

APPENDIX A:

CAT meeting materials and meeting minutes

2 of 2



Agenda

Oregon City Sign Code Update
Community Advisory Team (CAT) Meeting #2
October 14, 2013, 5:00 – 7:00 pm
City Hall

1. Introductions and agenda review
2. Report on community briefings and public comments received since last meeting
3. Presentation and group discussion: zone grouping concept and application of signs
4. Review next steps and preview open house/meeting #3

Next Meeting: November 18, 2013

Public open house: 5:00 – 7:00 pm
CAT meeting #3: 7:00-9:00 pm

Oregon City Sign Code Update: Zone Groupings and Application of Signs

Background

Zone groupings reflect areas of Oregon City with similar character in urban form and provide a means by which to organize a sign code update. There may be a range of sign types allowed, with their number, scale, and location in every zone appropriately tailored to the character of the base zone. This organizational approach could allow for a sign code with variation of the types, sizes, variety in sign type and location depending on the intensity of underlying uses allowed and controlled by the base zone. For example, signs in the single-dwelling residential zones would be the most limited in type, size, location (and even duration); signs in retail areas might be at the other end of the spectrum.

Information gathered from discussions with the Community Advisory Team will be used to refine policy options and develop draft code.

Table description

Zone groupings and character descriptions:	Draft groupings of zones that reflect similar character in urban form. Specific zone designations are listed, with a summary of general character noted. Additional descriptions for each zone are also provided in Title 17 of the Oregon City Municipal Code, Zoning (attached). An Oregon City zoning map is available online at http://www.orcity.org/sites/default/files/zoning_-_36x48p_-_20130114.pdf .
General application to signs:	Draft statements of the scope of sign regulations that may apply to zone groupings.
Sign types that may apply:	Sign types that could apply to each zone grouping and includes related comments from CAT members about those sign types.

Zone groupings and character descriptions	General application to signs	Sign types that may apply (includes notes. CAT member comments in italics.)
Residential Zones (R-10, R-8, R-6, R-5, R-3.5) Characterized by residential uses and conditional uses such as churches and schools.	Signs in these zones should be more limited in quantity, scale and location. Many of the signs will be temporary or seasonal, including signs for garage sales or real estate signs. Some signs will be permanent and used primarily for identification and orientation, such as signs for home occupations. The quantity and scale of permanent signs may be calibrated to a range appropriate to the scale of single-family and multi-family development. Signs for conditional uses (churches, schools, etc.) may have separate requirements under this category.	<ul style="list-style-type: none">• Wall and freestanding signs:<ul style="list-style-type: none">○ There were no objections to the existing maximum size requirements (20 sq. ft, 5 ft. tall, 10 ft. long), that signs must be externally lit and primarily constructed of natural materials.○ For conditional uses (such as churches and schools), there were no objections to the existing maximum size requirement (32 sq. ft., 10 ft. long) or that signs must be constructed primarily of natural materials. <i>Recommendation to reconsider the 8-foot height restriction.</i> The group may consider increased height through a variance process so the applicant would demonstrate why the height is inadequate while respecting the adjacent residential uses.○ <i>Request to consider possible application of LED or TV type signs for conditional uses. The brightness and minimum amount of time text must be displayed should be identified. The current federal and OMIA standard is that the message must stay the same for at least 8 seconds.</i> This is primarily directed towards cars traveling 55+ MPH and may not be appropriate on slower streets. Many of the neighborhood associations and groups consulted were not in support of the moving/flashing or TV type signs.• Temporary signs on private property (see citywide section)<ul style="list-style-type: none">○ <i>Recommendation to consider allowing banners for a temporary amount of time</i> (up to 30 consecutive days, twice a year with a permit, except in historic districts)• Signs not requiring a permit (see citywide section)• Temporary signs in the right of way - To be addressed at CAT #3• Signs in Historic Areas - Reviewed by staff and/or the Historic Review Board

Zone groupings and character descriptions	General application to signs	Sign types that may apply (includes notes. <i>CAT member comments in italics.</i>)
<p>Multi-family, small commercial and institutional near residential (R-2, HC, NC, I)</p> <p>Characterized by multi-family (NC, R-2 and HC), smaller scale commercial development (retail, service, office, single-family homes) near single-family zones. Note that HC also allows single-family dwellings.</p> <p>The institutional district (I) is designed to facilitate the development of major public institutions, government facilities and parks and ensure the compatibility of these developments with surrounding areas.</p>	<p>Signs in small-scale commercial and mixed-uses should be designed to serve a convenience need for residents in the surrounding low-density neighborhoods.</p> <p>In historic commercial areas, signs should support the adaptive re-use and preservation of historic buildings and the construction of new structures that are architecturally compatible.</p> <p>Signs in the Institutional zoning district may have many of the qualities of those in the MUC1 and MUC2 districts, but the quantity, scale, location, and variety may be limited as appropriate to the uses.</p>	<ul style="list-style-type: none">• Wall signs and freestanding signs<ul style="list-style-type: none">○ Retain the existing maximum size requirements (twice the length of the wall) for wall signs, <i>but a suggestion that the size of signage should be calculated based on tenant space.</i>○ Retain the existing standards for freestanding signs (based on the length of frontage). <i>Recommendation to review the 50 foot spacing requirement.</i>○ Clackamas Community College is zoned I and is subject to this standard, consider what the appropriate standard should be for the site.• Roof signs<ul style="list-style-type: none">○ Retain existing standards.• Projecting signs<ul style="list-style-type: none">○ Retain existing projecting sign size requirements (16 sq. ft) and number requirements (one for each business frontage, except where free-standing or roof sign).○ <i>Recommendation to review the projection limitations which may be limited when a building is adjacent to the front property line and signs may not be within 2 feet of curb and extend more than 4 feet).</i>○ <i>Recommendation to review the 20’ spacing requirement and 10’ clearance over pedestrian or vehicular areas and 14’ over areas of truck access.</i>○ <i>Recommendation to codify that printing on an awning as a wall sign and not a projecting sign.</i>• Incidental Sign<ul style="list-style-type: none">○ Recommendation to remove incidental sign from code (16 sq. ft.)• Temporary signs on private property (see citywide section)<ul style="list-style-type: none">○ <i>Recommendation to consider allowing banners for a temporary amount of time</i> (up to 30 consecutive days, twice a year with a permit, except in historic districts)• Signs not requiring a permit (see citywide section)• Temporary signs in the right of way - To be addressed at CAT #3• Signs in Historic Areas - Reviewed by staff and/or the Historic Review Board

Zone groupings and character descriptions	General application to signs	Sign types that may apply (includes notes. <i>CAT member comments in italics.</i>)
<p>Mixed Use and Neighborhood Commercial MUD , MUC-1, MUC-2</p> <p>The Mixed-Use Corridors apply to selected sections of critical transportation corridors such as Molalla Avenue, 7th Street, Beavercreek Road, and along Warner-Milne Road. Uses include larger-scale retail office buildings, multi-family residential development, and hospitality and lodging.</p> <p>The mixed-use downtown district includes the traditional downtown core along Main Street and the "north-end" area, between 5th Street and Abernethy Street, plus some of the area abutting McLoughlin Boulevard. Human-scaled buildings and development support retail, service, office, multi-family residential, hospitality and lodging. A mix of high-density residential, office and retail uses are encouraged in this district, with retail and service uses on the ground floor and office and residential uses on the upper floors.</p>	<p>Sign standards in the mixed use corridors should support the larger-scale retail office buildings, multi-family residential development, and hospitality and lodging uses.</p> <p>Signs in the mixed use downtown district should be scaled and oriented to the pedestrian. The design standards require a continuous storefront façade and streetscape amenities that support an active and attractive pedestrian environment.</p>	<ul style="list-style-type: none">• Wall signs and freestanding signs<ul style="list-style-type: none">○ Retain the existing maximum size requirements (twice the length of the wall) for wall signs, <i>but a suggestion that the size of signage should be calculated based on tenant space.</i>○ Retain the existing standards for freestanding signs (based on the length of frontage). <i>Recommendation to review the 50 foot spacing requirement.</i>• Roof signs<ul style="list-style-type: none">○ Retain existing standards.• Projecting signs:<ul style="list-style-type: none">○ Retain existing projecting sign size requirements (16 sq. ft) and number requirements (one for each business frontage, except where free-standing or roof sign).○ <i>Recommendation to review the projection limitations which may be limited when a building is adjacent to the front property line and signs may not be within 2 feet of curb and extend more than 4 feet).</i>○ <i>Recommendation to review the 20’ spacing requirement and 10’ clearance over pedestrian or vehicular areas and 14’ over areas of truck access.</i>○ <i>Recommendation to codify that printing on an awning as a wall sign and not a projecting sign.</i>• Incidental Sign<ul style="list-style-type: none">○ Recommendation to remove incidental sign allowance (16 sq. ft.)• Temporary signs on private property (see citywide section)<ul style="list-style-type: none">○ <i>Consider allowing banners for a temporary amount of time</i> (up to 30 consecutive days, twice a year with a permit, except in historic districts)○ <i>Request to consider allowing temporary portable signs (A-frames) during business hours with a permit.</i>• Signs not requiring a permit (see citywide section)• Temporary signs in the right of way - To be addressed at CAT #3• Signs in Historic Areas - Reviewed by staff and/or the Historic Review Board

Zone groupings and character descriptions	General application to signs	Sign types that may apply (includes notes. <i>CAT member comments in italics.</i>)
<p>Industrial</p> <p>GI</p> <p>Characterized by larger properties with industrial uses and outdoor storage.</p>	<p>Signs in the industrial zoning district may have many of the qualities of those in the MUC1 and MUC2 districts, but the quantity, scale, location, and variety may be limited as appropriate to the use and the scale of the development.</p>	<ul style="list-style-type: none">• Wall signs and freestanding signs<ul style="list-style-type: none">○ Retain the maximum size requirements (twice the length of the wall) for wall signs, <i>but a suggestion that the size of signage should be calculated based on tenant space.</i>○ <i>One allowed freestanding sign per frontage may be limiting for larger properties and number may more appropriately be tied to number of entrances or linear measure of frontage.</i> Recommendation to remove incidental sign from code and allow one additional freestanding sign for properties with large frontages, with adequate spacing from other freestanding signs. <i>Recommendation to review the 50 foot spacing requirement.</i>○ Retain the existing size standards for freestanding signs (based on the length of frontage).• Roof signs<ul style="list-style-type: none">○ Retain existing standards.• Projecting signs:<ul style="list-style-type: none">○ Retain existing projecting sign size requirements (16 sq. ft) and number requirements (one for each business frontage, except where free-standing or roof sign).○ <i>Recommendation to review the projection limitations which may be limited when a building is adjacent to the front property line and signs may not be within 2 feet of curb and extend more than 4 feet).</i>○ <i>Recommendation to review the 20’ spacing requirement and 10’ clearance over pedestrian or vehicular areas and 14’ over areas of truck access.</i>○ <i>Recommendation to codify that printing on an awning as a wall sign and not a projecting sign.</i>• Incidental Sign<ul style="list-style-type: none">○ Recommendation to remove incidental sign from code (16 sq. ft. max.) and allow one additional freestanding sign based on the frontage of the site.• Temporary signs on private property (see citywide section)<ul style="list-style-type: none">○ <i>Request to consider allowing banners for a temporary amount of time</i> (up to 30 consecutive days, twice a year with a permit)• Signs not requiring a permit (see citywide section)• Temporary signs in the right of way - To be addressed at CAT #3• Signs in Historic Areas - Reviewed by staff and/or the Historic Review Board

Zone groupings and character descriptions	General application to signs	Sign types that may apply (includes notes. <i>CAT member comments in italics.</i>)
<p>Commercial C, CI, MUE</p> <p>Characterized by larger properties with shopping centers, retail/office campuses or light manufacturing.</p>	<p>Signs in the commercial and mixed-use employment and campus industrial zoning districts may have many of the qualities of those in the MUC1 and MUC2 districts, but the quantity, scale, location, and variety may be limited as appropriate to the use and the scale of the development.</p>	<ul style="list-style-type: none">• Wall signs and freestanding signs<ul style="list-style-type: none">○ Retain the existing maximum size requirements (twice the length of the wall) for wall signs, <i>but a suggestion that the size of signage should be calculated based on tenant space.</i>○ <i>Request to consider possible application of LED or TV type signs. The brightness and minimum amount of time text must be displayed should be identified. The current federal and OMIA standard is that the message must stay the same for at least 8 seconds.</i> This is primarily directed towards cars traveling 55+ MPH and may not be appropriate on slower streets. Many of the neighborhood associations and groups consulted were not in support of the moving/flashing or TV type signs.○ <i>One allowed freestanding sign per frontage may be too limited for larger properties and number may more appropriately be tied to number of entrances or linear measure of frontage.</i> Recommendation to remove incidental sign from code and allow one additional freestanding sign for properties with large frontages, with adequate spacing from other freestanding signs. <i>Recommendation to review the 50 foot spacing requirement.</i>○ <i>Recommendation to view the size of freestanding signs allowed.</i> This may not be needed if we area allowing an additional freestanding sign.• Roof signs<ul style="list-style-type: none">○ Retain existing standards.• Projecting signs:<ul style="list-style-type: none">○ <i>Request to reconsider size requirements (16 sq. ft) but retain the existing number requirements (one for each business frontage, except where there is a free-standing or roof sign).</i>○ <i>Recommendation to review the projection limitations which may be limited when a building is adjacent to the front property line and signs may not be within 2 feet of curb and extend more than 4 feet).</i>○ <i>Recommendation to review the 20’ spacing requirement and 10’ clearance over pedestrian or vehicular areas and 14’ over areas of truck access.</i>○ <i>Recommendation to codify that printing on an awning as a wall sign and not a projecting sign.</i>• Incidental Sign<ul style="list-style-type: none">○ Recommendation to remove incidental sign from code (16 sq. ft. max.) and allow one additional freestanding sign based on the frontage of the site.• Temporary signs on private property (see citywide section)<ul style="list-style-type: none">○ <i>Request to consider allowing banners for a temporary amount of time</i> (up to 30 consecutive days, twice a year with a permit)• Signs not requiring a permit (see citywide section)• Temporary signs in the right of way - To be addressed at CAT #3• Signs in Historic Areas - Reviewed by staff and/or the Historic Review Board

Zone groupings and character descriptions	General application to signs	Sign types that may apply (includes notes. <i>CAT member comments in italics.</i>)
Citywide, all zones		
Signs not requiring a permit	Signs not requiring a permit recognize simple applications that do not require regulation to avoid nuisance, or support legal requirements or government activities.	<ul style="list-style-type: none">• The existing code would generally remain unchanged.• Signs carved or integrated into a building (not including painted signs)• A single sign where the display surface area does not exceed two square feet• Window signs situated on the indoor-side of a window or door• Flags, limited to two per premises<ul style="list-style-type: none">◦ <i>Recommendation to review the number of flags allowed and define flags to distinguish them from banners.</i>• Signs attached to, or carried by, a person• Signs required by law• Signs not visible from the street or another property
Temporary signs on private property	Temporary signs on private property are used in all zones for such purposes as selling real estate, conducting elections, garage and yard sales, and other temporary uses.	<ul style="list-style-type: none">• A 4 sq. ft. sign is allowed per frontage without a Permit (lawn sign):<ul style="list-style-type: none">◦ <i>Recommendation for no limit to number of temporary signs in residential areas to support real estate marketing</i>◦ <i>Recommendation to allow greater number of signs during political season</i>• A-frame or other portable signs on private property: <i>Prohibited unless allowed otherwise identified above.</i>• Temporary wall signs: <i>Consider if we want to allow in additional signs on a temporary basis with a permit (such as a for sale sign)</i>• Signs on fencing and trees: <i>Request to consider if these are appropriate.</i>

General discussion questions:

- Do you have suggestions for changes to the zone groupings contained within the chart?
- Would you add to or change statements about the general application of signs for each zone grouping?
- Do you see sign types that do not appear to fit within prospective zone groupings? Sign types that are missing?
- Do you have comments on the size, number, duration (for temporary signs), and/or materials that should be applied to various sign types in each zone grouping?

