

**414 SIGNS**

The following sign regulations shall apply to all uses as indicated.

**414-1 Residential Districts**

414-1.1 Scope:

This Section (414-1) shall apply to all Residential Districts.

414-1.2 Size:

- A. One sign not exceeding two (2) square feet in area shall be permitted per dwelling unit. For attached dwellings exceeding three (3) units, one (1) or more additional signs not exceeding a total of twelve (12) square feet in area shall be permitted per structure.
- B. For Residential Developments (including subdivision identification) the maximum size and number of signs shall be controlled according to the following:
  - (1) Residential developments four (4) acres or less in area may have a sign or signs with a total area of no more than thirty-two (32) square feet.
  - (2) Residential developments over four (4) acres but less than forty (40) acres in area may have a sign or signs identifying the project which have a total area of no more than forty-eight (48) square feet.
  - (3) Residential developments of forty (40) acres or more in area may have a sign or signs identifying the project with a total area of no more than one-hundred-two (102) square feet.

414-1.3 Location:

Permitted signs may be anywhere on the premises, except in a required side yard or within ten (10) feet of a street right-of-way.

414-1.4 Height:

The following maximum heights shall apply to signs:

- A. If ground-mounted, the top shall not be over four (4) feet above the ground;
- B. If building mounted, shall be flush mounted and shall not project above the roof line; and
- C. If freestanding, shall not exceed twenty (20) feet in height.

414-1.5 Content:

The sign shall not be for commercial purposes, except for those uses permitted in Section 430-63.

414-1.6 Illumination:

Illumination if used shall not be blinking, fluctuating or moving. Light rays shall shine only upon the sign and upon the property within the premises.

**414-2 Commercial and Institutional Districts**

414-2.1 Scope:

This Section shall apply to all Commercial Districts and the Institutional District.

414-2.2 Size:

For each lot or parcel signing at the listed size may be allowed:

- A. Neighborhood Commercial (NC), Office Commercial (OC) and Institutional District (INS) signs shall not exceed thirty-five (35) square feet. For additional standards for the Institutional District see Section 330-9.
- B. Community Business District (CBD), General Commercial District (GC) and Rural Commercial District (R-COM) signs shall not exceed the following area requirements:

Traffic Speed Allowed (mph)	Number of Traffic Lanes	Maximum Area Per Face (sq.ft.)
30 or less	3 or less	32
35 and over	3 or less	50
30 or less	4 or more	40
35 and over	4 or more	72

- C. Two (2) or more lots or parcels having a combined linear frontage of eighty-five (85) feet may combine their sign areas allowed by Section 414-2.2 B. for the purpose of providing one common free-standing or ground-mounted sign. The sign shall not exceed one hundred fifty (150) square feet.

D. Corner Lots:

Where a lot fronts on more than one street, only the square footage computed for each street frontage shall face that street frontage.

- E. In addition to all other sign standards, incidental signs are governed by the following:

Maximum Sign Area	Street Front
20 sq. ft.	85 ft. or less
25 sq. ft.	86 - 90 ft.
30 sq. ft.	91 - 99 ft.
35 sq. ft.	100 ft. or more

F. Commercial Center:

Signs used for Commercial Center and individual tenant identification shall be allowed as follows:

- (1) Only one (1) sign of one-hundred-fifty (150) square feet shall be permitted for centers less than five (5) acres and greater than one (1) acre.
- (2) A maximum of two (2) signs of four-hundred (400) square feet shall be permitted for complexes for five (5) to fifty (50) acres.
- (3) A maximum of three (3) signs of four-hundred (400) square feet shall be permitted for complexes of more than fifty (50) acres.
- (4) Individual businesses are allowed a face building mounted sign for identification pursuant to Section 414-2.2 A. and B.

G. Outdoor Advertising Signs:

Outdoor advertising signs, excluding bench signs (see Section 414-5.2) shall be permitted only in the General Commercial (GC) District. Such signs shall not exceed three-hundred (300) square feet per face, nor shall the face exceed a length of twenty-five (25) feet or a height, excluding foundation and supports, of twelve (12) feet. In determining these limitations, the following shall apply:

- (1) Minimum spacing shall be as follows:

Type of Highway	Minimum space from Interchange (in feet)	Minimum space between signs on same side of Highway (in feet)
Interstate Hwy	500	
Limited Access (Freeway)	500	1,000
Other Roads	None	500

- (2) For the purpose of applying the spacing requirements of Section (1) above, the following shall apply:
  - (a) Distances shall be measured parallel to the centerline of the highway;
  - (b) A back-to-back, double-faced or V-type sign shall be considered as one sign.

