site of
7 the school and any adjoining publicly owned property~~((school site and a person owning property~~
8 ~~or a business within three hundred (300) feet of the school site)),~~ selected by the Director of
9 DON in cooperation with the community organizations(s) representing the area;

10 D. A person owning property or a business within six hundred (600) feet of the site of the
11 school and any adjoining publicly owned property, selected by the Director of DON in
12 cooperation with the community organization(s) representing the area;

13 ~~((D.))~~ E. Two (2) representatives of the neighborhood, selected by the Director of DON in
14 cooperation with the community organization(s) representing the area;

15 ~~((E.))~~ F. A representative at large selected by the ~~((Joint Advisory Commission on~~
16 Education(JACE))) Director of DON to represent city-wide education issues;

17 ~~((F.))~~ G. A nonvoting representative of the Department; ~~((and))~~

18 ~~((G.))~~ H. Two (2) representatives of the parents of the school to be replaced, expanded or
19 remodeled, selected by the Director of DON in cooperation with the school's PTSA or other
20 school parent organization; and

21 ~~((H.))~~ I. A person, to be selected by the Director, who resides in a housing unit which will
22 be demolished and who will be adversely affected by the demolition, when demolition of housing
23 is necessitated by the District's proposal.

1 Section 7. Subsection A of Section 23.79.008 of the Seattle Municipal Code, which
2 Section was last amended by Ordinance 120691, is amended as follows:

3 **23.79.008 Advisory committee responsibilities.**

4 The advisory committee shall perform the following functions:

5 A. It shall conduct ~~((a minimum of three (3)))~~ one or more public meetings within a
6 ninety (90) day period from formation of the advisory committee ~~((, provided that if the advisory
7 committee deems the requested departure from development standards to be minor in nature, it
8 shall conduct a minimum of one (1) public meeting within a thirty (30) day period from
9 formation of the advisory committee))~~.
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11

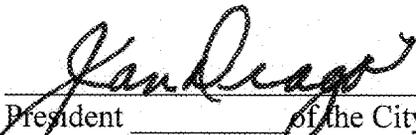
12 * * *



1 Section 8. The provisions of this ordinance are declared to be separate and severable. The
2 invalidity of any particular provision shall not affect the validity of any other provision.

3 Section 9. This ordinance shall take effect and be in force thirty (30) days from and after
4 its approval by the Mayor, but if not approved and returned by the Mayor within ten (10) days
5 after presentation, it shall take effect as provided by Municipal Code Section 1.04.020.
6

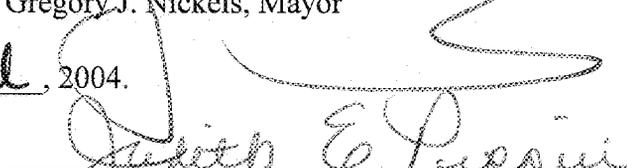
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8 Passed by the City Council the 29th day of March, 2004, and signed by me in open
9 session in authentication of its passage this 29th day of March, 2004.

10
11 
12 President _____ of the City Council

13 Approved by me this 8 day of April, 2004.

14 
15 Gregory J. Nickels, Mayor

16 Filed by me this 8th day of April, 2004.

17 
18 City Clerk

19 (Seal)
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City of Seattle

Gregory J. Nickels, Mayor

Office of the Mayor

February 9, 2004

Honorable Jan Drago
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Drago:

The proposed Council Bill amends and updates the development standards for public schools' bus and truck loading and unloading areas; school signs in single- and multi-family zones; and provides greater flexibility related to the meeting requirements for the School Use Advisory Committees.

This version replaces Council Bill 114680. I am submitting this revised version due to the title change required by the amendments discussed between the Executive and Council when the previous version was considered last year in the Land Use Committee. Those amendments allow the School Use Advisory Committee greater flexibility to meet as often as needed in order to adequately address the development issues before them.

Thank you for your consideration of this legislation. Should you have questions, please contact Susan McLain at (206)684-0432.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read "Greg Nickels".

GREG NICKELS
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

600 Fourth Avenue, 7th Floor, Seattle, WA 98104-8154

Tel: (206) 684-4000, TDD: (206) 684-8811 Fax: (206) 684-5360, E:mail: mayors.office@ci.seattle.wa.us

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**DIRECTOR'S REPORT AND RECOMMENDATION:
PUBLIC SCHOOL DEPARTURES AND
SCHOOL USE ADVISORY COMMITTEE PROCESS**

Introduction

The Department of Design, Construction and Land Use (DCLU), in cooperation with the Department of Neighborhoods (DON), is proposing to amend the Land Use Code to address issues related to public schools development. The Land Use Code provides the means by which the Seattle School District may depart from Land Use Code requirements in order to balance the physical requirements and educational needs of school development with potential impacts of proposed school development on the surrounding neighborhood. The Land Use Code also provides for a process through which the Seattle School District may allow non-school use of existing or former public school structures. Both processes are subject to review by citizen advisory committees, convened and staffed by DON.