Questions for discussion of additional sign types and configurations:

- Murals
 - How are we distinguishing murals from wall signs?
 - In what zones and under what conditions should murals be permitted?
 - Roof surfaces in the downtown are readily visible from the upper township, should decorative treatments of the roofs (including murals) be considered for regulation?
- Billboards
 - In what zones and under what conditions, if any, should billboards be permitted?
- Banners
 - In what zones and under what conditions, if any, should banners be permitted?
- Illuminated signage
 - In what zones and under what conditions, if any, should LED signs be permitted?
- How should signs owned and operated by government agencies be treated?

Oregon City, Oregon, Code of Ordinances >> **Title 17 - ZONING** >> **Chapter 17.06 ZONING DISTRICT CLASSIFICATIONS** >>

Chapter 17.06 ZONING DISTRICT CLASSIFICATIONS ^[3]

Sections:

[17.06.010 General provisions.](#)

[17.06.015 Classification of zoning districts.](#)

[17.06.020 Official zoning map.](#)

[17.06.025 Boundaries of zoning districts.](#)

[17.06.030 Zoning of annexed areas.](#)

[17.06.035 Street and alley vacations.](#)

[17.06.040 Requirements table.](#)

17.06.010 General provisions.

Except as hereinafter provided:

- A. No building or structure shall be erected, structurally altered, enlarged or moved, nor shall any building, structure or land be used or designated to be used for any use other than is permitted in the district in which such building, structure or land is located, and then only after applying for and securing all permits and licenses required by law and this Code.
- B. No building or structure shall be erected, altered, enlarged or moved on a lot unless the building or structure and also the lot conform to the area regulations of the district in which the building or structure is located, except as provided in this title.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.06.015 Classification of zoning districts.

For the purpose of this title and to carry out these regulations, the city is divided into districts, known as:

R-10 Single-family dwelling district;
R-8 Single-family dwelling district;
R-6 Single-family dwelling district;
R-5 Single-family dwelling district;
R-3.5 Dwelling district;
R-2 Multi-family dwelling district;
NC Neighborhood commercial district;
HC Historic commercial district;
C General commercial district;
GI General industrial district;
CI Campus industrial district;
MUC-1 Mixed-use corridor district;

MUC-2 Mixed-use corridor district;
 MUE Mixed-use employment district;
 MUD Mixed-use downtown district;
 I Institutional district.

In addition to the foregoing districts, special overlay districts shall be known as:

H Historic overlay district;
 FP Floodplain overlay district;
 US Geologic Hazards overlay district;
 P Park Acquisition overlay district;
 WRG Willamette River Greenway overlay district;
 NROD Natural Resource overlay district.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.06.020 Official zoning map.

The foregoing districts and their boundaries are shown on a map entitled "official zoning map" on file in the office of the city recorder. This map and all designations and information shown thereon are made a part of this title, as if the map, designation and information were fully described herein. In addition, special maps shall indicate the overlay districts and their boundaries.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.06.025 Boundaries of zoning districts.

Where uncertainty exists with respect to any of the boundaries of the districts as shown on the official zoning map, the following uses shall apply:

- A. When the boundaries of the districts designated on the official zoning map are approximately streets or alleys, the certain lines of the streets and alleys shall be construed to be the boundaries of such districts.
- B. Where the boundaries of the districts designated on the official zoning map are approximately lot lines, the lot lines shall be construed to be the boundaries of the districts.
- C. In subdivided property, the district boundary lines of the official zoning map shall be determined by use of the scale contained on the map.
- D. The locations of the zoning districts do not move with land divisions or lot line adjustments unless an associated zone change is approved.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.06.030 Zoning of annexed areas.

All lands within the urban growth boundary of Oregon City have been classified according to the appropriate city land use designation as noted on the comprehensive plan map (per the city/county urban growth management area agreement). The planning department shall complete a review of the final zoning classification within sixty days after annexation. The zoning classification shall reflect the city land use classification as illustrated in Table [17.06](#).

Table [17.06.030](#)

CITY LAND USE CLASSIFICATIONS

Residential Plan Classification	City Zone
Low-Density Residential	R-10, R-8, R-6
Medium-Density Residential	R-3.5, R-5
High-Density Residential	R-2
Commercial Plan Classification	City Zone
General Commercial	C
Mixed-Use Downtown	MUD
Mixed-Use Corridor	MUC I, MUC 2, NC, HC
Mixed-Use Employment	MUE
Industrial Plan Classification	City Zone
Industrial	CI, GI

In those cases where only a single city zoning designation corresponds to the comprehensive plan designation and thus the rezoning decision does not require the exercise of legal or policy judgment on the part of the community development director, [Chapter 17.68](#) shall control. The decision in these cases shall be a ministerial decision of the community development director made without notice or any opportunity for a hearing.

- A. A public hearing shall be held by both the planning commission and city commission in accordance with the procedures outlined in [Chapter 17.68](#) (except for the provisions of [Section 17.68.025](#)) for those instances in which more than one zoning designation carries out a city plan classification.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.06.035 Street and alley vacations.

Whenever any street, alley or public way is vacated by official action, the zoning districts adjoining the side of such public way shall automatically be extended to the side or sides to which such lands revert, to include the right-of-way thus vacated which shall henceforth be subject to all regulations of the extended district or districts. (Prior code §11-2-6)

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.06.040 Requirements table.

To facilitate public understanding of this title, and for the better administration and convenience of use thereof, the following summary of maximum dwelling units per acre, minimum lot area per dwelling unit, maximum building height, and maximum setback regulations for the various zoning districts is set forth in the following table. For further information, please review the regulations of each individual zoning district. (Ord. 92-1024 [§3](#), 1992; prior code §11-3-1)

OREGON CITY STANDARDS

Residential

Standard	R-10	R-8	R-6	R-5	R-3.5	R-2
Minimum lot size	10,000 sq. ft.*	8,000 sq. ft.*	6,000 sq. ft.*	5,000 sq. ft.*	3,500 sq. ft.*	2,000 sq. ft.*

Maximum height	2.5 Stories (35 ft.)*	2.5 Stories (35 ft.)*	2.5 Stories (35 ft.)*	2.5 Stories (35 ft.)*	2.5 Stories (35 ft.)*	4 Stories (55 ft.)*
Maximum building lot coverage	40%	40%	40%	50%	55%	NA
Minimum front yard setback	20 ft.	15 ft.	10 ft.	10 ft.	5 ft.	5 ft.*
Minimum interior side yard setback	10 ft./8 ft.	9 ft./7 ft.	9 ft./5 ft.	7 ft./5 ft.	Detached – 5 ft. Attached – 7 ft.	5 ft.
Minimum corner side yard setback	15 ft.	15 ft.	15 ft.	10 ft.	10 ft.	10 ft.
Minimum rear yard setback	20 ft.	20 ft.	20 ft.	20 ft.	15 ft.	*
Garage standards applicable	Yes*	Yes*	Yes*	Yes*	Yes*	No
Garage setbacks	20 ft. from ROW 5 ft. from alley	20 ft. from ROW 5 ft. from alley	20 ft. from ROW 5 ft. from alley	20 ft. from ROW 5 ft. from alley	20 ft. from ROW 5 ft. from alley	20 ft. from ROW 5 ft. from alley

*See district description for further information

Commercial

Standard	C	MUC-1	MUC-2	NC	HC
Maximum building height	60 ft.	3 Stories (4 ft.)*	60 ft.	3 Stories (35 ft.)	3 Stories (35 ft.)
Minimum building height	—	—	2 Stories (25 ft.)	—	—
Maximum building lot coverage	Building and Parking Lot—5%	Building and Parking Lot—80%	Building and Parking Lot—90%	Building Footprint—10,000 sq. ft.*	Building and Parking Lot—80%
Maximum front yard setback	5 ft.*	5 ft.*	5 ft.*	5 ft.*	5 ft.*
Maximum interior side yard setback	0*	0*	0 ft.*	0 ft.*	0 ft.*
Maximum corner yard setback	10 ft.*	30 ft.*	20 ft.*	30 ft.*	0-5 ft.*
Maximum rear yard setback	0 ft.	0 ft.	0 ft.	0 ft.	0 — 20 ft.*

*See district description for further information

Employment, Downtown and Industrial

Standard	MUE	MUD	MUD—Design District	GI	CI
Maximum Building Height	60 ft./85 ft.*	45 ft./75 ft.*	58 ft.	3 Stories (40 ft.)*	45 ft./85 ft.*
Minimum Building Height	—	2 Stories (25 ft.)*	2 Stories (25 ft.)*	—	—
Maximum Lot Coverage	Building and Parking Lot—80%	Building and Parking Lot—90%	Building and Parking Lot—100%	—	—
Maximum Front Yard Setback	*	20 ft.*	10 ft.*	25 ft.*	*
Maximum Interior Side Yard Setback	*	0 ft.*	0 ft.*	25 ft.*	*
Maximum Corner Yard Setback	*	20 ft.*	10 ft.*	25 ft.*	*
Maximum Rear Yard Setback	*	*	0/10 ft.*	25 ft.*	*

*See district description for further information

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (3) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.06 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.06 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> [Title 17 - ZONING](#) >> [Chapter 17.08 R-10 SINGLE-FAMILY DWELLING DISTRICT](#) >>

Chapter 17.08 R-10 SINGLE-FAMILY DWELLING DISTRICT ^[4]

Sections:

[17.08.010 Designated.](#)

[17.08.020 Permitted uses.](#)

[17.08.030 Conditional uses.](#)

[17.08.040 Dimensional standards.](#)

17.08.010 Designated.

This residential district is designed for areas of single-family homes on lot sizes of approximately ten thousand square feet.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.08.020 Permitted uses.

Permitted uses in the R-10 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.08.030 Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in [Chapter 17.56](#):

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions;
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.08.040 Dimensional standards.

Dimensional standards in the R-10 district are:

- A. Minimum lot areas, ten thousand square feet;
- B. Minimum lot width, sixty-five feet;
- C. Minimum lot depth, eighty feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum required setbacks:
 - 1. Front yard, twenty feet minimum setback,
 - 2. Front porch, fifteen feet minimum setback,

3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.
 4. Interior side yard, ten feet minimum setback for at least one side yard; eight feet minimum setback for the other side yard,
 5. Corner side yard, fifteen feet minimum setback,
 6. Rear yard, twenty feet minimum setback,
 7. Rear porch, fifteen feet minimum setback.
- F. Garage standards: See [Chapter 17.20](#)—Residential Design and Landscaping Standards.
- G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (4) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.08 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.08 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> [Title 17 - ZONING](#) >> [Chapter 17.10 R-8 SINGLE-FAMILY DWELLING DISTRICT](#) >>

Chapter 17.10 R-8 SINGLE-FAMILY DWELLING DISTRICT ^[5]

Sections:

[17.10.010 Designated.](#)

[17.10.020 Permitted uses.](#)

[17.10.030 Conditional uses.](#)

[17.10.040 Dimensional standards.](#)

17.10.010 Designated.

This residential district is designed for areas of single-family homes on lot sizes of approximately eight thousand square feet.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.10.020 Permitted uses.

Permitted uses in the R-8 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);

- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.10.030 Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in [Chapter 17.56](#):

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions.
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.10.040 Dimensional standards.

Dimensional Standards in the R-8 District are:

- A. Minimum lot areas, eight thousand square feet;
- B. Minimum lot width, sixty feet;
- C. Minimum lot depth, seventy-five feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum Required Setbacks:
 - 1. Front yard fifteen feet minimum setback;
 - 2. Front porch, ten feet minimum setback;
 - 2. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas;
 - 3. Interior side yard, nine feet minimum setback for at least one side yard, seven feet minimum setback for the other side yard;
 - 4. Corner side yard, fifteen feet minimum setback;
 - 5. Rear yard, twenty feet minimum setback;
 - 6. Rear porch, fifteen feet minimum setback.
- F. Garage Standards: See [Chapter 17.20](#)—Residential Design and Landscaping

Standards.

- G. Maximum Lot Coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (5) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.10 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.10 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> **Title 17 - ZONING** >> **Chapter 17.12 R-6 SINGLE-FAMILY DWELLING DISTRICT** >>

Chapter 17.12 R-6 SINGLE-FAMILY DWELLING DISTRICT [\[6\]](#)Sections:

[17.12.010 Designated.](#)

[17.12.020 Permitted uses.](#)

[17.12.030 Conditional uses.](#)

[17.12.040 Dimensional standards.](#)

17.12.010 Designated.

This residential district is designed for single-family homes on lot sizes of approximately six thousand square feet.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.12.020 Permitted uses.

Permitted uses in the R-6 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.12.030 Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in [Chapter 17.56](#):

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions.
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.12.040 Dimensional standards.

Dimensional standards in the R-6 district are:

- A. Minimum lot areas, six thousand square feet;
- B. Minimum lot width, fifty feet;
- C. Minimum lot depth, seventy feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum required setbacks:
 - 1. Front yard, ten feet minimum setback,
 - 2. Front porch, five feet minimum setback,
 - 3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.
 - 4. Interior side yard, nine feet minimum setback for at least one side yard; five feet minimum setback for the other side yard,
 - 5. Corner side yard, fifteen feet minimum setback,
 - 6. Rear yard, twenty feet minimum setback,
 - 7. Rear porch, fifteen feet minimum setback.
- F. Garage standards: See [Chapter 17.20](#)—Residential Design and Landscaping Standards.
- G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (6) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.12 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.12 pertained to similar subject matter. See

Oregon City, Oregon, Code of Ordinances >> [Title 17 - ZONING](#) >> [Chapter 17.14 R-5 SINGLE-FAMILY DWELLING DISTRICT](#) >>

Chapter 17.14 R-5 SINGLE-FAMILY DWELLING DISTRICT

Sections:

[17.14.010 Designated.](#)

[17.14.020 Permitted uses.](#)

[17.14.030 Conditional uses.](#)

[17.14.040 Dimensional standards.](#)

17.14.010 Designated.

This residential district is designed for single-family homes on lot sizes of approximately five thousand square feet.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.14.020 Permitted uses.

Permitted uses in the R-5 district are:

- A. Single-family detached residential units;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050;
- H. Residential home per ORS 443.400;
- I. Cottage housing.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.14.030 Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in [Chapter 17.56](#):

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D.

- Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions;
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.14.040 Dimensional standards.

Dimensional standards in the R-5 district are:

- A. Minimum lot areas, five thousand square feet;
- B. Minimum lot width, thirty-five feet;
- C. Minimum lot depth, seventy feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum required setbacks:
 - 1. Front yard, ten feet minimum setback,
 - 2. Front porch, five feet minimum setback,
 - 3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas.
 - 4. Interior side yard, seven feet minimum setback for at least one side yard; five feet minimum setback for the other side yard,
 - 5. Corner side yard, ten feet minimum setback,
 - 6. Rear yard, twenty feet minimum setback,
 - 7. Rear porch, fifteen feet minimum setback.
- F. Garage standards: See [Chapter 17.21](#)—Residential Design Standards.
- G. Maximum building coverage: The footprint of all structures two hundred square-feet or greater shall cover a maximum of fifty percent of the lot area.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

Oregon City, Oregon, Code of Ordinances >> [Title 17 - ZONING](#) >> [Chapter 17.16 R-3.5 DWELLING DISTRICT](#) >>

Chapter 17.16 R-3.5 DWELLING DISTRICT [\[7\]](#)

Sections:

[17.16.010 Designated.](#)

[17.16.020 Permitted uses.](#)

[17.16.030 Conditional uses.](#)

[17.16.035 Master plans.](#)

[17.16.040 Dimensional standards.](#)

[17.16.050 Single-family attached residential units and duplex units.](#)

17.16.010 Designated.

This residential district is designed for single-family attached and detached residential units and two-family dwellings on lot sizes of approximately three thousand five hundred square feet per dwelling.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.16.020 Permitted uses.