414-2.3 Location:

- A. Flat Wall Signs may be located on any wall of the building.
- B. Freestanding Signs must have a minimum clearance of eight (8) feet six (6) inches above a sidewalk and fifteen (15) feet above driveways or alleys.

- C. One Freestanding or Ground-Mounted sign per lot or parcel except as provided in Section 414-1.2 B. and 414-2.2 F. may be located anywhere on the premises except as follows:
  - (1) A ground-mounted sign shall not be located in a required side yard, rear yard or within five (5) feet of a street right-of-way.
  - (2) A freestanding sign shall not be located in a required side or rear yard. A freestanding sign may project up to the street right-of-way provided there is a minimum ground clearance of eight (8) feet six (6) inches.
- D. Marquee Signs or signs located on or attached to marquees must have a minimum clearance of not less than eight (8) feet six (6) inches (8' 6"). The maximum vertical dimension of signs shall be determined as follows:

Height above Grade	Vertical Dimension
8' 6" up to 10'	2' 6" high
10' up to 12'	3' high
12' up to 14'	3' 6" high
14' up to 16'	4' high
16' and over	4' 6" high

- E. Wall signs shall not extend above the top of a parapet wall or a roofline at the wall, whichever is higher.
- F. Permitted outdoor advertising signs may be allowed anywhere on the premises except in a required side yard, rear yard or within twenty (20) feet of a street right-of-way.

414-2.4 Height:

- A. Ground-mounted signs shall not exceed four (4) feet in height from ground level.
- B. Freestanding signs shall not exceed twenty-eight (28) feet in height from ground level.
- C. Outdoor advertising signs shall not exceed thirty-five (35) feet in height from ground level.

414-2.5 Content:

- A. Any of the signs pursuant to this Section (414-2) may be changeable copy signs.
- B. The primary identification sign for each firm shall contain its street number. The street number shall be clearly visible from the street right-of-way.

**414-3 Industrial**

414-3.1 Scope:

This Section shall apply to the Industrial District.

414-3.2 Number and Size:

- A. One (1) identification sign for each street frontage, each with a maximum area of five (5) percent of the total square footage of the face of the building facing that street frontage shall be permitted.
- B. One freestanding or ground-mounted identification sign not exceeding fifty (50) square feet per lot or parcel.
- C. Industrial Park identification signing shall be controlled according to the following:
  - (1) A maximum of two (2) signs of three-hundred (300) square feet per face shall be permitted for industrial parks or complexes of less than ten (10) acres;
  - (2) A maximum of three (3) signs of four-hundred (400) square feet shall be permitted for complexes of ten (10) acres or more. More than three (3) signs may be approved through a Type I procedure, provided the total sign area does not exceed twelve-hundred (1,200) square feet.

414-3.3 Location:

Shall be as provided in Section 414-2.3.

414-3.4 Content:

Shall be as provided in Section 414-2.5.

414-3.5 Illumination:

Shall be as provided in Section 414-6.

**414-4 Agriculture and Forestry Signs**

414-4.1 Scope:

This Section shall apply to the agricultural and forestry areas outside the Urban Growth Boundaries.

414-4.2 Size:

A maximum area of thirty-two (32) square feet per sign.

414-4.3 Location:

Signs shall be at least five (5) feet from a right-of-way, and shall be at least twenty-five (25) feet from an adjacent lot.

414-4.4 Illumination:

As provided in Section 414-6.

## 414-4.5 Maximum number of signs:

Acreage	No. of Signs
0 - 20	2
21 - 40	3
41 - 60	4
61 & over	5

**414-5 Exemptions and Supplemental Criteria**

The following signs are exempted from development permit requirement and from the standards set forth above; however, a permit may be required as determined by the Building Official.

## 414-5.1 Temporary Signs:

The following temporary signs are permitted subject to the standards of Section 414-5.1 F:

- A. Construction Signs;
- B. Real Estate Signs;
- C. Temporary Land Development Project Signs pertaining to the sale, lease, rent or development of a subdivision, shopping center, industrial park or similar land parcel;
- D. Political campaign signs; and
- E. Farm or Forest product signs.
- F. Temporary signs listed in A through E above shall meet the following standards:
  - (1) Shall not exceed sixteen (16) square feet in area;
  - (2) Shall be located on private property, not within any dedicated right-of-way; and
  - (3) Shall be removed within fourteen (14) days after the election, sale, rental, lease or conclusion of event.