Generally, the proposed amendments would modify and expand the candidate pool for advisory committee membership. Further, the amendments address code departures that have been routinely agreed to by the advisory committees such as allowing for larger signs at public schools or permitting on-street loading facilities where appropriate. As a result of the proposed amendments, these departures would not routinely require initiation of the public school departure process.

Background

The Land Use Code acknowledges the unique nature of Seattle's public education facilities. Although they are historically located in or close to the residential neighborhoods they are intended to serve, they are not typically structures that reflect residential use or development standards. This can be of particular importance when upgrading or improving a structure(s) is proposed, or when changing the use of, or surplus, a structure after its useful life as a school. Specific development standards apply to a school whether it is a new school on a new site, a new school on an existing school site, or an existing school in need of renovation or expansion.

Over the years, with Seattle's changing households, it has become necessary for the Seattle School District to reassess the need for public schools and make decisions about where to retain or build new structures and where to surplus unnecessary public school structures. Because schools, commonly located in low density, residential neighborhoods, are often historically significant institutional or neighborhood landmarks in the communities in which they are located, their disposition frequently engenders a great deal of public interest and sometimes controversy. Because of the community issues that result from school closures, school rehabilitation or new school construction, the City Council enacted standards and process provisions for addressing impacts on surrounding neighborhoods.

The School Use Advisory Committee (SUAC) process was created because the Seattle School District, responding to the decline in attendance in historical school locations, began to surplus structures or allow non-school uses to occupy them. School buildings, frequently located in Single Family zones, generally do not lend themselves to traditional single family uses. A SUAC is initiated when the School District applies for the establishment of criteria for non-school use of an existing or former public school structure. On receipt of the School District's application, DON convenes a School Use Advisory Committee to foster public participation in developing criteria for use of the school structure.

DON was also charged with staffing the public school departure process, which is triggered when development standards for new school or existing school rehabilitation, maintenance, or renovation, cannot be met.

Because of Seattle's successful school construction levies, there have been more school departure processes than usual in the past few years, and this trend is expected to continue for at least the next two years. Based on experience, it is believed that some minor changes can be made that would make the school departure process more efficient and eliminate unnecessary process in some cases, without reducing safeguards for the community. Some of these improvements also apply to the SUAC process.

In addition to the SUAC process, the Land Use Code allows some variation from the development standards that apply to structures, generally, in residential zones. As previously noted, it is not always possible for schools to meet development standards, given site specific circumstances and frequent location in Single Family zones. As a result, development standards tailored to school construction were implemented. In addition, the Land Use Code includes a process for development standard departure, when specific development standards cannot be met. In this process of departure, DON once again initiates a neighborhood committee who is responsible for reviewing the requested departures and making a recommendation to the Director as to whether or not to grant the departure.

Experience has demonstrated that certain departures are granted with regularity and cause very limited impacts, only extending the time necessary to complete school renovations and construction and raising the project's cost. Because of the routine nature of certain departures from development standards, DON recommended that these departures be built into the regulations, reducing costs to both the School District and to DON, in these time of limited resources and staffing for school use advisory committees and school maintenance and development.



Analysis

Proposed changes to the School Departure and School Use Advisory Committee processes, and the rationale for these changes, are as follows:

Proposed Change	Rationale
<p>Section 23.79.004C, which establishes requirements for advisory committee membership, is proposed to be amended as follows:</p> <p>A. A person residing within three hundred six hundred <u>((300))(600)</u> feet of the school site and a person owning property or a business within three hundred six hundred <u>((300))(600)</u> feet of the school site, selected by the Director of DON in cooperation with the community organization(s) representing the area;</p> <p>A similar change is proposed in Section 23.78.002B3, for SUACs.</p> <p>3. Two (2) persons residing or owning property within three hundred six hundred <u>((300))(600)</u> feet of the ((school)) <u>site of the school and any adjoining publicly owned property</u>, selected by the Director of the Department of neighborhoods in cooperation with the community organization(s) representing the area;</p>	<p>Three hundred feet is too close to the schools. Often the potential candidate pool is so small that extra time is spent soliciting house to house for advisory committee members, and it is difficult to recruit a diverse committee. Including people within 600 feet would still ensure that local residents affected by the proposed departures will have a say. Excluding publicly owned properties which are next to a school, such as city parks, also would help ensure a larger pool of candidates.</p>