Uses permitted in the R-3.5 district are:

- A. Two-family dwellings (duplex);
- B. Single-family detached residential units;
- C. Single-family attached residential units (Row houses with no more than six dwelling units may be attached in a row);
- D. Parks, playgrounds, playfields and community or neighborhood centers;
- E. Home occupations;
- F. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on-site is permitted);
- G. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- H. Accessory uses, buildings and dwellings;
- I. Family day care provider, subject to the provisions of Section 17.54.050;
- J. Residential home per ORS 443.400.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.16.030 Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in [Chapter 17.56](#):

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Residential care facility;
- G. Private and/or public educational or training facilities;
- H. Public utilities, including sub-stations (such as buildings, plants and other structures);
- I. Religious institutions;
- J. Assisted living facilities; nursing homes and group homes for over fifteen patients;
- K. Live/work units.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.16.035 Master plans.

The following are permitted in this district when authorized by and in accordance with the standards contained in [Chapter 17.65](#).

- A. Multi-family residential units.
- B. Cottage housing.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.16.040 Dimensional standards.

Dimensional standards in the R-3.5 district are:

- A. Minimum Lot Areas.
 - 1. Residential uses, three thousand five hundred square feet per unit.
 - 2. Non-residential uses, zero minimum;
- B. Minimum lot width, twenty-five feet;
- C. Minimum lot depth, seventy feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum Required Setbacks:
 - 1. Front yard, five feet minimum setback,
 - 2. Front porch, zero feet minimum setback,
 - 3. Interior side yard,
Detached unit, five feet minimum setback
Attached unit, seven feet minimum setback on the side that does not abut a common property line.
 - 4. Corner side yard, ten-foot minimum setback,
 - 5. Rear yard, fifteen-foot minimum setback,
 - 6. Rear porch, ten-foot minimum setback.
 - 7. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet.
- F. Garage standards: See [Chapter 17.21](#)—Residential Design Standards.
- G. Maximum lot coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of fifty-five percent of the lot area.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.16.050 Single-family attached residential units and duplex units.

The following standards apply to single-family dwellings, in addition to the standards in [Section 17.16.040](#).

- A. Maintenance Easement. Prior to building permit approval, the applicant shall submit a recorded mutual easement that runs along the common property line. This easement shall be ten feet in width. A lesser width may be approved by the community development director if it is found to be sufficient to guarantee rights for maintenance purposes of structure and yard.
- B. Conversion of Existing Duplexes. Any conversion of an existing duplex unit into two single-family attached dwellings shall be reviewed for compliance with the requirements

in [Title 16](#) for partitions, [Chapter 17.16](#) and the State of Oregon One- and Two- Family Dwelling Specialty Code prior to final recordation of the land division replat.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (7) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.16 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.16 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> [Title 17 - ZONING](#) >> [Chapter 17.18 R-2 MULTI-FAMILY DWELLING DISTRICT](#) >>

Chapter 17.18 R-2 MULTI-FAMILY DWELLING DISTRICT ^[8]

Sections:

[17.18.010 Designated.](#)

[17.18.020 Permitted uses.](#)

[17.18.030 Conditional uses.](#)

[17.18.035 Pre-existing industrial use.](#)

[17.18.040 Dimensional standards.](#)

17.18.010 Designated.

The purpose of this residential district is designed for multi-family residential units on lot sizes of approximately two thousand square feet per dwelling.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.18.020 Permitted uses.

Permitted uses in the R-2 district are:

- A. Residential units, multi-family;
- B. Parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- E. Accessory buildings;
- F. Family day care provider, subject to the provisions of Section 17.54.050. (Prior code §11-3-7(A)); and
- G. Management and associated offices and building necessary for the operations of a multi-family residential development.
- H. Residential care facility per ORS 443.400.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.18.030 Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in [Chapter 17.56](#):

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Bed and breakfast inns/boarding houses;
- C. Cemeteries, crematories, mausoleums and columbariums;
- D. Child care centers and nursery schools;
- E. Emergency service facilities (police and fire), excluding correctional facilities;
- F. Private and/or public educational or training facilities;
- G. Public utilities, including sub-stations (such as buildings, plants and other structures);
- H. Religious institutions;
- I. Assisted living facilities; nursing homes and group homes for over fifteen patients;
- J. Live/work units.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.18.035 Pre-existing industrial use.

Tax Lot 11200, located on Clackamas County Map #32E16BA has a special provision to permit the current industrial use and the existing incidental sale of the products created and associated with the current industrial use on the site. This property may only maintain and expand the current use, which are the manufacturing of aluminum boats and the fabrication of radio and satellite equipment, internet and data systems and antennas.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.18.040 Dimensional standards.

Dimensional standards in the R-2 district are:

- A. Minimum lot areas: Two thousand square feet per unit.
- B. Minimum lot width, fifty feet;
- C. Minimum lot depth, seventy-five feet;
- D. Maximum building height, four stories, not to exceed fifty-five feet;
- E. Minimum required setbacks:
 - 1. Front yard, five feet minimum setback (May be reduced to zero through Site Plan and Design Review)
 - 2. Side yard, five feet minimum setback,
 - 3. Corner side yard, ten feet minimum setback,
 - 4. Rear yard, ten feet minimum setback,
 - 5. Buffer area. If a multi-family residential unit in this district abuts R-10, R-8, or R-6 use, there shall be required a landscaped yard of ten feet on the side abutting the adjacent zone in order to provide a buffer area and landscaping thereof shall be subject to site plan review. The community development director may waive any of the foregoing requirements if it is found that the requirement is unnecessary on a case-by-case basis.
 - 6. Attached and detached garage, twenty feet minimum setback from the public

right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet.

- F. Design criteria: See Site Plan and Design Review requirements in Chapters [17.62](#) and [17.52](#)

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (8) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.18 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.18 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> **Title 17 - ZONING** >> Chapter 17.24 NC NEIGHBORHOOD COMMERCIAL DISTRICT >>

Chapter 17.24 NC NEIGHBORHOOD COMMERCIAL DISTRICT ^[10]

Sections:

[17.24.010 Designated.](#)

[17.24.020 Permitted Uses—NC.](#)

[17.24.025 Conditional uses.](#)

[17.24.035 Prohibited uses.](#)

[17.24.040 Dimensional standards.](#)

17.24.010 Designated.

The Neighborhood Commercial District is designed for small-scale commercial and mixed-uses designed to serve a convenience need for residents in the surrounding low-density neighborhood. Land uses consist of small and moderate sized retail, service, office, multi-family residential uses or similar as defined by the community development director.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.24.020 Permitted Uses—NC.

- A. Any use permitted in the Mixed-Use Corridor, provided the maximum footprint for a stand alone building with a single store or multiple buildings with the same business does not exceed ten thousand square feet, unless otherwise restricted in Sections [17.24.020](#), 17.24.030 or [17.24.040](#)
- B. Grocery stores, provided the maximum footprint for a stand alone building with a single store or multiple buildings with the same business does not exceed forty thousand square feet.
- C. Live/work units.
- D. Multi-family, single-family attached or two-family residential, when proposed along with any non-residential allowed use in the NC district in a single development application and not exceeding fifty percent of the total building square feet in said application.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.24.025 Conditional uses.

The following conditional uses are permitted when approved in accordance with the process and standards contained in [Chapter 17.56](#).

- A. Any use permitted in the Neighborhood Commercial District that has a building footprint in excess of ten thousand square feet.
- B. Emergency and ambulance services;
- C. Drive-thru facilities;
- D. Outdoor markets that do not meet the criteria of [Section 17.24.020](#)
- E. Public utilities and services such as pump stations and sub-stations;
- F. Religious institutions;
- G. Public and or private educational or training facilities;
- H. Gas Stations;
- I. Hotels and motels, commercial lodging;
- J. Vet clinic or pet hospital.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.24.035 Prohibited uses.

The following uses are prohibited in the NC District:

- A. Distributing, wholesaling and warehousing;
- B. Outdoor sales or storage;
- C. Hospitals;
- D. Kennels;
- E. Motor vehicle sales and incidental service;
- F. Motor vehicle repair and service;
- G. Self-service storage facilities;
- H. Heavy equipment service, repair, sales, storage or rental (including but not limited to construction equipment and machinery and farming equipment).

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.24.040 Dimensional standards.

Dimensional standards in the NC district are:

- A. Maximum building height: Forty feet or three stories, whichever is less.
- B. Maximum building footprint: Ten thousand square feet.
- C. Minimum required setbacks if not abutting a residential zone: None.
- D. Minimum required interior and rear yard setbacks if abutting a residential zone: Ten feet plus one foot additional yard setback for every one foot of building height over thirty-five feet.
- E. Maximum Allowed Setback.
 - 1. Front yard setback: Five feet (may be extended with Site Plan and Design Review, [Section 17.62.055](#)).
 - 2. Interior yard setback: None.
 - 3. Corner side yard setback abutting a street: Thirty feet, provided the site plan and design review requirements of [Section 17.62.055](#) are met.
 - 4. Rear yard setback: None.

FOOTNOTE(S):

--- (10) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.24 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.24 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> **Title 17 - ZONING** >> Chapter 17.26 HC Historic Commercial District >>

Chapter 17.26 HC Historic Commercial District ^[11]

Sections:[17.26.010 Designated.](#)[17.26.020 Permitted uses.](#)[17.26.030 Conditional uses.](#)[17.26.035 Prohibited uses.](#)[17.26.040 Historic building preservation.](#)[17.26.050 Dimensional standards.](#)**17.26.010 Designated.**

The Historic Commercial District is designed for limited commercial use. Allowed uses should facilitate the re-use and preservation of existing buildings and the construction of new architecturally compatible structures. Land uses are characterized by high-volume establishments such as retail, service, office, residential, lodging, recreation and meeting facilities, or a similar use as defined by the community development director.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.26.020 Permitted uses.

- A. Uses permitted in the MUC-1 Mixed-Use Corridor District.
- B. Residential units, single-family detached.
- C. Residential units, duplex.
- D. Accessory uses, buildings and dwellings.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.26.030 Conditional uses.

The following conditional uses and their accessory uses are permitted in this district when authorized by and in accordance with the standards contained in [Chapter 17.56](#):

- A. Conditional uses listed in the MUC Mixed-Use Corridor District.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.26.035 Prohibited uses.

A. Single-family attached

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.26.040 Historic building preservation.

Existing historic buildings (defined as primary, secondary or compatible buildings in a National Register Historic district or are in Oregon City's inventory of Historic Buildings) shall be used for historic commercial or residential use. If, however, the owner can demonstrate to the planning commission that no economically feasible return can be gained for a particular structure, and that such structure cannot be rehabilitated to render such an economic return, the planning commission may grant an exception to the historic building preservation policy. Such an exception shall be the minimum necessary to allow for an economic return for the land, while preserving the integrity of the historic building preservation policy in other structures in the area. The planning commission may condition the grant of any such application to these ends. The members of the historic review board shall be notified of the application and may request a delay in the decision or the planning commission, of its own volition, may delay a decision on such an application subject to consideration by the historic review board as provided in [Chapter 17.40](#).

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.26.050 Dimensional standards.

A. Residential unit, single-family detached:

1. Dimensional standards required for the R-6 Single-Family Dwelling District.

B. All other uses:

1. Minimum lot area: None.
2. Maximum building height: Thirty-five feet or three stories, whichever is less.
3. Minimum required setbacks if not abutting a residential zone: None.
4. Minimum required rear yard setback if abutting a residential zone: Twenty feet.
5. Minimum required side yard setbacks if abutting a single-family residential use: Five feet.
6. Maximum front yard setback: Five feet (May be extended with Site Plan and Design Review [Section 17.62.055](#)).
7. Maximum interior side yard: None.
8. Maximum rear yard: None.
9. Minimum required landscaping (including landscaping within a parking lot): Twenty percent.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (11) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.26 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.26 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Chapter 17.29 "MUC"—MIXED-USE CORRIDOR DISTRICT ^[12]Sections:17.29.010 Designated.17.29.020 Permitted uses—MUC-1 and MUC-2.17.29.030 Conditional uses—MUC-1 and MUC-2 zones.17.29.040 Prohibited uses in the MUC-1 and MUC-2 zones.17.29.050 Dimensional standards—MUC-1.17.29.060 Dimensional standards—MUC-2.17.29.070 Floor area ratio (FAR).

17.29.010 Designated.

The Mixed-Use Corridor (MUC) District is designed to apply along selected sections of transportation corridors such as Molalla Avenue, 7th Street and Beaver Creek Road, and along Warner-Milne Road. Land uses are characterized by high-volume establishments such as retail, service, office, multi-family residential, lodging, recreation and meeting facilities, or a similar use as defined by the community development director. A mix of high-density residential, office, and small-scale retail uses are encouraged in this District. Moderate density (MUC-1) and high density (MUC-2) options are available within the MUC zoning district. The area along 7th Street is an example of MUC-1, and the area along Warner-Milne Road is an example of MUC-2.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.29.020 Permitted uses—MUC-1 and MUC-2.

- A. Banquet, conference facilities and meeting rooms;
- B. Bed and breakfast and other lodging facilities for up to ten guests per night;
- C. Child care centers and/or nursery schools;
- D. Indoor entertainment centers and arcades;
- E. Health and fitness clubs;
- F. Medical and dental clinics, outpatient; infirmity services;
- G. Museums, libraries and cultural facilities;
- H. Offices, including finance, insurance, real estate and government;
- I. Outdoor markets, such as produce stands, craft markets and farmers markets that are operated on the weekends and after six p.m. during the weekday;
- J. Postal services;
- K. Parks, playgrounds, play fields and community or neighborhood centers;
- L. Repair shops, for radio and television, office equipment, bicycles, electronic equipment, shoes and small appliances and equipment;
- N. Residential units, multi-family;
- O. Restaurants, eating and drinking establishments without a drive through;
- P. Services, including personal, professional, educational and financial services; laundry and dry-cleaning;
- Q. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores, and similar, provided the maximum footprint for a stand alone building with a single store or multiple buildings with the same business does not exceed sixty

thousand square feet;

- R. Seasonal sales, subject to Oregon City Municipal Code Section 17.54.060;
- S. Assisted living facilities; nursing homes and group homes for over fifteen patients;
- T. Studios and galleries, including dance, art, photography, music and other arts;
- U. Utilities: Basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers.
- V. Veterinary clinics or pet hospitals, pet day care.
- W. Home occupations;
- X. Research and development activities;
- Y. Temporary real estate offices in model dwellings located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- Z. Residential care facility.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.29.030 Conditional uses—MUC-1 and MUC-2 zones.