## 414-5.2 Bench Signs:

On-premises and off-premises advertising on street benches provided:

- A. The benches shall not be higher than four (4) feet above ground;
- B. The advertising is limited to fourteen (14) square feet in area;
- C. The benches are not located closer than five (5) feet to any street right-of-way line;

- D. Benches are located in a manner not to obstruct vision;
- E. The advertising shall be included as part of the total permitted sign area of the premise on which it is located.

414-5.3 Directory Signs are permitted when the maximum total area does not exceed one-hundred (100) square feet. Directory signs shall not front on any public street.

414-5.4 Farm Signs:

Names of occupants and other identification, painted or otherwise made a part of a surface or roof of a barn or other accessory building provided said identification sign is not for advertising purposes.

414-5.5 Flag:

A United States flag up to fifty (50) square feet in area.

414-5.6 Household Goods Sales:

- A. Signs may not exceed a total area of four (4) square feet;
- B. Shall be erected only during daylight hours;
- C. Shall be removed within forty-eight (48) hours after erecting; and
- D. Shall not be located in a manner which would cause a public safety hazard.

414-5.7 Integral Signs

414-5.8 Private Traffic Direction:

Signs directing traffic movement onto a premise or within a premise, not to exceed three (3) square feet in area for each sign. Illumination of these signs shall be in accordance with Section 414-6. Horizontal directional signs flush with paved areas are exempt from these standards.

414-5.9 Safety Signs:

Danger signs, trespassing signs, warning signs, traffic signs, memorial plaques, signs of historical interest, holiday signs, public and service information signs such as rest rooms, mailbox identification, newspaper container identification.

414-5.10 Street Banners for Public Events (Temporary)

#### **414-6 Illumination**

No sign shall be erected or maintained which, by use of lights or illumination, creates a distracting or hazardous condition to a motorist, pedestrian or the general public. In addition:

414-6.1 No exposed reflective type bulb, par spot or incandescent lamp, which exceeds twenty-five (25) Watts, shall be exposed to direct view from a public street or

highway, but may be used for indirect light illumination of the display surface of a sign.

414-6.2 When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed three-hundred (300) milliamperes rating for white tubing or one-hundred (100) milliamperes rating for any colored tubing.

414-6.3 When fluorescent tubes are used for the interior illumination of a sign, such illumination shall not exceed:

A. Within Residential districts:

Illumination equivalent to four-hundred-twenty-five (425) milliamperes rating tubing behind a Plexiglas face with tubes spaced at least seven inches, center to center.

B. Within land use districts other than Residential:

Illumination equivalent to eight-hundred (800) milliamperes rating tubing behind a Plexiglas face spaced at least nine (9) inches, center to center.

#### **414-7 Prohibited Signs**

Signs or lights which:

414-7.1 Are of a size, location, movement, content, coloring, or manner of illumination which may be confused with or construed as a traffic control device or which hide from view any traffic or street sign or signal;

414-7.2 Contain or consist of banners, posters, pennants, ribbons, streamers, strings of light bulbs, spinners, or other similarly moving devices or signs which may move or swing as a result of wind pressure. These devices when not part of any sign are similarly prohibited, unless they are permitted specifically by other legislation;

414-7.3 Have blinking, flashing or fluttering lights or other illuminating devices which exhibit movement;

414-7.4 Are roof signs except as allowed in Section 414-5.4;

414-7.5 Are freeway-oriented signs;

414-7.6 Are portable signs; and

414-7.7 Contain obscene material or language as defined by Oregon Revised Statutes.

#### **414-8 Procedures**

Applications for a sign permit shall be processed through a Type I procedure.



**414-9 Nonconformity and Modification**

Except as provided in Section 414-9.2 of this Chapter, signs in existence on the date of adoption of this Code, which do not conform to the provisions of this Code, but which were in compliance with the applicable regulations at the time they were constructed, erected, affixed or maintained shall be regarded as nonconforming.

414-9.1 For the purpose of amortization, these signs may be continued from the effective date of this Code for a period not to exceed ten (10) years.

414-9.2 Signs which were nonconforming to the prior Ordinance and which do not conform to this Code shall be removed on or before November 6, 1983, as was provided for purposes of amortization in Article II of the former Community Development Ordinance.