<p>Section 23.79.004 E is proposed to be amended as follows to replace the JACE (Joint Advisory Commission on Education) representative with a general community representative:</p> <p>E. A representative at large selected by the ((Joint Advisory Commission on Education (JACE))) <u>Director of DON to represent those with involvement in city-wide education issues.</u></p> <p>A similar change is proposed in Section 23.78.002B6 for SUACs.</p> <p>B. 6. A representative at large selected by the ((Joint Advisory Commission on Education (JACE))) <u>Director of DON to represent those with involvement in city-wide education issues.</u></p>	<p>JACE no longer exists. The intent was to have a citywide perspective and to have a "good schools" representative.</p>
<p>Amend Subsection A of Section 23.79.008 to specify that the advisory committee shall conduct at least one public meeting instead of three public meetings.</p> <p>23.79.008. It shall conduct ((a minimum of three (3))) <u>one or more public meetings</u> within a ninety (90) day period from formation of the advisory committee ((, provided that if the advisory committee deems the requested departure from development standards to be minor in nature, it shall conduct a minimum of one (1) public meeting within a thirty (30) day period from formation of the advisory committee)).</p>	<p>The Department of Neighborhoods would like to provide flexibility for the advisory committees to meet as many times as needed, without an arbitrary number established in the Code. For example, the Code currently requires that at least 3 meetings be held for a SUAC, and if the committee decides that only 2 are necessary, they would still have to hold 3 in order to fulfill the legal requirements for the process. The new provision allows the committee to determine how many times they need to meet based on the complexity of the issues and the level of community interest. The 90 day limit for the process would remain the same, and sets an upper limit on the potential number of meetings.</p>



Amend subsections 23.55.020D5 (signs in single family zones) and 23.55.022D7 (signs in multi-family zones) to specify that signs at public schools may be larger than generally allowed in residential zones, and to set standards that reduce the potential impacts of such signs on the surrounding area:

23.55.020D5. One (1) electric or non-illuminated double-faced identifying wall or ground sign for any permitted nonresidential use in the zone, including institutions, except public elementary or secondary schools, on each street frontage, not to exceed fifteen (15) square feet of area per sign face. ~~((; except that for public elementary or secondary schools, departure from these standards may be granted or required pursuant to the criteria and procedures of Chapter 23.79;))~~

New subsection:

23.55.020D7. One (1) electric or non-illuminated double-faced identifying sign for public elementary or secondary schools, not to exceed thirty (30) square feet of area per sign face shall be permitted on each street frontage, provided that the signs shall be located and landscaped so that light and glare impacts on surrounding properties are reduced, and that any illumination is controlled by a timer set to turn off by 10 p.m.

23.55.022D7 One (1) electric or non-illuminated double-faced identifying wall or ground sign for an institution, excluding public elementary or secondary schools, on each street frontage, not to exceed twenty-four (24) square feet of area per sign face. ~~((; except that for public elementary and secondary schools, departure from these standards may be granted or required pursuant to the criteria and procedures of Chapter 23.79 of the Land Use Code;))~~

New subsection

Code departures for signs are minor compared to the other issues that require the use of a citizen advisory committee.

The proposed amendment is guided by what was permitted in two recent departure processes for school signs, and incorporates the mitigating measures approved by the citizen advisory committees.

<p><u>23.55.022D9. One (1) electric or non-illuminated double-faced identifying sign for public elementary or secondary schools, not to exceed thirty (30) square feet of area per sign face shall be permitted on each street frontage, provided that the signs shall be located and landscaped so that light and glare impacts on surrounding properties are reduced, and that any illumination is controlled by a timer set to turn off by 10 p.m.</u></p>	
<p>A provision is proposed to be added to the Land Use Code that specifies that on-street bus loading may be continued at a school when this condition already exists, and safeguards for the surrounding community are provided.</p> <p>23.44.017G1, which sets the standards for bus loading areas for public schools in single family zones, is proposed to be amended as follows:</p> <p>G. Bus and Truck Loading and Unloading</p> <ol style="list-style-type: none">1. An off-street bus loading and unloading areas of a size reasonable to meet the needs of the school shall be provided and may be located in any required yard. The bus loading and unloading area may be permitted in a landscaped areas provided under subsection D1b if the Director determines that landscaping around the loading and unloading area softens the impacts of its appearance on abutting properties.2. One (1) off-street truck loading berth meeting the requirements of subsection H of Section 23.54.030 shall be required for new public school construction.3. Development standard departure from the requirements and standards for bus and truck loading and unloading areas and berths may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 only when departure would contribute to reduced demolition of residential structures.	<p>On-street bus loading is common at all schools and has caused few demonstrable problems. Yet whenever a school is renovated, or a site redeveloped, the District must seek authority to continue this practice. To date, such a request has never been denied. Changing the code to allow continuation of this practice, with proposed safeguards against new impacts from a change in location or a substantial increase in buses, would not affect the surrounding area. This proposal could also eliminate up to half of the requested school departures.</p>