The following uses are permitted in this district when authorized and in accordance with the process and standards contained in [Chapter 17.56](#):

- A. Ancillary drive-in or drive-through facilities;
- B. Emergency service facilities (police and fire), excluding correctional facilities;
- C. Gas stations;
- D. Outdoor markets that do not meet the criteria of Section 17.29.020H.;
- E. Public utilities and services including sub-stations (such as buildings, plants and other structures);
- F. Public and/or private educational or training facilities;
- G. Religious institutions;
- H. Retail trade, including gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores and any other use permitted in the neighborhood, historic or limited commercial districts that have a footprint for a stand alone building with a single store in excess of sixty thousand square feet in the MUC-1 or MUC-2 zone;
- I. Hotels and motels, commercial lodging;
- J. Hospitals;
- K. Parking structures and lots not in conjunction with a primary use;
- L. Passenger terminals (water, auto, bus, train).

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.29.040 Prohibited uses in the MUC-1 and MUC-2 zones.

The following uses are prohibited in the MUC district:

- A. Distributing, wholesaling and warehousing;
- B. Outdoor sales or storage;
- C. Correctional facilities;
- D. Heavy equipment service, repair, sales, storage or rental² (including but not limited to

- construction equipment and machinery and farming equipment);
- E. Kennels;
- E. Motor vehicle and recreational vehicle sales and incidental service;
- F. Motor vehicle and recreational vehicle repair/service;
- G. Outdoor sales or storage;
- H. Self-service storage facilities.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.29.050 Dimensional standards—MUC-1.

- A. Minimum lot areas: None.
- B. Maximum building height: Forty feet or three stories, whichever is less.
- C. Minimum required setbacks if not abutting a residential zone: None.
- D. Minimum required interior and rear yard setbacks if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every one foot of building height over thirty-five feet.
- E. Maximum allowed setbacks.
 1. Front yard: Five feet (may be extended with Site Plan and Design Review (Section [17.62.055](#)).
 2. Interior side yard: None.
 3. Corner side setback abutting street: Thirty feet provided the Site Plan and Design Review requirements of [Section 17.62.055](#) are met.
 4. Rear yard: None.
- F. Maximum lot coverage of the building and parking lot: Eighty percent.
- G. Minimum required landscaping (including landscaping within a parking lot): Twenty percent.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.29.060 Dimensional standards—MUC-2.

- A. Minimum lot area: None.
- B. Minimum floor area ratio: 0.25.
- C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.
- D. Maximum building height: Sixty feet.
- E. Minimum required setbacks if not abutting a residential zone: None.
- F. Minimum required interior and rear yard setbacks if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every two feet of building height over thirty-five feet.
- G. Maximum Allowed Setbacks.
 1. Front yard: Five feet (may be expanded with Site Plan and Design Review [Section 17.62.055](#)).
 2. Interior side yard: None.
 3. Corner side yard abutting street: Twenty feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.
 4. Rear yard: None.
- H. Maximum site coverage of building and parking lot: Ninety percent.
- I. Minimum landscaping requirement (including parking lot): Ten percent.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.29.070 Floor area ratio (FAR).

Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.

A. Standards.

1. The minimum floor area ratios contained in [17.29.050](#) and [17.29.060](#) apply to all non-residential and mixed-use building development, except stand-alone commercial buildings less than ten thousand square feet in floor area.
2. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.
3. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project build out.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (12) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.29 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.29 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> **Title 17 - ZONING** >> Chapter 17.31 "MUE"—MIXED-USE EMPLOYMENT DISTRICT >>

Chapter 17.31 "MUE"—MIXED-USE EMPLOYMENT DISTRICT [\[13\]](#)

Sections:

[17.31.10 Designated.](#)

[17.31.020 Permitted uses.](#)

[17.31.030 Limited uses.](#)

[17.31.040 Conditional uses.](#)

[17.31.050 Prohibited uses.](#)

[17.31.060 Dimensional standards.](#)

[17.31.070 Floor area ratio \(FAR\).](#)

17.31.10 Designated.

The MUE zone is designed for employment-intensive uses such as large offices and research and development complexes or similar as defined by the community development director. Some commercial uses are allowed, within limits. The county offices and Willamette Falls Hospital are examples of such employment-intensive uses.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.31.020 Permitted uses.

Permitted uses in the MUE district are defined as:

- A. Banquet, conference facilities and meeting rooms;
- B. Child care centers, nursery schools;
- C. Medical and dental clinics, outpatient; infirmary services;
- D. Distributing, wholesaling and warehousing;
- E. Health and fitness clubs;
- F. Hospitals;
- H. Emergency service facilities (police and fire), excluding correctional facilities;
- I. Industrial uses limited to the design, light manufacturing, processing, assembly, packaging, fabrication and treatment of products made from previously prepared or semi-finished materials;
- J. Offices;
- K. Outdoor markets, such as produce stands, craft markets and farmers markets that are operated on the weekends and after six p.m. during the weekday;
- L. Postal services;
- M. Parks, play fields and community or neighborhood centers;
- N. Research and development offices and laboratories, related to scientific, educational, electronics and communications endeavors;
- O. Passenger terminals (water, auto, bus, train);
- P. Utilities. Basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, water tanks, telephone exchange and cell towers.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.31.030 Limited uses.

The following permitted uses, alone or in combination, shall not exceed twenty percent of the total gross floor area of all of the other permitted and conditional uses within the MUE development site or complex. The total gross floor area of two or more buildings may be used, even if the buildings are not all on the same parcel or owned by the same property owner, as long as they are part of the same development site, as determined by the community development director.

- A. Retail services, including personal, professional, educational and financial services; laundry and dry cleaning;
- B. Restaurants, eating and drinking establishments;
- C. Retail shops, provided the maximum footprint for a stand alone building with a single store does not exceed sixty thousand square feet;
- D. Public and/or private educational or training facilities;
- E. Custom or specialized vehicle alterations or repair wholly within a building.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.31.040 Conditional uses.

The following conditional uses are permitted when authorized and in accordance with the process and standards contained in [Chapter 17.56](#).

- A. Correctional, detention and work release facilities;
- B. Drive-in or drive-through facilities;
- C. Hotels, motels and commercial lodging;
- D. Outdoor markets that do not meet the criteria of Section 17.31.020.M;
- E. Public utilities and services such as pump stations and sub-stations;
- F. Religious institutions;
- G. Veterinary or pet hospital, dog day care.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.31.050 Prohibited uses.

The following uses are prohibited in the MUE district:

- A. Outdoor sales or storage;
- B. Kennels;
- C. Gas/Convenience stations;
- D. Motor vehicle parts stores;
- E. Motor vehicle sales and incidental service;
- F. Heavy equipment service, repair, sales, storage or rental² (including but not limited to construction equipment and machinery and farming equipment);
- G. Recreation vehicle, travel trailer, motorcycle, truck, manufactured home, leasing, rental or storage;
- H. Self-storage facilities.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.31.060 Dimensional standards.

- A. Minimum lot areas: None.
- B. Minimum Floor Area Ratio: 0.25.
- C. Maximum building height: except as otherwise provided in subsection C.1. of this section building height shall not exceed sixty feet.
 - 1. In that area bounded by Leland Road, Warner Milne Road and Molalla Avenue, and located in this zoning district, the maximum building height shall not exceed eighty-five feet in height.
- D. Minimum required interior and rear yard setbacks if abutting a residential zone: twenty feet, plus one foot additional yard setback for every one foot of building height over thirty-five feet.
- E. Maximum allowed setbacks: No maximum limit provided the Site Plan and Design Review requirements of [Section 17.62.055](#) are met. Development of a campus with an approved Master Plan in the MUE zone is exempt from Section 17.62.055D.1 of Site Plan and Design Review. All other standards are applicable.
- F. Maximum site coverage of the building and parking lot: Eighty percent.
- G. Minimum landscape requirement (including the parking lot): Twenty Percent.

The design and development of the landscaping in this district shall:

- 1. Enhance the appearance of the site internally and from a distance;
- 2. Include street trees and street side landscaping;
- 3. Provide an integrated open space and pedestrian way system within the development with appropriate connections to surrounding properties;

4. Include, as appropriate, a bikeway walkway or jogging trail;
5. Provide buffering or transitions between uses;
6. Encourage outdoor eating areas appropriate to serve all the uses within the development;
7. Encourage outdoor recreation areas appropriate to serve all the uses within the development.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.31.070 Floor area ratio (FAR).

Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.

A. Standards.

1. The minimum floor area ratios contained in [17.29.050](#) and [17.29.060](#) apply to all non-residential and mixed-use building development, except stand-alone commercial buildings less than ten thousand square feet in floor area.
2. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.
3. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project build out.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (13) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.31 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.31 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> **Title 17 - ZONING** >> Chapter 17.32 C GENERAL COMMERCIAL DISTRICT >>

Chapter 17.32 C GENERAL COMMERCIAL DISTRICT [\[14\]](#)

Sections:

[17.32.010 Designated.](#)

[17.32.020 Permitted uses.](#)

[17.32.030 Conditional uses.](#)

[17.32.040 Prohibited uses in the General Commercial District.](#)

[17.32.050 Dimensional standards.](#)

17.32.010 Designated.

Uses in the general commercial district are designed to serve the city and the surrounding area. Land uses are characterized by a wide variety of establishments such as retail, service, office, multi-family residential, lodging, recreation and meeting facilities or a similar use as defined by the community development director.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)

17.32.020 Permitted uses.

- A. Any use permitted in the MUC - Mixed Use Corridor zone with no maximum footprint size, unless otherwise restricted in Sections [17.24.020](#), 17.24.030 or [17.24.040](#)
- B. Hotels and motels;
- C. Drive-in or drove through facilities;
- D. Passenger terminals (water, auto, bus, train);
- E. Gas stations;
- F. Outdoor markets that do not meet Section 17.29.020.H;
- G. Motor vehicle and recreational vehicle sales and/or incidental service;
- H. Motor vehicle and recreational vehicle repair and/or service;
- I. Custom or specialized vehicle alterations or repair wholly within a building.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)

17.32.030 Conditional uses.

The following conditional uses are permitted when authorized and in accordance with the standards contained in [Chapter 17.56](#):

- A. Religious institutions;
- B. Hospitals;
- C. Self service storage facilities;
- D. Public utilities, including sub-stations (such as buildings, plants and other structures);
- E. Public and/or private educational or training facilities;
- F. Parking structures and lots not in conjunction with a primary use;
- G. Emergency service facilities (police and fire), excluding correctional facilities.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)

17.32.040 Prohibited uses in the General Commercial District.

The following uses are prohibited in the General Commercial District:

- A. Distribution, wholesaling and warehousing.
- B. Outdoor sales or storage (Except secured areas for overnight parking or temporary parking of vehicles used in the business. Sales of products not located under a roof may be allowed if they are located in an area that is architecturally connected to the primary structure, is an ancillary use and is approved through the Site Plan and Design Review process. This area may not exceed fifteen percent of the building footprint of the primary building).
- C. General manufacturing or fabrication.

- D. Heavy equipment service, repair, sales, storage or rental (including but not limited to construction equipment and machinery and farming equipment).

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)

17.32.050 Dimensional standards.

- A. Minimum lot area: None.
- B. Maximum building height: Sixty feet.
- C. Minimum required setbacks if not abutting a residential zone: None.
- D. Minimum required interior and rear yard setbacks if abutting a residential zone: twenty feet, plus one foot additional yard setback for every two feet of building height over thirty-five feet.
- E. Maximum Allowed Setbacks.
 - 1. Front yard setback: Five feet (may be expanded with Site Plan and Design Review [Section 17.62.055](#)).
 - 2. Interior side yard setback: None.
 - 3. Corner side yard setback abutting street: None
 - 4. Rear yard setback: None.
- F. Maximum site coverage of building and parking lot: Eighty-five percent
- G. Minimum landscaping requirement (including parking lot): Fifteen percent.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009; Ord. No. 10-1003, § 1(Exh. 1), 7-7-2010)

FOOTNOTE(S):

--- (14) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.32 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.32 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> **Title 17 - ZONING** >> Chapter 17.34 "MUD"—MIXED-USE DOWNTOWN DISTRICT >>

Chapter 17.34 "MUD"—MIXED-USE DOWNTOWN DISTRICT ^[15]

Sections:

[17.34.010 Designated.](#)

[17.34.020 Permitted uses.](#)

[17.34.030 Conditional uses.](#)

[17.34.040 Prohibited uses.](#)

[17.34.050 Pre-existing industrial uses.](#)

[17.34.060 Mixed-use downtown dimensional standards—For properties located outside of the downtown design district.](#)

[17.34.070 Mixed-use downtown dimensional standards—For properties located within the downtown design district.](#)

[17.34.080 Explanation of certain standards.](#)

17.34.010 Designated.

The mixed-use downtown (MUD) district is designed to apply within the traditional downtown core along Main Street and includes the "north-end" area, generally between 5th Street and Abernethy Street, and some of the area bordering McLoughlin Boulevard. Land uses are

characterized by high-volume establishments constructed at the human scale such as retail, service, office, multi-family residential, lodging or similar as defined by the community development director. A mix of high-density residential, office and retail uses are encouraged in this district, with retail and service uses on the ground floor and office and residential uses on the upper floors. The emphasis is on those uses that encourage pedestrian and transit use. This district includes a Downtown Design District overlay for the historic downtown area. Retail and service uses on the ground floor and office and residential uses on the upper floors are encouraged in this district. The design standards for this sub-district require a continuous storefront façade featuring streetscape amenities to enhance the active and attractive pedestrian environment.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.34.020 Permitted uses.

Permitted uses in the MUD district are defined as:

- A. Any use permitted in the mixed-use corridor without a size limitation, unless otherwise restricted in Sections [17.34.020](#), [17.34.030](#) or [17.34.040](#)
- B. Hotel and motel, commercial lodging;
- C. Marinas;
- D. Religious institutions;
- E. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores provided the maximum footprint of a freestanding building with a single store does not exceed sixty thousand square feet (a freestanding building over sixty thousand square feet is allowed as long as the building contains multiple stores);
- F. Live/work units.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.34.030 Conditional uses.

The following uses are permitted in this district when authorized and in accordance with the process and standards contained in [Chapter 17.56](#).

- A. Ancillary drive-in or drive-through facilities;
- B. Emergency services;
- C. Hospitals;
- D. Outdoor markets that do not meet the criteria of [Section 17.34.020](#)
- E. Parks, playgrounds, play fields and community or neighborhood centers;
- F. Parking structures and lots not in conjunction with a primary use;
- G. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies and specialty stores in a freestanding building with a single store exceeding a foot print of sixty thousand square feet;
- H. Public facilities such as sewage and water treatment plants, water towers and recycling and resource recovery centers;
- I. Public utilities and services such as pump stations and sub-stations;
- J. Distributing, wholesaling and warehousing;
- K. Gas stations;
- L. Public and or private educational or training facilities;

- M. Stadiums and arenas;
- N. Passenger terminals (water, auto, bus, train);
- O. Recycling center and/or solid waste facility.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.34.040 Prohibited uses.

The following uses are prohibited in the MUD district:

- A. Kennels;
- B. Outdoor storage and sales, not including outdoor markets allowed in [Section 17.34.030](#)
- C. Self-service storage;
- D. Single-Family and two-family residential units;
- E. Motor vehicle and recreational vehicle repair/service;
- F. Motor vehicle and recreational vehicle sales and incidental service;
- G. Heavy equipment service, repair, sales, storage or rental² (including but not limited to construction equipment and machinery and farming equipment)

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.34.050 Pre-existing industrial uses.

Tax lot 5400 located at Clackamas County Tax Assessors Map #22E20DD, Tax Lots 100 and two hundred located on Clackamas County Tax Assessors Map #22E30DD and Tax Lot 700 located on Clackamas County Tax Assessors Map #22E29CB have special provisions for industrial uses. These properties may maintain and expand their industrial uses on existing tax lots. A change in use is allowed as long as there is no greater impact on the area than the existing use.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.34.060 Mixed-use downtown dimensional standards—For properties located outside of the downtown design district.

