

Chapter 18.50: SIGNS

18.50.010 Purpose.

The purpose of these sign regulations is to provide equitable signage rights, reduce signage conflicts, promote traffic and pedestrian safety and, increase the aesthetic value and economic viability of the City by classifying and regulating the location, size, type and number of signs and related matters, in a content-neutral manner. The regulations allow for a variety of sign types and sizes for a site. The provisions do not ensure or provide for every property owner's desired level of visibility for the signs. The sign standards are intended to allow for signs with adequate visibility to streets that abut the site, but not necessarily to streets farther away.

18.50.020 Scope.

- A. All signs, including sign structures and display areas or building walls with lettering on them shall be erected and maintained only as provided by this chapter, except for the following:
1. Signs not visible from either a public right-of-way or property of different ownership, provided such signs shall be erected and maintained in accordance with applicable law;
 2. Signs owned and maintained by governmental agencies;
 3. Signs lawfully erected in the public right-of-way in accordance with applicable state and local laws and regulations;
 4. Signs inside a building, except for strobe lights or floating lights visible from a public right-of-way, private road or other private property; and
 5. Signs carved into or part of materials, which are an integral part of a building.

18.50.030 Permit required.

- A. Permit required.
1. No sign shall be erected or maintained except as provided by this chapter and the Director has issued a permit.
 2. This permit requirement applies to all signs, except those specifically exempt by a provision of this chapter and signs existing on the date of adoption of the ordinance codified in this chapter which shall be subject to subsection D of this section.

B. Permit Application.

1. Application for a sign permit shall be made in writing upon forms furnished by the Director.
2. A permit application fee shall accompany the application for it to be processed by the City.
3. The amount of the fee shall be set by the permit fee schedule adopted by resolution of the City Council.
4. The application shall include all plans and information necessary to establish that the proposed sign complies with all applicable requirements of this chapter and applicable buildings, structural and life safety codes.
5. The permit shall be reviewed under a Type I procedure.
6. Any permit issued under this chapter shall be void if no substantial physical action is taken, in accordance with any conditions of the permit and the applicable requirements of this chapter, within one hundred eighty (180) days following the date of its issuance.
7. Any permit issued under this chapter shall remain in effect as long as the sign is maintained in compliance with any permit conditions, all applicable provisions of this chapter, and the applicant did not misrepresent or falsify any information supplied in the application.

C. Appeals.

1. Any person aggrieved by a decision of the Director may appeal the decision under the appeal provisions for a Type I decision.

D. Permits for Signs Existing on the Effective Date of These Regulations.

1. Signs existing on the effective date of these regulations shall also be required to obtain a permit within one hundred twenty (120) days of the date these regulations become effective.
2. No fee shall be charged for such permit and the sign official shall, within sixty (60) days of the effective date of these regulations, give written notice of the requirement for permits and shall provide permit forms on request.
3. Any such existing sign for which a permit has not been obtained within one hundred twenty (120) days of the effective date of these regulations shall be deemed an unlawful use.

18.50.040 Variances.

- A. A variance from the sign standards may be granted provided the criteria in Chapter 18.88 are met.
- B. At the time of application for variance from the provisions of this chapter, the applicant shall pay a fee in accordance with the fee schedule established and amended from time to time by the City Council.
- C. A sign variance application shall be reviewed under Type II procedures.

18.50.050 Prohibited signs.

- A. It is unlawful for the following signs to be erected or to be maintained except as otherwise provided in this chapter:
 - 1. Billboards
 - 2. A sign that interferes in any way with a traffic control sign or device or prevents clear and unobstructed view of official traffic control signs or devices or approaching or merging traffic;
 - 3. A sign that contains, includes or is illuminated by any flashing or revolving, rotating or moving light or moves or has any animated or moving parts, except that this subsection does not apply to traffic control signs or devices, and shall not apply to electronic reader boards, time and temperature signs, and similar signs.
 - 4. A sign with lighting which is not effectively shielded so as to prevent beams or rays of light from being directed at any portion of the main traveled right-of-way of a roadway, or is of such intensity or brilliance as to cause glare on adjoining properties or roadways or impair the vision of a driver of a motor vehicle or otherwise to interfere with the operations thereof.
 - 5. A sign located upon a tree, or painted or drawn upon a natural feature.
 - 6. An obsolete sign.
 - 7. Portable signs, A-frame signs, sandwich boards, tent signs, streamers, strings of lights, balloons, banners or pennants, excepting traditional holiday decorations; except as provided in chapter 18.50.060 (1) and;
 - 8. Except as provided in Section 18.50.020 (B), a sign that obstructs free ingress to or egress from any door, window or fire escape, alley, drive or fire lane, or is attached to a fire escape.