<p><u>4. If on-street bus loading is occurring at an existing public school site, it will continue to be permitted when the following conditions are met:</u></p> <ul style="list-style-type: none"><u>a. the school site is not proposed to be expanded;</u><u>b. the student capacity of the school is not being expanded by more than 25%; and</u><u>c. the location of the current on-street bus loading remains the same.</u>	
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Conclusion and Recommendation

The proposed amendments will facilitate the City's Public School Departure and SUAC processes by allowing for the efficient and effective use of the Citizen Advisory Committees charged with addressing the issues emerging from the use and development of school structures and property. The proposed amendments will allow for the resourceful use of limited staff given recent reductions in the Department of Neighborhood's budget for working on school and other related citizen advisory committees. The Department of Design, Construction and Land Use and the Department of Neighborhoods urges support for these proposed amendments and their speedy consideration and implementation.



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	DOF Analyst/Phone:
Department of Planning and Development (DPD)	Susan McLain, 684-0432	Aimee Strasko, 386-4090

Legislation Title: AN ORDINANCE relating to land use and zoning, amending Sections 23.44.017, 23.55.020, 23.55.022, 23.78.002, 23.78.010, 23.79.004, 23.79.008 of the Seattle Municipal Code to update the Public School Departure and School Use Advisory Processes.

- **Summary of the Legislation:**

The ordinance changes sections of the Land Use Code pertaining to development standards for public schools.

- **Background:**

The ordinance amends standards relating to bus and truck loading and unloading; school signs in single- and multi-family zones; and to the standards for establishing citizen advisory committees for public school development standard departures and school use. Please also see the attached director's report.

X **This legislation does not have any financial implications.**

Attachment 1: Director's Report and Recommendation



STATE OF WASHINGTON – KING COUNTY

--SS.

170869
CITY OF SEATTLE, CLERKS OFFICE

No. ORDINANCE IN FULL

Affidavit of Publication

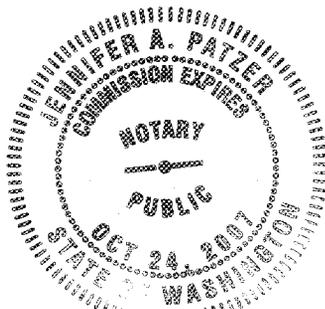
The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT:121429 ORD IN FULL

was published on

4/14/2004



Affidavit of Publication

Melinda

Subscribed and sworn to before me on

4/14/2004

Jennifer A. Patzer

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

ORDINANCE 121429

AN ORDINANCE relating to land use and zoning, amending Sections 23.44.017, 23.55.020, 23.55.022, 23.78.002, 23.78.010, 23.79.004, 23.79.008 of the Seattle Municipal Code to amend the development standards for Public Schools and to update the Public School Departure and School Joint Use and Reuse Advisory Processes.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Subsection G of Section 23.44.017 of the Seattle Municipal Code, which Section was last amended by Ordinance 120268, is amended as follows:

23.44.017 Development standards for public schools.

G. Bus and Truck Loading and Unloading.

1. Unless subsection G 4 of this section applies, (64) an off-street bus loading and unloading area of a size reasonable to meet the needs of the school shall be provided and may be located in any required yard. The bus loading and unloading area may be permitted in landscaped areas provided under subsection D1b if the Director determines that landscaping around the loading and unloading area softens the impacts of its appearance on abutting properties.

2. One (1) off-street truck loading berth meeting the requirements of subsection H of Section 23.54.030 shall be required for new public school construction.

3. Development standard departure from the requirements and standards for bus and truck loading and unloading areas and berths may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 only when departure would contribute to reduced demolition of residential structures.

4. When a public school is remodeled or rebuilt at the same site, an existing on-street bus loading area is allowed if the following conditions are met:

a. the school site is not proposed to be expanded;

b. the student capacity of the school is not being expanded by more than twenty-five percent (25%); and

c. the location of the current on-street bus loading remains the same.

Section 2. Subsection D of Section 23.55.020 of the Seattle Municipal Code, which Section was last amended by Ordinance 120609, is amended as follows:

23.55.020 Signs in single-family zones.

D. The following signs shall be permitted in all single-family zones:

1. Electric, externally illuminated or non-illuminated signs bearing the name of

the occupant of a dwelling unit, not exceeding sixty-four (64) square inches in area;

2. Memorial signs or tablets, and the name of buildings and dates of building erection when cut into a masonry surface or constructed of bronze or other noncombustible materials;

3. Signs for public facilities indicating danger and/or providing service or safety information;

4. Properly displayed national, state and institutional flags;

5. For any permitted nonresidential use in the zone except for public elementary or public secondary schools, (One) one (1) electric or nonilluminated double-faced identifying sign