- A. Minimum lot area: None.
- B. Minimum floor area ratio: 0.30.
- C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.
- D. Maximum building height: Seventy-five feet, except for the following locations where the maximum building height shall be forty-five feet:
 - 1. Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets;
 - 2. Property within five hundred feet of the End of the Oregon Trail Center property; and
 - 3. Property within one hundred feet of single-family detached or detached units.
- E. Minimum required setbacks, if not abutting a residential zone: None.
- F. Minimum required interior side yard and rear yard setback if abutting a residential zone: Fifteen feet, plus one additional foot in yard setback for every two feet in height over thirty-five feet.
- G. Maximum Allowed Setbacks.
 - 1. Front yard: Twenty feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.

2. Interior side yard: No maximum.
 3. Corner side yard abutting street: Twenty feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.
 4. Rear yard: No maximum.
 5. Rear yard abutting street: Twenty feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.
- H. Maximum site coverage including the building and parking lot: Ninety percent.
- I. Minimum landscape requirement (including parking lot): Ten percent.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.34.070 Mixed-use downtown dimensional standards—For properties located within the downtown design district.

- A. Minimum lot area: None.
- B. Minimum floor area ratio: 0.5.
- C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.
- D. Maximum building height: Fifty-eight feet.
- E. Minimum required setbacks, if not abutting a residential zone: None.
- F. Minimum required interior and rear yard setback if abutting a residential zone: Twenty feet, plus one foot additional yard setback for every three feet in building height over thirty-five feet.
- G. Maximum Allowed Setbacks.
 1. Front yard setback: Ten feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.
 2. Interior side yard setback: No maximum.
 3. Corner side yard setback abutting street: Ten feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.
 4. Rear yard setback: No maximum.
 5. Rear yard setback abutting street: Ten feet provided the site plan and design review requirements of [Section 17.62.055](#) are met.
- H. Parking Standards. The minimum number of off-street vehicular parking stalls required in [Chapter 17.52](#) may be reduced by fifty percent.
- I. Maximum site coverage of the building and parking lot: One hundred percent.
- J. Minimum Landscape Requirement. Development within the downtown design district overlay is exempt from required landscaping standards in Section 17.62.050A.1. However, landscaping features or other amenities are required, which may be in the form of planters, hanging baskets and architectural features such as benches and water fountains that are supportive of the pedestrian environment. Where possible, landscaped areas are encouraged to facilitate continuity of landscape design. Street trees and parking lot trees are required and shall be provided per the standards of [Chapter 12.08](#) and [Chapter 17.52](#)

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.34.080 Explanation of certain standards.

- A. Floor Area Ratio (FAR).
 1. Purpose. Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas

appropriate for larger-scale buildings and higher residential densities.

2. Standards.

- a. The minimum floor area ratios contained in sections [17.34.060](#) and [17.34.070](#) apply to all non-residential and mixed-use building developments.
- b. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.
- c. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project build out.

B. Building height.

1. Purpose.

- a. The Masonic Hall is currently the tallest building in downtown Oregon City, with a height of fifty-eight feet measured from Main Street. The maximum building height limit of fifty-eight feet will ensure that no new building will be taller than the Masonic Hall.
- b. A minimum two-story (twenty-five feet) building height is established for the Downtown Design District Overlay sub-district to ensure that the traditional building scale for the downtown area is maintained.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (15) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.34 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.34 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> [Title 17 - ZONING](#) >> [Chapter 17.36 "GI"—GENERAL INDUSTRIAL DISTRICT](#) >>

Chapter 17.36 "GI"—GENERAL INDUSTRIAL DISTRICT ^[16]

Sections:

[17.36.010 Designated.](#)

[17.36.020 Permitted uses.](#)

[17.36.030 Conditional uses.](#)

[17.36.040 Dimensional standards.](#)

17.36.010 Designated.

The general industrial district is designed to allow uses relating to manufacturing, processing, production, storage, fabrication and distribution of goods or similar as defined by the community development director. The uses permitted in the general industrial district are intended to protect existing industrial and employment lands to improve the region's economic climate and protect the

supply of sites for employment by limiting new and expanded retail commercial uses to those appropriate in type and size to serve the needs of businesses, employees, and residents of the industrial areas.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.36.020 Permitted uses.

In the GI district, the following uses are permitted if enclosed within a building:

- A. Manufacturing and/or fabrication;
- B. Distributing, wholesaling and warehousing, excluding explosives and substances which cause an undue hazard to the public health, welfare and safety;
- C. Heavy equipment service, repair, sales, rental or storage (includes but is not limited to construction equipment and machinery and farming equipment);
- D. Veterinary or pet hospital, kennel;
- E. Necessary dwellings for caretakers and watchmen (all other residential uses are prohibited);
- F. Retail sales and services, including eating establishments for employees (i.e. a cafe or sandwich shop), located in a single building or in multiple buildings that are part of the same development shall be limited to a maximum of twenty thousand square feet or five percent of the building square footage, whichever is less and the retail sales and services shall not occupy more than ten percent of the net developable portion of all contiguous industrial lands;
- G. Emergency service facilities (police and fire), excluding correctional facilities;
- H. Outdoor sales and storage;
- I. Recycling center and solid waste facility;
- J. Wrecking yards;
- K. Public utilities, including sub-stations (such as buildings, plants and other structures);
- L. Utilities: basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers;
- M. Kennels;
- N. Storage facilities.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.36.030 Conditional uses.

The following conditional uses are permitted in this district when authorized and in accordance with the standards contained in [Chapter 17.56](#):

- A. Any use in which more than half of the business is conducted outdoors.
- B. Hospitals.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.36.040 Dimensional standards.

Dimensional standards in the GI district are:

- A. Minimum lot area, minimum not required;

- B. Maximum building height, three stories, not to exceed forty feet;
- C. Minimum required setbacks:
 - 1. Front yard, ten feet minimum setback;
 - 2. Interior side yard, no minimum setback;
 - 3. Corner side yard, ten feet minimum setback;
 - 4. Rear yard, ten feet minimum setback;
- D. Buffer Zone. If a use in this zone abuts or faces a residential or commercial use, a yard of at least twenty-five feet shall be required on the side abutting or facing the adjacent residential use and commercial uses in order to provide a buffer area, and sight obscuring landscaping thereof shall be subject to site plan review. The community development director may waive any of the foregoing requirements if he/she determines that the requirement is unnecessary in the particular case.
- E. Outdoor storage within building or yard space other than required setbacks and such occupied yard space shall be enclosed by a sight-obscuring wall or fence of sturdy construction and uniform color or an evergreen hedge not less than six feet in height located outside the required yard, further provided that such wall or fence shall not be used for advertising purposes.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (16) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.36 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.36 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> **Title 17 - ZONING** >> Chapter 17.37 (CI) CAMPUS INDUSTRIAL DISTRICT >>

Chapter 17.37 (CI) CAMPUS INDUSTRIAL DISTRICT ^[17]

Sections:

[17.37.010 Designated.](#)

[17.37.020 Permitted uses.](#)

[17.37.030 Conditional uses.](#)

[17.37.040 Dimensional standards.](#)

[17.37.050 Development standards.](#)

17.37.010 Designated.

The campus industrial district is designed for a mix of clean, employee-intensive industries, and offices serving industrial needs. These areas provide jobs that strengthen and diversify the economy. The uses permitted on campus industrial lands are intended to improve the region's economic climate and to protect the supply of sites for employment by limiting incompatible uses within industrial and employment areas and promoting industrial uses, uses accessory to industrial uses, offices for industrial research and development and large corporate headquarters.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.37.020 Permitted uses.

The following uses may occupy up to one hundred percent of the total floor area of the development, unless otherwise described:

- A. Experimental or testing laboratories;
- B. Industrial uses limited to the design, light manufacturing, processing, assembly, packaging, fabrication and treatment of products made from previously prepared or semi-finished materials;
- C. Public and/or private educational or training facilities;
- D. Corporate or government headquarters or regional offices with fifty or more employees;
- E. Computer component assembly plants;
- F. Information and data processing centers;
- G. Software and hardware development;
- H. Engineering, architectural and surveying services;
- I. Non-commercial, educational, scientific and research organizations;
- J. Research and development activities;
- K. Industrial and professional equipment and supply stores, which may include service and repair of the same;
- L. Retail sales and services, including eating establishments for employees (i.e. a cafe or sandwich shop), located in a single building or in multiple buildings that are part of the same development shall be limited to a maximum of twenty thousand square feet or five percent of the building square footage, whichever is less, and the retail sales and services shall not occupy more than ten percent of the net developable portion of all contiguous industrial lands;
- M. Financial, insurance, real estate, or other professional offices, as an accessory use to a permitted use, located in the same building as the permitted use and limited to ten percent of the total floor area of the development. Financial institutions shall primarily serve the needs of businesses and employees within the development, and drive-through features are prohibited;
- N. Utilities: basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.37.030 Conditional uses.

The following conditional uses may be established in a campus industrial district subject to review and action on the specific proposal, pursuant to the criteria and review procedures in Chapters [17.50](#) and [17.56](#):

- A. Distribution or warehousing.
- B. Any other use which, in the opinion of the planning commission, is of similar character of those specified in Sections [17.37.020](#) and [17.37.030](#). In addition, the proposed conditional uses:
 - 1. Will have minimal adverse impact on the appropriate development of primary uses on abutting properties and the surrounding area considering location, size, design and operating characteristics of the use;
 - 2. Will not create odor, dust, smoke, fumes, noise, glare, heat or vibrations which

are incompatible with primary uses allowed in this district;

3. Will be located on a site occupied by a primary use, or, if separate, in a structure which is compatible with the character and scale or uses allowed within the district, and on a site no larger than necessary for the use and operational requirements of the use;
4. Will provide vehicular and pedestrian access, circulation, parking and loading areas which are compatible with similar facilities for uses on the same site or adjacent sites.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.37.040 Dimensional standards.

Dimensional standards in the CI district are:

- A. Minimum lot area: No minimum required.
- B. Maximum building height: except as otherwise provided in subsection B.1. of this section building height shall not exceed forty-five feet.
 1. In that area bounded by Leland Road, Warner Milne Road and Molalla Avenue, and located in this zoning district, the maximum building height shall not exceed eighty-five feet in height.
- C. Minimum required setbacks:
 1. Front yard: Twenty feet minimum setback;
 2. Interior side yard: No minimum setback;
 3. Corner side yard: Twenty feet minimum setback;
 4. Rear yard: Ten feet minimum setback.
- D. Buffer zone: If a use in this zone abuts or faces a residential use, a yard of at least twenty-five feet shall be required on the side abutting or facing the adjacent residential or commercial zone in order to provide a buffer area, and landscaping thereof shall be subject to site plan review.
- E. If the height of the building exceeds forty-five feet, as provided in subsection B.1. of this section for every additional story built above forty-five feet, an additional twenty-five foot buffer shall be provided.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.37.050 Development standards.

All development within the CI district is subject to the review procedures and application requirements under [Chapter 17.50](#), and the development standards under [Chapter 17.62](#). Multiple building developments are exempt from the setback requirements of [Section 17.62.055](#). In addition, the following specific standards, requirements and objectives shall apply to all development in this district. Where requirements conflict, the more restrictive provision shall govern:

- A. Landscaping. A minimum of fifteen percent of the developed site area shall be used for landscaping. The design and development of landscaping in this district shall:
 1. Enhance the appearance of the site internally and from a distance;
 2. Include street trees and street side landscaping;
 3. Provide an integrated open space and pedestrian system within the development with appropriate connections to surrounding properties;
 4. Include, as appropriate, a bikeway, pedestrian walkway or jogging trail;

5. Provide buffering or transitions between uses;
 6. Encourage outdoor eating areas conveniently located for use by employees;
 7. Encourage outdoor recreation areas appropriate to serve all the uses within the development.
- B. Parking. No parking areas or driveways, except access driveways, shall be constructed within the front setback of any building site or within the buffer areas without approved screening and landscaping.
- C. Fences. Periphery fences shall not be allowed within this district. Decorative fences or walls may be used to screen service and loading areas, private patios or courts. Fences may be used to enclose playgrounds, tennis courts, or to secure sensitive areas or uses, including but not limited to, vehicle storage areas, drainage detention facilities, or to separate the development from adjacent properties not within the district. Fences shall not be located where they impede pedestrian or bicycle circulation or between site areas.
- D. Signs. One ground-mounted sign may be provided for a development. Other signage shall be regulated by [Title 15](#)
- E. Outdoor storage and refuse/recycling collection areas.
1. No materials, supplies or equipment, including company owned or operated trucks or motor vehicles, shall be stored in any area on a lot except inside a closed building, or behind a visual barrier screening such areas so that they are not visible from the neighboring properties or streets. No storage areas shall be maintained between a street and the front of the structure nearest the street;
 2. All outdoor refuse/recycling collection areas shall be visibly screened so as not to be visible from streets and neighboring property. No refuse/recycling collection areas shall be maintained between a street and the front of the structure nearest the street.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (17) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.37 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.37 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Oregon City, Oregon, Code of Ordinances >> [Title 17 - ZONING](#) >> Chapter 17.39 [I] INSTITUTIONAL DISTRICT >>

Chapter 17.39 [I] INSTITUTIONAL DISTRICT ^[18]

Sections:

[17.39.10 Designated.](#)

[17.39.20 Permitted uses.](#)

[17.39.30 Accessory uses.](#)

[17.39.40 Conditional uses.](#)

[17.39.50 Dimensional standards.](#)

[17.39.60 Relationship to master plan.](#)

17.39.10 Designated.

The purpose of this district is designed to facilitate the development of major public institutions, government facilities and parks and ensure the compatibility of these developments with surrounding areas. The I—Institutional zone is consistent with the public/quasi public and park designations on the comprehensive plan map.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.39.20 Permitted uses.

Permitted uses in the institutional district are:

- A. Private and/or public educational or training facilities;
- B. Parks, playgrounds, playfields and community or neighborhood community centers;
- C. Public facilities and services including courts, libraries and general government offices and maintenance facilities;
- D. Stadiums and arenas;
- E. Banquet, conference facilities and meeting rooms;
- F. Government offices.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.39.30 Accessory uses.

The following uses are permitted outright if they are accessory to and related to the primary institutional use:

- A. Offices;
- B. Retail (not to exceed twenty percent of total gross floor area of all building);
- C. Child care centers or nursery schools;
- D. Scientific, educational, or medical research facilities and laboratories;
- E. Religious institutions.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.39.40 Conditional uses.

Uses requiring conditional use permit are:

- A. Any uses listed under Section 17.39.030 that are not accessory to the primary institutional use;
- B. Boarding and lodging houses, bed and breakfast inns;
- C. Cemeteries, crematories, mausoleums, and columbariums;
- D. Correctional facilities;
- E. Helipad in conjunction with a permitted use;
- F. Parking lots not in conjunction with a primary use;
- G. Public utilities, including sub-stations (such as buildings, plants and other structures);
- H. Fire stations.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.39.50 Dimensional standards.

Dimensional standards in the I district are:

- A. Maximum building height: Within one hundred feet of any district boundary, not to exceed thirty-five feet; elsewhere, not to exceed seventy feet.
- B. Minimum required setbacks: Twenty-five feet from property line except when the development is adjacent to a public right-of-way. When adjacent to a public right-of-way, the minimum setback is zero feet and the maximum setback is five feet.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.39.60 Relationship to master plan.