9. A sign erected or maintained on public property or within the public right-of-way without permission of the public body having jurisdiction.
10. A sign not able to withstand a wind pressure of twenty (20) pounds per square foot of exposed surface, or is insecurely erected, or is constructed so as to constitute a fire hazard.
11. A sign not maintained in a safe condition and good repair.
12. Any sign larger than thirty two (32) square feet on an undeveloped lot or parcel of property.
13. A sign not otherwise in compliance with any provision of this code, Oregon law or the terms and conditions of any valid sign permit issued under this chapter.
14. Signs larger than three (3) square feet on fences or fencing except as provided in 18.50.060 (1).

18.50.060 Signs not requiring a permit.

- A. In any zoning district, the following signs may be erected and maintained without a permit, so long as they comply with all applicable provisions of this chapter and are not illuminated;
 1. Five temporary signs per street frontage of property under a single ownership provided such signs do not cause a public safety hazard or nuisance, have no more than two (2) faces each, and that no sign face exceeds six (6) square feet in area.
 2. Signs carved into a building or which are part of materials that are an integral part of the building not exceeding ten (10) square feet in area, however, this subsection does not include signs painted on the sides of buildings.
 3. A single sign where the display surface area does not exceed two (2) square feet.
 4. Window signs situated on the indoor-side of a window or door.
 5. Signs attached to, or carried by, a person.
 6. Signs required by law or legal action, including but not limited to, signs warning of hazardous or dangerous conditions on a premises and land use application and hearing notice signs.

18.50.070 Signs in residential zones.

- A. Signs Allowed. In the R-1, R-2, R-3 zoning districts, only signs not requiring a permit are allowed, and only so long as the requirements of this subsection are met.
- B. All signs in residential zones must comply with the following requirements:
 - 1. Three (3) feet maximum height above grade;
 - 2. Signs shall be set back from the street as determined by the Director.
 - 3. Signs shall not be illuminated.

18.50.080 Signs in C1, C2, M1, M2, and PSP Zones.

In the C1, C2, M-1, M-2 and PSP zoning districts, the following signs are allowed:

- A. All signs allowed without permit as provided by this chapter, so long as the requirements of this subsection are met;
- B. Wall signs, so long as a permit is first obtained as required by this chapter and the display surface area is no larger than two square feet for each lineal foot of the wall on which the sign is erected;
- C. Free-standing signs, so long as a permit is first obtained as required by this chapter and the following standards are met:
 - 1. Number.
 - a. One freestanding sign shall be permitted for each street frontage of a premise, provided minimum lot frontage of thirty (30) feet is met.
 - b. No freestanding sign shall be permitted on the same frontage where there is a projecting or roof sign.
 - c. Freestanding signs on the same premises but on different frontages shall be separated by a minimum of fifty (50) feet distance.
 - 2. Area.
 - a. Where the street frontage is less than fifty (50) feet, the maximum display surface area shall not exceed fifty (50) square feet, with twenty-five (25) square feet maximum area per sign face.

- b. Where the street frontage is greater than fifty (50) feet but less than two hundred (200) feet, surface display area shall not exceed one hundred (100) square feet, with fifty (50) square feet maximum area per sign face.
 - c. Where the street frontage is two hundred (200) feet or greater, the surface display area shall not exceed three hundred (300) square feet, with a maximum area of one hundred fifty (150) square feet per sign face.
 - d. Multiple businesses may erect one freestanding sign with a total area commensurate with their combined street frontages.
 - e. Signage shall be consolidated to the maximum extent practicable.
 - f. In no case shall any sign have a surface display area in excess of three hundred (300) square feet.
3. Projection - Freestanding signs shall not project over a public right-of-way.
 4. Clearance - A minimum clearance of ten (10) feet from grade shall be maintained over pedestrian or vehicular areas, fourteen (14) feet over areas of truck access.
 5. Horizontal Dimension - The greatest horizontal dimension shall not exceed twenty feet (20) for any freestanding sign.
 6. Height.
 - a. In no event shall any sign exceed thirty feet (30) in height.
 - b. The following table summarizes free-standing sign area and height limits:

TABLE 5: FREE STANDING SIGN LIMITS

STREET FRONTAGE (In feet)	Maximum Display Surface Area (In square feet)	Maximum area of Any one sign face (In square feet)	Maximum Height (In feet)
0-50	50	25	30
50-200	100	50	30
200+	300	150	30

- D. Roof Signs. Roof signs are allowed so long as a permit is first obtained as required by this chapter and the following standards are met:
 1. Number. A maximum one-roof sign is permitted for each premise, and shall be permitted instead of a projecting sign or freestanding sign.

2. Area, projection, clearance, horizontal dimension and height shall be within the limits set for freestanding signs.
 - a. Stamped approval of a licensed civil or structural engineer may be required due to stresses put on the building.
 - b. No roof sign shall be erected without approval of the fire marshal after a finding that the size, type and location of the sign will not substantially interfere with fire fighting.