414-9.3 Nonconforming outdoor advertising signs under the provisions of Section 414-9 in conformance with ORS Chapter 377 shall not be considered to be nonconforming signs requiring removal. This provision applies to signs on all highways. Removal of such outdoor advertising signs shall be only as provided by Oregon Revised Statutes.

**414-10 Compliance**

Any sign which is altered, relocated, replaced or changed for the purpose of identifying a new or existing business on the site shall be brought immediately into compliance with all provisions of this Code.

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**415 LIGHTING**

**415-1 Applicability**

The roadways, access drives, parking lots and sidewalks of all new developments of attached units shall be lighted in conformance to the standards of this Section (415). This Section is not intended to apply to public street lighting.

**415-2 Lighting Plan**

Prior to the issuance of a Development Permit for a structure other than a detached dwelling or attached dwelling of less than three (3) units, an Exterior Lighting Plan shall be submitted in order to determine whether the requirements of this Section (415) have been met. This plan shall include:

- 415-2.1 Site Plan and Building Floor Plans and Elevations showing luminaire location;
- 415-2.2 Luminaire details;
- 415-2.3 Lighting coverage and cutoffs; and
- 415-2.4 Any additional information necessary to insure compliance with Section 415.

**415-3 Definitions**

**415-3.1 Candle Power:**

The amount of light that will illuminate a surface one (1) foot distant from a light source to an intensity of one (1) foot candle. Maximum (peak) candle power is the largest amount of candlepower emitted by any lamp, light source, or luminaire.

**415-3.2 Cutoff:**

The point at which all light rays emitted by a lamp, light source or luminaire are completely eliminated (cutoff) at a specific angle above the ground.

**415-3.3 Cutoff angle:**

The angle formed by a line drawn from the direction of light rays at the light source and a line perpendicular to the ground from the light source, above which no light is emitted.

**415-3.4 Cutoff-type luminaire:**

A luminaire with elements such as shields, reflectors, or refractor panels which direct and cut off the light at a cutoff angle that is less than ninety (90) degrees.

**415-3.5 Foot-candle:**

A unit of illumination produced on a surface, all points of which are one (1) foot from a uniform point source of (1) candle.

## 415-3.6 Glare:

The brightness of a light source which causes eye discomfort.

## 415-3.7 Luminaire:

A complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

## 415-3.8 Maximum permitted illumination:

The maximum illumination measured in foot-candles at the property line or, if required, interior screening and buffering line at ground level, in accordance with the standards of Section 415-4 below.

**415-4 Standards**

The following standards are required of all exterior lighting except the outdoor recreational uses specifically exempted below. Many uses have the option of providing a lower light post with a non-cutoff type luminaire or a higher pole, up to forty (40) feet, with a luminaire that totally cuts off light spillover at a cutoff angle smaller than ninety (90) degrees (Figure 1). The maximum light post height permitted is dependent on the amount of cutoff provided. This is designed as a protection against excessive glare and light spilling over to neighboring properties. The exceptions which are permitted provide adequate protection for neighboring residential property. Exterior lighting shall meet one (1) of the following standards:

## 415-4.1 When light source or luminaire has no cutoff:

District	Maximum Permitted Illumination	Maximum Permitted Height of Luminaire
Residential & Institutional	0.20	10 feet
Commercial & Industrial	0.30	20 feet

## 415-4.2 When a luminaire has total cutoff of an angle greater than ninety (90) degrees (Figure 2), (as compared to (90) degrees exactly (Figure 3)), the maximum illumination and the maximum permitted luminaire height shall be:

District	Maximum Permitted Illumination	Maximum Permitted Height of Post
Residential & Institutional	0.5	20 feet
Commercial & Industrial	1.0	30 feet

415-4.3 When a luminaire has total cutoff of light at an angle less than ninety (90) degrees (Figure 1) and is located so that the bare light bulb, lamp, or light source is completely shielded from the direct view of an observer five (5) feet above the ground at the point where the cutoff angle intersects the ground, then the maximum permitted illumination and the maximum permitted height of the luminaire shall be:

District	Maximum Permitted Illumination	Maximum Permitted Height of Post
Residential & Institutional	0.5	20 feet
Commercial & Industrial	3.0	40 feet

415-4.4 Exemption for specified public outdoor recreation uses:

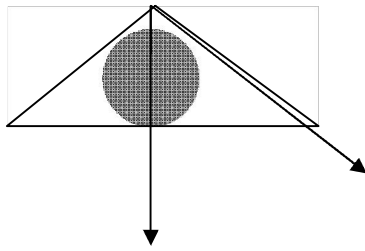
- A. Because of their unique requirements for nighttime visibility and their limited hours of operation, public ball diamonds, public playing fields, and public tennis courts are exempted from the exterior lighting standards of Sections 415-4.1 through 415-4.3 above. These outdoor recreational uses must meet all other requirements for this Section and of this Code.
- B. The outdoor recreational uses specified above shall not exceed a maximum permitted post height of eighty (80) feet.
- C. The outdoor recreational uses specified above may exceed a total cutoff angle of ninety (90) degrees, provided that the luminaire is shielded to prevent light and glare spillover to adjacent residential property. The maximum permitted illumination at the property line or, if required, the interior screening and buffering line, shall not exceed two (2) foot-candles.

**415-5 General Provisions**

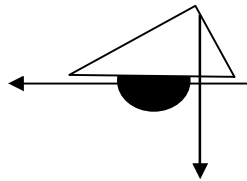
Notwithstanding any other provision of this Section (415) to the contrary:

- 415-5.1 No flickering or flashing lights shall be permitted.
- 415-5.2 Light sources or luminaires shall not be located within areas identified for screening or buffering except on pedestrian walkways.
- 415-5.3 Lighting shall be located and oriented so as not to shine excessive light into nearby habitat areas.

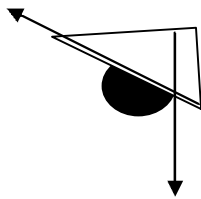
The following figures are added:



**Figure 1:** Less than 90 degrees



**Figure 2:** 90 degrees



**Figure 3:** Greater than 90 degrees

**416 UTILITY DESIGN**

**416-1 General Provisions**

- 416-1.1 All utility distribution facilities supplying electric, communication, or similar or associated service, installed in and for the purpose of supplying such service to any development shall be placed underground; provided however, that the word "facilities" as used herein shall not include standards used for street lighting, traffic signals, pedestals for police and fire system communications and alarms, pad-mounted transformers, pedestals, pedestal-mounted terminal boxes and meter cabinets, concealed ducts, substations, or facilities used to carry voltage higher than fifty-thousand (50,000) volts.
- 416-1.2 Notwithstanding Section 416-1.1, overhead utility distribution lines may be permitted upon approval of the Review Authority through a Type I procedure when terrain, soil, or geologic conditions prohibit underground installation, or when proposed development is part of an urban infill process and surrounding developments do not have underground utilities. Location of such overhead utilities shall be along rear or side lot lines wherever feasible.
- 416-1.3 Easements necessary for sewers, water mains, electric lines, stormwater facilities, or other public utilities shall be provided. The easements will vary according to the need of various utilities. When possible, the easement shall be located on one side of a lot line.
- 416-1.4 The location, design, installation and maintenance of all utility lines and facilities shall conform to ORS Ch. 92 and be carried out with minimum, feasible disturbance of soil and site.

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**417 IRRIGATION**

Irrigation Standards are provided to insure healthy and proper growth habits of plant materials, accelerate the desired effects of required landscaping, reduce maintenance and promote longevity of plant materials.

**417-1 Provision of Method of Irrigation**

All developments, which are required to provide landscaping, shall provide appropriate methods of irrigation for the landscaping. Landscaping which exceeds one-thousand (1,000) square feet shall be irrigated with automatic sprinkler systems. Hose bibs and manually operated methods of irrigation may be approved by the Review Authority based upon written verification, submitted by a registered landscape architect, that the alternatives can satisfy the intent and purpose of the irrigation standards.

**417-2 Irrigation System Details**

Irrigation system details shall include:

- 417-2.1 A plan and schedule of equipment including gate valve, backflow preventor, control valves, piping, sprinkler heads, meter size and location; and
- 417-2.2 Water source, including type, size of service connection, flow in gallons per minute (GPM), static water pressure in pounds per square inch (PSI), and maximum pressure in PSI required to operate the irrigation circuit with the greatest pressure loss in the system.

**417-3 General Provisions**

- 417-3.1 The irrigation plan shall provide a full and uniform coverage to all landscape materials which require irrigation.
- 417-3.2 Irrigation techniques shall include methods of water conservation.

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