- A. A master plan is required for any development within the I district on a site over ten acres in size that:
 - 1. Is for a new development on a vacant property;
 - 2. Is for the redevelopment of a property previously used an a non-institutional use; or
 - 3. Increases the floor area of the existing development by ten thousand square feet over existing conditions
- B. Master plan dimensional standards that are less restrictive than those of the Institutional district require adjustments. Adjustments will address the criteria of Section 17.65.70 and will be processed concurrently with the master plan application.
- C. Modifications to other development standards in the code may be made as part of the phased master plan adjustment process. All modifications must be in accordance with the requirements of the master plan adjustment process identified in [Section 17.65.070](#)

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

FOOTNOTE(S):

--- (18) ---

Editor's note— Ord. No. 08-1014, adopted Jul. 1, 2009, repealed Chapter 17.39 in its entirety and enacted new provisions to read as herein set out. Prior to amendment, Chapter 17.39 pertained to similar subject matter. See Ordinance Disposition List for derivation. ([Back](#))

Community Advisory Team Meeting #3

Minutes, Agenda and Materials

**Oregon City Sign Code Update
Community Advisory Team Meeting #3
Meeting Summary
November 18, 2013, 7:00 – 9:00 pm
City Hall, 625 Center Street**

PARTICIPANTS	Community Advisory Team (CAT) <input checked="" type="checkbox"/> Sandi Burley - Sign Company / Manufacture / Advocate <input checked="" type="checkbox"/> Mark Evans - Institutional (Faith-based organization / School) <input checked="" type="checkbox"/> Melissa Hayden - Development / Business <input checked="" type="checkbox"/> Zach Henkin - Planning Commission <input checked="" type="checkbox"/> Ed LaPlante - Chamber of Commerce <input type="checkbox"/> Bob La Salle - Neighborhood Association/ Citizen Involvement Council <input checked="" type="checkbox"/> Tom O'Brien - Neighborhood Association/ Citizen Involvement Council <input checked="" type="checkbox"/> Kathleen Sinclair - City Resident <input checked="" type="checkbox"/> Jonathon Stone – Main Street Oregon City <input checked="" type="checkbox"/> Amy Willhite - City Resident <input checked="" type="checkbox"/> Daryl Winand - Development / Business	Oregon City staff and facilitation team <input checked="" type="checkbox"/> Laura Terway, Planner <input checked="" type="checkbox"/> Ryan Orth, facilitator (EnviroIssues) <input checked="" type="checkbox"/> Bridger Wineman, notetaker (EnviroIssues) <input checked="" type="checkbox"/> Joseph Readdy, urban designer (UrbsWorks)
OTHERS PRESENT	<ul style="list-style-type: none"> • Tony Konkol, Community Development Director • Jennifer Bragar, City Attorney • Nancy Bush, Code Enforcement 	<ul style="list-style-type: none"> • Bob Cochran, Clackamas Community College • Kristine Herman, Clear Channel • Jacqueline Hammond-Williams, Farmer's market
HANDOUTS	Agenda; Sign code enforcement brief; Draft Code (Nov. 12)	

AGENDA TOPICS	
WELCOME, INTRODUCTIONS AND AGENDA OVERVIEW	LAURA TERWAY / RYAN ORTH
	Laura Terway and Ryan Orth welcomed attendees. Meeting participants introduced themselves, including City and facilitation team members and Community Advisory Team (CAT) members. The meeting immediately followed an open house where members of the public were invited to learn about project background and participate in an exercise where feedback was taken on 12 specific questions regarding preferences for an updated sign

	code.	
INTRODUCTION AND REPORT ON COMMENTS RECEIVED		LAURA TERWAY \ RYAN ORTH
	<p>Attendees were reminded the CAT process results in a series of recommendations to staff to consider as they develop a staff recommendation for the adoption phase of the sign code update project. The staff recommendation will be presented to the Planning Commission and City Commission through a series of public hearings in 2014.</p> <p>Since the last meeting comments regarding signs in the right-of-way, billboards and electronic message centers have been received by the project team.</p>	
ENFORCEMENT OF THE SIGN CODE		LAURA TERWAY \ RYAN ORTH
ENFORCEMENT OF THE SIGN CODE	<p>Laura highlighted points made in a briefing paper, <i>Enforcement of the Oregon City Sign Code</i>. It describes issues and considerations surrounding enforcement and current enforcement processes, and discusses opportunities for enhancing enforcement in the future.</p> <p>The City recognizes that enforcement is important. There are currently several ways to submit an enforcement complaint. Fees received by the city for sign permits are not currently dedicated to code enforcement and represent a small portion of the total funding. Tony Konkol, Community Development Director, added that the city currently collects about \$13,000 annually on average from sign permit fees. The Oregon City Code Enforcement, Public Works and Planning departments all work on code enforcement. Laura explained the CAT may recommend that more resources are put toward enforcement, but this would require approval from the City Commission.</p> <p>Jennifer Bragar, City Attorney, explained that owners of signs which are not in compliance are given an opportunity to comply by the code enforcement officer. When signs continue to remain out of compliance the issue can go to municipal court where a fine may be issued.</p> <p>Nancy Bush, Code Enforcement, explained that one challenge for enforcement is that all signs in the right-of-way are currently not legal; strictly complaint-based enforcement could have the effect of singling out some signs while failing to enforce against others.</p> <p>CAT members offered perspectives and discussion of enforcement issues, including:</p> <ul style="list-style-type: none">• Some CAT members commented that complaint-driven enforcement of the sign code alone will not be effective.• CAT members were not in agreement over whether annual fees for signage should be required and offered the following comments:<ul style="list-style-type: none">o An annual fee for signs, perhaps connected with business licenses, is a good option for bringing in additional resources for enforcement.o There should not be an annual fee for signs as businesses already face many fees and signs are a vital form of advertisement. Since the city finds money to fund parking enforcement downtown, they should also be able to fund enforcement of the sign code.o Sign companies are not generally required to pay annual fees for each sign in other jurisdictions. They do pay for an annual business license.	

	<ul style="list-style-type: none">o If used, annual fees should only apply to certain types of signs.• A CAT member offered the example of the City of Portland which allows 30 days to comply with the code after a citation is issued, after which a \$1,000/day penalty is assessed for continued noncompliance. This system is complaint-driven and outside a court process, which is accommodated by their municipal code.• A CAT member said there is a difference between illegal signs and nonconforming signs. Sign companies should be allowed to maintain nonconforming signs as a matter of public safety.• CAT members discussed means and rationales for finding sufficient resources for enforcement.<ul style="list-style-type: none">o The City of Gladstone uses former law enforcement officers on volunteer time to document neighborhood livability issues with photographs which go to the code enforcement office. This approach saves money. Another CAT member suggested using interns to reduce costs.o Code enforcement officers should be well trained. The use of volunteers for this work is questionable.o Education is the most important issue for enforcement. The city should clearly communicate the code at the planning counter and through business groups.o Photos of the property could be required on business license applications, or when a deed is transferred, to verify signage is in compliance.o A portion of the revenue from sign permits could go directly toward enforcement. Nancy Bush responded that there may be an issue with this approach in that fees are assessed for signs on private property while a majority of enforcement is for signs in the right-of-way.o Another CAT member suggested that finding funds to enforce the sign code is defensible because, just like parking enforcement downtown, it will help businesses succeed.o The city should consider finding funding for an intensive temporary initial period of enforcement. By frontloading the investment, ongoing costs for enforcement would be less. <p>Overall, CAT members agreed with the number of steps described in the briefing paper that could be taken to improve enforcement, including additional education measures, increased funding or other activities that increase available enforcement resources.</p>
REVIEW AND DISCUSSION OF THE DRAFT PROPOSED CODE	JOSEPH READDY / LAURA TERWAY \ RYAN ORTH
	<p>Ryan explained the updated draft proposed code was created for discussion. It follows the basic organizational structure of the existing code. Based on comments received from the CAT at the previous meeting, three zone categories are reflected: 1) residential zones, 2) conditional uses in residential zones, and 3) office, commercial and industrial zones. There are also sections of the presentation on prohibited signs, definitions and outstanding issues.</p>

<p>SIGNS IN RESIDENTIAL ZONES</p>	<p>Joseph Readdy summarized draft code for residential zones in comparison to the existing sign code. The scale of signs would be slightly reduced and the maximum height above grade would increase to help visibility by pedestrians. Freestanding signs would be similarly trimmed except for in the R2 zone, which has larger lots. R2 parcels with more than one frontage would be permitted an additional sign.</p>
<p>CONDITIONAL USE SIGNS IN RESIDENTIAL ZONES</p>	<p>Joseph explained that parcels with conditional uses in residential zones usually have larger frontages and are often schools and churches. The conditional use review considers if a proposed use is appropriate for the neighborhood context. Laura said the conditional use permit cost is approximately \$3,500 and explained the conditional use process.</p> <p>CAT members expressed concern at the cost of the conditional use permit. A CAT member suggested that review costs could be reduced by having neighborhood associations participate in review of permit applications. Tony Konkol explained that permits must be issued by the City and follow the City's district and comprehensive plans and legal requirements. Neighborhood Associations do not have the authority or capacity to make these determinations.</p> <p>Wall signs: Joseph said no change is proposed for wall signs in conditional uses.</p> <ul style="list-style-type: none"> A CAT member commented that the current 8-foot maximum height above grade does not make sense for wall signs and should be increased. This change will be reflected in the next revision of the recommendation document. <p>Freestanding signs: Joseph said freestanding signs are proposed to be allowed greater height, up to 15 feet above grade. Internally lit and Electronic Message Centers (EMC) could be permitted with conditional use review.</p> <ul style="list-style-type: none"> Some CAT members expressed that illuminated signs should be allowed and not subject to the same level of review as that required for LED signs. A CAT member said for Electronic Message Centers and LED signs, the code should include specific sign requirements, such as maximum brightness and times of day when they may be lit, to help mitigate potential impacts to neighbors and allow for them to be permitted without a conditional use permit. <p>These comments will be considered in a future focused discussion around LED/EMC signage.</p> <p>Temporary signs: Joseph explained the draft code proposal allows for temporary signs per property and portable signs, including A-frames, on private property.</p>
<p>SIGNS IN OFFICE, COMMERCIAL AND INDUSTRIAL ZONES</p>	<p>Joseph introduced the draft proposed code for signs in office, commercial and industrial zones.</p> <ul style="list-style-type: none"> CAT members discussed, but did not come to agreement on, whether historic areas or downtown should be addressed separately in the code. <p>Wall signs: The proposal for wall signs is to calculate the sign allowance by tenant space frontage rather than the entire building frontage. The ratio of frontage to sign area was reduced from 2:1 to 1:1 in the proposed code.</p> <ul style="list-style-type: none"> A CAT member suggested that there should be a minimum area allowance for wall signs. Another CAT member expressed the option that a minimum allowed area for wall signs is not needed as it could increase clutter in areas with many small tenant spaces and would not be fair to tenants with larger spaces. Members agreed to the

	<p>proposed 1:1 ratio, with the possible addition of a minimum allowance. CAT members discussed the appropriate minimum sign area allowance for wall signs, including 20 and 32 sq. ft., but did not come to agreement.</p> <ul style="list-style-type: none"> CAT members discussed whether there should be different allowances for signs geared toward people in cars versus people on foot, but did not come to agreement. <p>Freestanding signs: The proposed code increases the number of freestanding signs to two for frontages greater than 600 feet. A map of those parcels where the frontage currently exceeds 600 feet was presented for review and comment.</p> <p>Roof signs: Joseph explained the proposed code for roof signs increases to one roof sign per frontage if there is no projecting or freestanding sign and decreases the maximum height to 10 feet, beginning at the parapet wall.</p> <ul style="list-style-type: none"> A CAT member suggested skirting should be required to cover exposed hardware on roof signs. <p>Projecting signs: The proposal would allow for increased sign size. It would remove the maximum height and the minimum distance between signs.</p> <ul style="list-style-type: none"> A CAT member said the proposal would allow a 24 square foot blade sign if there is no free standing or roof sign, which is too large. Some CAT members expressed that there should be a 48 square foot maximum total area for wall and projecting signs. After discussion, members agreed that wall and projecting sign area allowances should be tied to the same 1:1 ratio, in combination. This change will be reflected in the next revision of the recommendation document. <p>Incidental signs: Joseph explained the proposed code removes the allowance for incidental wall signs but allows incidental freestanding signs for large scale uses. Jennifer Bragar commented that temporary signs should be defined by size and duration to avoid having a definition based on content.</p> <ul style="list-style-type: none"> CAT members said duration is a suitable way to distinguish temporary signs from other types of signs. A CAT member said downtown businesses should be allowed an incidental sign which is practical given building with no setback where wall signs may be the only possible sign type. CAT members agreed that wall signs with some maximum size should be allowed as incidental signs in consideration of cabinet-style signs used for restaurant menus and community kiosks. A CAT member said restaurant drive through menu boards should be considered as additional freestanding signs permitted in the code at sufficient size. Laura pointed out signs not visible from the street are not subject to the code.
<p>PROHIBITED SIGNS</p>	<p>Joseph identified a number of terms for prohibited signs which are proposed for removal from the code because they are not content neutral or are otherwise too discretionary. Feather signs and air blown signs are also recommended for prohibition.</p> <ul style="list-style-type: none"> A CAT member suggested the term “hula” should be removed, as it is not a common term. A CAT member said feather signs are more accurately described as “attention flags” which is a more encompassing term.

	<ul style="list-style-type: none"> • There was a typo in the definition of natural materials. <p>Each of these changes will be reflected the next revision of the recommendation document.</p>		
DEFINITIONS	<p>A number of definitions are recommended for addition, removal or change from the code.</p> <ul style="list-style-type: none"> • CAT members commented that there should be definition for ancillary and incidental signs if both terms are used in the code. • CAT members said blade signs which use permanent supports for a sign surface which is fabric should be permitted and made not to fall under the definition of feather or flag. • A CAT member requested that a definition of city- or government-owned signs is included to specifically address grant-funded organizations and initiatives. • A CAT member asked that a separate definition be included for colonial post real estate signs, which should be allowed with an area of six square feet. <p>Each of these changes will be reflected the next revision of the recommendation document.</p>		
OTHER ISSUES AND CAT PROCESS	<p>A CAT member asked about whether the updated code could be further amended after adoption. Laura explained that to amend the code after adoption by the city is possible but would require a notice to all property owners. The City is intending on adopting the sign code and revisiting the code after adoption to make changes as needed.</p> <p>A number of outstanding issues not discussed at this meeting will be addressed at the next CAT meeting. Ryan distributed results of a web-based survey which was taken by CAT members related to these issues. A subset of these questions were posed to the public on posters at the public open house.</p> <p>Ryan reminded participants that the CAT process will produce a set of recommendations to city staff in the form of a draft code concept which also summarizes the public and CAT process. In areas where the CAT process does not result in clear direction, a list of identified issues will be included. The CAT will have an opportunity to comment on the comprehensive package, to make sure input has been captured. This final review may take place outside of the four meetings which comprise the formal CAT process.</p> <p>Ryan thanked the CAT for their efforts and for discussing these issues with the public at the open house.</p>		
<table border="1"> <tr> <td>NEXT STEPS AND CAT MEETING #4</td><td>LAURA TERWAY \ RYAN ORTH</td></tr> </table>		NEXT STEPS AND CAT MEETING #4	LAURA TERWAY \ RYAN ORTH
NEXT STEPS AND CAT MEETING #4	LAURA TERWAY \ RYAN ORTH		
	<p>The next and final CAT meeting, scheduled for 5:00 – 7:00 PM, Monday, Dec. 9, 2013, will include discussion of a more refined code proposal, as well as outstanding issues defined to-date. This final meeting will focus on developing additional recommendations for staff to inform their subsequent work on a staff recommendation for the sign code update. The group discussed either extending the time of the next meeting or holding an additional meeting, but no decision was made.</p>		



Agenda

Oregon City Sign Code Update Community Advisory Team (CAT) Meeting #3 November 18, 2013, 7:00 – 9:00 pm City Hall

1. Introductions and agenda review
2. Review sign code update process
3. Public comments received since last meeting
4. Group discussion: sign code education and enforcement
5. Presentation and group discussion: draft code concept and outstanding issues (referring to discussion questions in draft code concept and open house questions)
 - Signs in the Right-of-Way
 - Electronic Messaging Centers
 - Billboards
 - Signs on fences or fencing
 - Definition of sign
 - Murals
 - Signs attached to parked vehicles
 - Signs attached to, or carried by, a person
 - Signs owned and operated by government agencies
 - Signs placed inside windows
6. Review next steps and remaining outstanding issues

Next Meeting: Monday, December 9, 2013
 5:00 – 7:00 pm

Enforcement of the Oregon City Sign Code

Throughout the Oregon City Sign Code Update project, community members have consistently expressed a broad desire for more active enforcement of the sign code. City staff will consider the Sign Code Community Advisory Team's recommendations about the sign code enforcement program and how those recommendations may fit in the Sign Code Update process.