E. Projecting Signs - Projecting signs are allowed so long as a permit is first obtained as required by this chapter and the following standards are met:

1. Number.
 - a. One projecting sign may be permitted for each business frontage.
 - b. No projecting sign shall be permitted for the same business frontage where there is a freestanding or roof sign.
2. Area - Sign area shall not exceed sixteen square feet per sign face, with total area of all faces not to exceed thirty-two (32) square feet.
3. Projection.
 - a. Maximum projection from a building wall shall be four (4) feet.
 - b. No sign shall project within two (2) feet of the curb line.
4. vertical dimension.
 - a. The greatest vertical dimension of a projecting sign shall not exceed four (4) feet; provided, however, for any reduction in projection, the sign may be increased in height a like distance.
 - b. The maximum projection above the wall on which the sign is erected shall be one (1) foot, and the visible supporting structure shall be minimized to the greatest extent possible consistent with safe structural support.
5. Clearance - A minimum clearance of ten (10) feet from grade shall be maintained over pedestrian or vehicular areas, fourteen (14) feet over areas of truck access.
6. Separation - The minimum distance from another projecting sign shall be twenty (20) feet in the same horizontal plane.

7. Projecting signs on other project structures: awnings, marquees, canopies, false fronts and wall extensions, safely constructed and approved by the building code official, may extend beyond the limits for projecting signs. Projecting signs on such structure shall not exceed the limits as to number, area, projection, vertical dimension, clearance and separation as provided for any projecting sign.

F. Incidental Signs.

1. One additional incidental sign is allowed per premises, so long as a permit is first obtained as required by this chapter, is allowed.
2. An incidental sign may be a freestanding or wall sign, but in either case, shall meet all provisions for such signs, excepting area.
3. The surface display area of an incidental sign shall not exceed thirty-two (32) square feet, and no sign face shall exceed sixteen (16) square feet.

18.50.090 Nonconforming signs and their removal.

- A. Signs lawfully erected and maintained as of the date of the adoption of this chapter, but which do not meet the requirements of this chapter, shall be regarded as nonconforming signs which shall be lawful if a permit for the same is obtained under section 18.50.030 (D) and may be continued for a period not to exceed fifteen (15) years from the date of adoption of this chapter for the purpose of amortization of investment.
 1. Relief from this provision may be sought from the Director by following the procedures of Section 18.50.040 for a longer amortization period, upon a showing that the applicant requires a longer period in which to amortize its investment in the sign in question.
 2. In the case of an application for a longer amortization period for an alleged nonconforming billboard, the applicant must prove, at a minimum, that the sign structure cannot reasonably be used for a sign with an area smaller than three hundred (300) square feet.
- B. Signs located on premises annexed into the City after the effective date of the ordinance codified in this section and which signs do not comply with the provisions of the ordinance codified in this section, shall be brought into compliance with the ordinance codified in this section within a period of time not to exceed six (6) months after the effective date of annexation; provided, however, that a landowner may, within thirty (30) days of annexation, request a variance as provided in subsection A of this section.

- C. Any sign which is structurally altered, relocated or replaced shall immediately be brought into compliance with all applicable provisions of this chapter; provided, however, that a landowner may, within thirty (30) days of annexation, request a variance as provided in Section 18.50.040.
- D. All existing signs or portions thereof prohibited in Section 18.50.050, except subsection A, shall be removed or altered to comply within six (6) months from the date of adoption of this chapter
- E. Within one (1) year from the date of adoption of this chapter, the sign official or an authorized representative may inspect any sign regulated hereunder.
 - 1. The sign official shall have right of reasonable entry onto private premises to enforce the provisions of this chapter.
 - 2. After inspection, a notice shall be issued to the owner of the sign or property that lists the signs and identifies those signs which, in the opinion of the sign official, need repair or modification to bring them into compliance with this chapter and those which are in violation of the provisions of this chapter and must be removed, including the expiration of the grace period for the particular sign.
 - 3. The sign official may repeat such on-site inspections, with reasonable notice, from time to time as deemed necessary to enforce the provisions of this chapter.
- F. Any sign regulated under this chapter found to be in violation of this chapter shall be deemed a nuisance and shall constitute a civil infraction.

18.50.100 Conflict and Severability.

- A. In the event any provision herein is found to be in conflict with any zoning, building, fire safety, health or other code provisions of the City, the provision which establishes the higher standard for the promotion and protection of the health, safety and welfare of the people shall prevail.
- B. A finding by a Court of competent jurisdiction that any portion of this chapter is invalid shall not invalidate the remaining portions.
- C. A permit issued pursuant to this chapter does not grant any authority to violate any other law or regulation that may apply.