It is easy to submit a Code Enforcement complaint

Complaints about signage can be submitted quickly and easily in any of the following manners:

- Calling Code Enforcement Directly
- At www.orcity.org
- Via the GOREquest app for iPhone and Droids.

The number of complaints received each year varies significantly.

The City has several tools to address illegal signs:

- Complaints may be called in directly to the Code Enforcement Division or Planning Division.
- The Code Enforcement Division may recommend property owners remove illegal signs when they are on site visits for other items.
- The Code Enforcement Division may remove illegal signs within the right-of-way.
- The Code Enforcement Division and Planning Division may initiate enforcement against illegal signs that are hazardous to the public.
- The Public Works Division may remove illegal signs within the right-of-way.

Sign code enforcement is currently focused on addressing signs that cause a safety hazard - whether on private property or attached to public infrastructure in the public right-of-way.

Enforcement is enforcement proceedings are time intensive

Each (violation of the sign code) involves several steps that may require significant time and resources to address. As shown below, the process for enforcing the sign code on private property and within the public right-of-way is different, but, on average, enforcement takes approximately three hours of staff time. However, some violations can take 30 hours or more for staff to appropriately respond.

Outline of enforcement process for illegal signs on private property:

When the City receives a complaint regarding a potentially illegal sign on private property, the City first considers the resources available for sign code enforcement. Thereafter, the City may undertake the following:

- The Code Enforcement or Planning Department may conduct a site visit to verify the violation (which would typically include a discussion with the property owner).
- The site visit may be followed by a written notice to the property owner if a violation is present and could require the property owner to contact the Planning Division within seven days.
- Once the Planning Division is contacted by the property owner, a discussion of the violation and potentially a site visit occurs after which the property owner may be provided 30-days to correct the violation.
- Once the violation is fixed, the property owner will contact the Planning Division and schedule a second site visit to confirm compliance.
- Once the second site visit occurs, the Planning Division typically sends an email to Code Enforcement to let them know whether the case should be closed.

- Depending on the scope of the violation, the property owner may ask for additional time or site visits to remedy the violation.
- The Code Enforcement Division may email the Planning Division periodically for status updates.

If the property owner does not remedy the situation, Code Enforcement may send a summons to the property owner with a court date for a hearing before the Municipal Judge and file additional paperwork with the courts. Once a property owner receives a summons, further contact with City staff is usually made by the property owner and, in City staff's experience, the sign is typically removed prior to the court date. If the sign is removed prior to the court date, additional paperwork is required to withdraw the case from the court's docket.

Outline of enforcement process for illegal signs within the right-of-way:

The Code Enforcement and Public Works Division ensure that the right-of-way is safe for pedestrians, vehicles, and other roadway users. Signs within the right-of-way that are a safety hazard are removed by Code Enforcement officers or the Public Works Division Staff.¹

Municipal Court has the authority to impose fines for violations of the sign code

Only the municipal court may impose fines for illegal signs by the Municipal Court. Chapter 1.20.090 of the Oregon City Municipal Code authorizes a civil penalty of \$300 per day upon conviction of an infraction. As demonstrated above, the process of sending a violation to court is costly, but the threat of fines is usually accompanied by compliance and court appearances are avoided.

Potential policy options for future sign code enforcement

The City must always be able to enforce its code, but must prioritize its limited resources. To date, the CAT recommended the following options to improve sign code enforcement:

- Increase education about the sign code, available resources and common violations. Education may take place through a variety of mechanisms, including print and online guidance that can be widely distributed and provide access to additional technical resources. CAT members may be particularly helpful in this effort by educating other members of the public.²
- Increase funding to allow for additional staff with specific enforcement responsibilities. Potential mechanisms to increase funding include higher permit fees, higher taxes or a greater contribution from the general fund. City staff will forward this recommendation to the City Commission for consideration, but will be considered with other budget priorities.
- Education and focused enforcement upon the rollout of the sign code update.
- Beginning in 2014, prepare an annual report to the City Commission of how much time is spent by the Planning Department staff to enforce the sign code.

City staff will include these recommendations in the staff reports to the Planning Commission and City Commission when those commissions consider the sign code amendments. City staff is prepared to recommend code language, if necessary, based on the City Commissions' direction on how to best

¹ Historically the Code Enforcement and Public Works Divisions would confiscate and impound signs within the right-of-way for up to 30 days; however, the City maintain an impound process. If possible, the sign owner was advised by mail that signs were confiscated. Signs were stored and disposed of after 30 days if not claimed. The City's current practice is to discard confiscated signs immediately after removal.

² At previous meetings, the CAT suggested training volunteers to assist with the awareness and education of the sign code. This may not be feasible depending on the availability of volunteers and the ability to train and manage the volunteers.

undertake code enforcement of the sign code, as the Commission considers the City's available resources for provision of a range of public services the City provides.

The above list may be expanded or contracted based on the Sign Code CAT's Meetings #3 and #4.

Nonconforming Signs

When the 1994 sign code was adopted, it allowed all nonconforming signs to remain for a period of 10 years, after which they were to be removed.

The CAT will provide recommendations to the City on how to address nonconforming signs during the Sign Code CAT meetings #3 and #4. An option to address non-conforming signs and alleviate some of the enforcement pressures would be to allow all legally established nonconforming signs to remain with the condition that once non-conforming signs are removed, property owners would not be allowed to reconstruct non-conforming signs without a permit.

Expectations of the Community Advisory Team

The Sign Code Update Community Advisory Team (CAT) is expected to consider the opportunities, existing resources and limitations to develop recommendations for the City Commission to consider regarding sign code enforcement could be addressed.

City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

Taxlots - Road Frontage

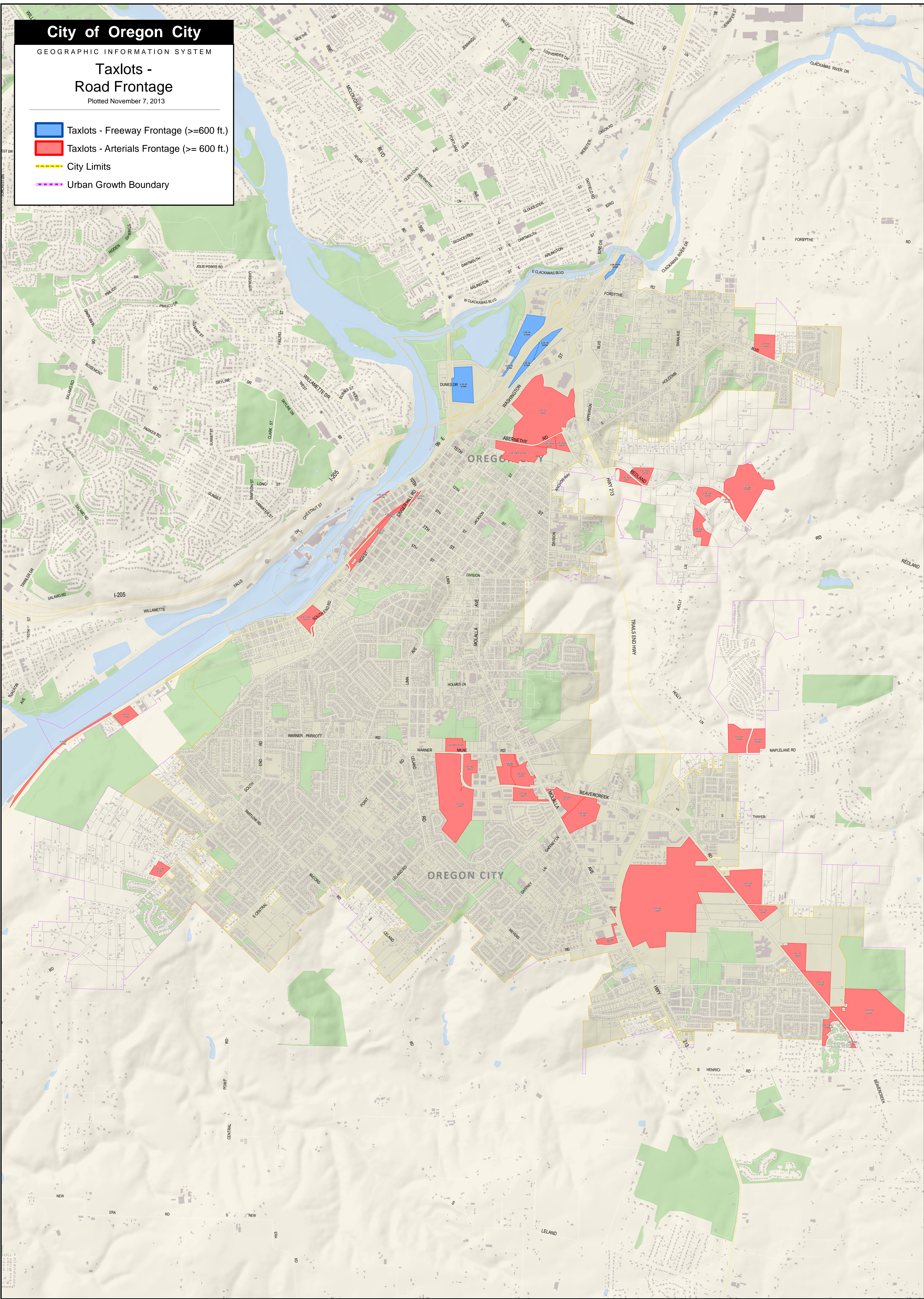
Plotted November 7, 2013

Taxlots - Freeway Frontage (>=600 ft.)

Taxlots - Arterials Frontage (>= 600 ft.)

City Limits

Urban Growth Boundary



CAT Recommendation to the Oregon City Sign Code Update

November 12, 2013

Purpose and scope of sign regulations

The current sign code regulates the erection, placement and maintenance of signs to protect and enhance public health, safety, welfare and property. The code:

1. Allows signs compatible with the character and uses allowed in the zoning district in which they are located;
2. Maintains the effectiveness of traffic signs;
3. Prohibits signs, or portions thereof, that conflict with the safe movement of people and emergency services, constitute a public nuisance or hazard, are of unsafe construction, or that demand attention as a result of their dominating size or motion (graphic and/or physical);
4. Maintains and enhances the scenic and other aesthetic qualities of the city.

The Sign Code Update's Community Advisory Team (CAT) has also suggested that design standards for signs are also intended to:

- Support the economic development of Oregon City businesses;
- Be simple and clear while balancing certainty for the community with some flexibility for the applicant.

The following information summarizes proposed code updates and weaves in recommendations from the Sign Code Update CAT. This document will be further revised based on information gathered during the remaining CAT meetings and will ultimately be used as a basis for staff's draft amendments to the Sign Code. An appendix with descriptions of the various zone classifications is provided.

Signs in Residential Zones

The following zoning designations are within the residential zone:

- R-10 Single-family dwelling district
- R-8 Single-family dwelling district
- R-6 Single-family dwelling district
- R-5 Single-family dwelling district
- R-3.5 Dwelling district
- R-2 Multi-family dwelling district

Wall Sign: Residential zones allow the placement of one wall sign for each property frontage (with a maximum of 3). A wall sign is prohibited if there is a freestanding sign, except in the "R-2" Multi-family dwelling district. Signs are permitted to be up 12 square feet in size, up to 5 feet in length, up to 8 feet above grade, and primarily constructed of natural materials. Signs may be up to 20 square feet for properties in the "R-2" Multi-family dwelling district. If illuminated, the source of illumination must be external to the sign and directed or shielded so as to not shine directly onto any neighboring structure.

Freestanding Sign: Residential zones other than “R-2” Multi-Family Dwelling District allow the placement of one freestanding sign if there is no wall sign on the same frontage. Properties in the “R-2” Multi-Family Dwelling District may have one freestanding sign for each property frontage (with a maximum of 3). Signs are permitted to be up to 20 square feet in size, up to 5 feet in length, up to 5 feet above grade, and primarily constructed of natural materials. However, in the R-2 Multi-family dwelling district, such signs may be up to 10 feet in length. If illuminated, the source of illumination for all signs within residential districts shall be external to the sign and directed or shielded so as to not shine directly onto any neighboring structure.

Ancillary Signs: In an effort to reduce visual clutter, some CAT members have suggested limiting the number of signs other than wall signs, and freestanding signs to four (4)¹ per property. This includes temporary signs, flags, and all signs that do not require a permit.

Other Signs Allowed within the Zone without a Permit:

- Temporary signs, provided such a sign does not cause a public safety hazard or nuisance, has no more than two faces, and that no sign face that exceeds four square feet in area;
- Signs carved into a building or which are part of materials that are an integral part of the building not exceeding ten square feet in area, but not including signs painted on the sides of buildings;
- A single sign where the display surface area does not exceed two square feet;
- Window signs situated on the indoor-side of a window or door;
- Flags, limited to two per premises;
- Signs attached to, or carried by a person²;
- 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.
- In addition, CAT members suggested allowing portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.

Proposed Changes to the Existing Code:

- Delete OCMC 15.28.070.B.6 requiring that wall and freestanding signs will “be set back from the street as determined by the sign official, but not more than ten feet from the street right-of-way”.
- The size of wall signs was reduced from 20 square feet to 12 square feet for properties in zones other than in the “R-2” Multi-family dwelling district
- CAT members suggested allowing portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.
- In an effort to reduce visual clutter, some CAT members suggested limiting the number of the temporary type signs (banners, and all signs allowed without a permit) to 4 per property.
- Wall sign length reduced from 10 to 5 feet and from 5 to 8 feet in height.
- Wall sign area reduced from 20 square feet to 12 square feet for residential.
- The maximum length for free standing signs was reduced from 10 to 5 feet for residential zones other than the “R-2” Multi-family dwelling district.
- For residential zones other than the “R-2” Multi-family dwelling district, the number of freestanding signs was changed from one freestanding or wall sign for each property frontage (with a maximum of 3) to a maximum of one freestanding sign.

¹ The number of ancillary signs is to be discussed by the CAT.

² The CAT will continue to provide additional detail on this topic based on the discussion questions at the end of this document.

- For properties within the “R-2” Multi-family dwelling district, the number of freestanding signs was changed from one freestanding or wall sign for each property frontage (with a maximum of 3) to allow one wall and freestanding sign for each property frontage (with a maximum of 6).

Conditional Use Signs in Residential Zones

Wall Sign: One wall sign per frontage may be allowed. If allowed, the sign may be up to 32 square feet, up to 10 feet in length, 8 feet above grade and must be primarily constructed of natural materials or similar products, such as wood, stone, brick or metal. In addition, if illuminated, the source of illumination shall be external to the sign and directed or shielded so as to not shine directly onto any neighboring structure.

Freestanding Sign: One free-standing sign per lot is allowed up to 32 square feet, up to 10 feet in length, 15 feet above grade and primarily constructed of natural materials or similar products, such as wood, stone, brick or metal. In addition, if illuminated, the source of illumination shall be external to the sign and directed or shielded so as to not shine directly onto any neighboring structure. Internally lit and electronic message center (EMC) signs may be approved by the Planning Commission with a Conditional Use review.³

Ancillary Signs: In an effort to reduce visual clutter, some CAT members suggested limiting the number of signs other than wall signs and freestanding signs to four (4)⁴ per property. This includes temporary signs, flags, and all signs which do not require a permit.

Other Signs Allowed within the Zone without a Permit:

- Temporary signs; provided such a sign does not cause a public safety hazard or nuisance, has no more than two faces, and that no sign face exceeds four square feet in area;
- Signs carved into a building or which are part of materials that are an integral part of the building not exceeding ten square feet in area. This subsection does not include signs painted on the sides of buildings;
- A single sign where the display surface area does not exceed two square feet;
- Window signs situated on the indoor-side of a window or door;
- Flags, limited to two per premises;
- Signs attached to, or carried by a person⁵;
- 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.
- In addition, CAT members suggested allowing portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.

Proposed Changes to the Existing Code:

- Members of the CAT recommend increasing the height of freestanding signs allowed through a conditional use process from 8-feet to 15-feet
- Amend the illumination standards to allow internally lit and electronic messaging center for freestanding signs. Staff has suggested allowing internally lit signs and electronic message centers

³ Please refer to the Discussion section for additional detail.

⁴ Please refer to the Discussion section for additional detail.

⁵ Please refer to the Discussion section for additional detail.

with approval of the Planning Commission through a Conditional Use review. Note: The criteria would be the same as the Conditional Use criteria.

- CAT members suggested allowing portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.
- In an effort to reduce visual clutter, some CAT members suggested limiting the number of the temporary type signs (banners, and all signs allowed without a permit) to 4 per property.

Signs in Office, Commercial and Industrial Zones

The following zoning designations are within the office, commercial and industrial zone:

- I, Institutional District
- NC, Neighborhood Commercial District
- HC, Historic Commercial District
- MUD, Mixed-Use Downtown District
- MUC-1, Mixed-Use Corridor District and MUC-2, Mixed-Use Corridor District
- MUE Mixed-Use Employment District
- C, General Commercial District
- CI Campus Industrial District
- GI, General Industrial District

Wall signs: The number of wall signs is unlimited provided the total display surface area is no larger than one square foot for each lineal foot of the wall length of the tenant space on which the sign is erected. Signs on other project structures such as awnings, canopies, false fronts and wall extensions that do not extend more than a foot are considered wall signs.

Freestanding signs: One freestanding sign or additional sign is allowed for each street frontage, if a frontage exceeds 600 lineal feet or more on arterial streets a second freestanding sign is allowed. No free-standing sign shall be permitted on the same frontage where there is a projecting or roof sign. Free-standing signs on the same premises shall be separated by a minimum of fifty feet distance. Where the street frontage is less than fifty feet, the maximum display surface area shall not exceed fifty square feet, with twenty-five square feet maximum area per sign face. Where the street frontage is greater than fifty feet but less than two hundred feet, surface display area shall not exceed one hundred square feet, with fifty square feet maximum area per sign face. Where the street frontage is two hundred feet or greater, the surface display area shall not exceed three hundred square feet, with a maximum area of one hundred fifty square feet per sign face. In no case shall any sign have a surface display area in excess of three hundred square feet. The signs shall not project over the right-of-way and a minimum clearance of ten feet from grade shall be maintained over pedestrian or vehicular areas, fourteen feet over areas of truck access. The greatest horizontal dimension shall not exceed twenty feet and the height shall not exceed twenty-five feet above grade, plus five feet for each two hundred feet, or portion thereof, frontage in excess of two hundred feet frontage. In no event shall any sign exceed thirty feet in height.

Incidental freestanding signs: One incidental freestanding sign is allowed for each street frontage, if a frontage exceeds 600 lineal feet or more on arterial streets a second incidental freestanding sign is allowed. No sign face shall exceed 8 square feet with a maximum surface display area of 16 square feet. The signs shall not project over the right-of-way and a minimum clearance of ten feet from grade shall

be maintained over pedestrian or vehicular areas, fourteen feet over areas of truck access. The height shall not exceed 15 feet above grade.

Roof signs: One roof sign is permitted for each frontage if there is no projecting sign or free-standing sign along the frontage. Where the street frontage is less than fifty feet, the maximum display surface area shall not exceed fifty square feet, with twenty-five square feet maximum area per sign face. Where the street frontage is greater than fifty feet but less than two hundred feet, surface display area shall not exceed one hundred square feet, with fifty square feet maximum area per sign face. Where the street frontage is two hundred feet or greater, the surface display area shall not exceed three hundred square feet, with a maximum area of one hundred fifty square feet per sign face. In no case shall any sign have a surface display area in excess of three hundred square feet. The signs shall not project over the right-of-way and a minimum clearance of ten feet from grade shall be maintained over pedestrian or vehicular areas, fourteen feet over areas of truck access. The horizontal dimension shall not exceed twenty feet and the vertical dimension may not exceed 10 feet.

Projecting signs: One projecting sign is allowed for each business frontage if there is not a free-standing or roof sign on the same frontage. The sign may be up to 24 square feet per sign face, with total area of all faces not to exceed 48 square feet. The maximum projection from a building wall shall be 6 feet and shall not project more than two feet of the curb line. The maximum projection above the wall on which the sign is erected shall be one foot, and the visible supporting structure shall be minimized to the greatest extent possible consistent with safe structural support. A minimum clearance of ten feet from grade shall be maintained over pedestrian or vehicular areas, fourteen feet over areas of truck access.

Banners: CAT members suggested allowing temporary banners to be attached to building walls outside of historic districts. One banner shall be allowed per property for up to 30 days with a permit up to 2 times per year. Banners dimensions may not exceed 6 feet in length and 2 feet in height.

Ancillary Signs: In an effort to reduce visual clutter, some CAT members suggested limiting the number of signs other than wall signs and freestanding signs to four (4)⁶ per property. This includes temporary signs, flags, and all signs which do not require a permit.

Other Signs Allowed within the Zone without a Permit:

- Temporary signs provided such a sign does not cause a public safety hazard or nuisance, has no more than two faces, and that no sign face exceeds four square feet in area;
- Signs carved into a building or which are part of materials that are an integral part of the building not exceeding ten square feet in area. This subsection does not include signs painted on the sides of buildings;
- A single sign where the display surface area does not exceed two square feet;
- Window signs situated on the indoor-side of a window or door;
- Flags, limited to two per premises;
- Signs attached to, or carried by a person⁷;
- 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.
- In addition, CAT members suggested allowing portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.

⁶ Please refer to the Discussion section for additional detail.

⁷ Please refer to the Discussion section for additional detail.

Proposed Changes to the Existing Code:

- Wall signs should be measured using the tenant space, and not using the entire building wall.
- Clarify that signs on other project structures such as awnings, canopies, false fronts and wall extensions which do not extend more than a foot are considered wall signs.
- Increase the number of freestanding signs from one per frontage to one per frontage or two for frontages with 600 lineal feet or more on arterial streets.
- Free-standing signs on the same premises but on different frontages shall be separated by 50 feet because some frontages may be long enough to allow more than one freestanding sign.
- The standard that freestanding and roof signs may not project over a public right-of-way should be changed to state that such signs may not project over any right-of-way, public or private.
- The number of roof signs should be changed from one per premises (if there is no projecting sign or free-standing sign along the frontage) to one per frontage (if there is no projecting sign or free-standing sign along the frontage).
- The requirements stating that “stamped approval of a licensed civil or structural engineer may be required due to stresses put on the building. 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” for roof signs was removed.
- The height for roof signs was changed from a maximum of twenty-five feet above grade, plus five feet for each two hundred feet, or portion thereof, frontage in excess of two hundred feet frontage (in no event shall any sign exceed thirty feet in height) to a vertical maximum of 10 feet.
- The minimum distance between projecting signs on the same horizontal plane of 20 feet was removed.
- Increase the dimensions for projecting signs from a maximum size of 16 square feet per sign face, with total area of all faces not to exceed 32 square feet to a maximum of 24 square feet per sign face, with total area of all faces not to exceed 48 square feet. The maximum projection from a building wall was increased from 4 feet to 6 feet. The maximum vertical dimension of a projecting sign was eliminated.
- The standard under OCMC 15.28.080.A.5.g that “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. The only exception shall be for those instances in which a projecting structure would prohibit a projecting sign within sight of pedestrians; in these instances, the clearance under the marquee or other permanent structure may be reduced to eight feet” should be amended to read “In those instances where a projecting sign on other project structure would be in the sight of pedestrians the clearance under the marquee or other permanent structure may be reduced to eight feet.”.
- Allow one additional incidental sign per premises, so long as a permit is first obtained as required by the sign code. An incidental sign may be a free-standing or wall sign, but in either case, shall meet all provisions for such signs, excepting area. The surface display area of an incidental sign shall not exceed thirty-two square feet, and no sign face shall exceed sixteen square feet.
- Change incidental signs from either a wall or freestanding sign to an incidental free-standing sign. Reduce the size limitations from a maximum 16 square feet with a maximum sign face size of 8 square feet. Remove the maximum horizontal dimension of 20 feet. Reduce the maximum height from 25 feet above grade, plus 5 feet for each 200 feet, or portion thereof, frontage in excess of 200 feet (not to exceed 30 feet) to 15 feet.

- CAT members suggested allowing portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.
- CAT members suggested allowing temporary banners to be attached to building walls outside of historic districts.
- In an effort to reduce visual clutter, the CAT suggested limiting the number of the ancillary signs (temporary signs and all signs allowed without a permit) to 4 per property.

Prohibited Signs

It is unlawful for the following signs to be erected or to be maintained except as otherwise provided in this chapter:

- Billboards⁸
- A sign that interferes in any way with a traffic control sign or device or prevents clear and unobstructed views of official traffic control signs or devices or approaching or merging traffic
- 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 as otherwise allowed within this code. This subsection does not apply to traffic control signs or devices
- A sign with lighting that is not effectively shielded as to prevent beams or rays of light from being directed at any portion of the main traveled right-of-way of a state highway, unless the lighting is of such low intensity or brilliance as not to cause glare or to impair the vision of the driver of a motor vehicle or otherwise to interfere with the operations thereof
- A sign located upon a tree, or painted or drawn upon a natural feature
- Streamers, strings of lights, balloons, hulas, banners or pennants, excepting traditional holiday decorations⁹; and except as provided in [Section 15.28.010\(B\)](#)
- 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
- A sign erected or maintained on public property or within the public right-of-way without permission of the public body having jurisdiction over the right of way
- Any sign larger than four square feet on an undeveloped lot or parcel of property
- 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
- Signs on fences or fencing¹⁰
- Feathers
- A-frame signs larger than 5 square feet per sign face or no taller than 32 inches.
- Air blown signs

Proposed Changes to the Existing Code:

- Delete an obsolete sign because the description is not content neutral.
- Delete reference to an exception for traditional holiday decorations and consider allowing streamers, strings of lights, balloons, hulas, banners or pennants during certain times of the year
- A sign not maintained in a safe, neat, clean and attractive condition and in good repair was deleted as it is discretionary.

⁸ Please refer to the Discussion section for additional detail.

⁹ This is an impermissible content based regulation that will need to be updated in these code amendments.

¹⁰ Please refer to the Discussion section for additional detail.

- A sign not able to withstand a wind pressure of twenty pounds per square foot of exposed surface, or is insecurely erected, or is constructed so as to constitute a fire hazard was deleted as it is difficult to measure or discretionary.
- Portable signs, A-frame signs, sandwich boards, tent signs are no longer prohibited up to 5 square feet per sign face and 32 inches in height.
- 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 remain prohibited, except as otherwise allowed within this code.
- Feathers are identified as prohibited signs.
- Prohibited air blown signs.

Definitions

- "Abandoned sign" means a sign that does not have copy on the display surface for a period of six months or more, including an obsolete sign.¹¹
- "A-frame sign" means a movable steeply angled sign that meets at the top in the shape of the letter "A" and is not attached to a structure or the ground.
- "Banner" means a sign made of fabric or other similar non-rigid material supported or anchored at four corners or along top with weighted bottom.
- "Air Blown Sign" A sign that is intended to be inflated by air or other gas for its proper display and support."
- "Billboard" means a sign with a display surface area of three hundred square feet or more.
- "Display surface area" means the total area of a sign that is available for displaying advertising or an informational message, subject to the provisions of this chapter.
- "Erect" or "erected" means to construct, build, assemble, alter, place, affix, attach, create, recreate, paint, draw or in any way bring into being or establish.
- "Fence" and "fencing" mean any barrier or section thereof, other than a wall, designed to delimit a boundary or provide a visual screen.
- "Feather" means a sign made of fabric or other similar non-rigid material supported on a pole, where one side of the sign is more than three times as long as any other side.
- "Flag" means a sign made of fabric or other similar non-rigid material supported or anchored along one edge or two corners.
- "Free-standing sign" means a sign supported from the ground by its own structure.
- "Frontage" means the continuous distance along one street right-of-way line of one premises, provided such street is improved for public travel.
- "Grade" means the level of the nearest sidewalk or road pavement.
- "Incidental freestanding sign" means a sign which no sign face shall exceed 8 square feet with a maximum surface display area of 16 square feet.
- "Maintain," "maintained" or "maintaining" means activities, such as upkeep and repair of signs or sign structures and the replacement of sign messages or advertisement displayed on a sign, and an activity by which a sign or sign structure are permitted to exist.
- "Natural materials" means wood, stone, brick and rock or any combination thereof.
- "Premises" means a lot or number of lots on which are situated a business, or a building or group of buildings designed as a unit.
- "Projecting sign" means a sign projecting more than one foot from the wall of a building.

¹¹ This definition will need to be updated to reflect a content neutral approach to identifying signs as abandoned.

- "Roof sign" means a sign erected or maintained wholly upon or over the roof of any building with the principal support on the roof structure.
- "Sign" means any sign, display message, emblem, device, figure, painting, drawing, placard, poster, billboard or other thing that is designed, used or intended for advertising purposes or to inform or attract the attention of the public, and the term includes the sign structure, display surface and all other component parts of a sign; when dimensions of a sign are specified, the term includes panels and frames; and the term includes both sides of a sign of specified dimensions or display surface area.
- "Sign face" means the total of display surface area visible from one side of a sign.
- "Sign official" is the person designated by the city manager to enforce the provisions of this chapter, including the review of permit applications, the interpretation of the provisions of this chapter and the issuance of permits.
- "Temporary sign" means a sign that has no more than two faces, and that no sign face exceeds four square feet in area
- "Traffic control sign or device" means an official route marker, guide sign, warning sign or sign directing or regulating traffic or pedestrians which has been erected by or under order of the City of Oregon City, the state or federal governments.
- "Undeveloped lots" a property without a building, business or valid land use approval.
- "Wall" means a masonry structure.
- "Wall sign" means a sign erected on a wall.

Changes from the Existing Code:

- Flag: This sign type is not defined in the current code. Proposed definition: "a sign made of fabric or other similar non-rigid material supported or anchored along one edge or two corners." If any side is more than three times as long as any other side the flag becomes a feather.
- Feather: This sign type is not defined in the current code. Proposed definition: "A sign made of fabric or other similar non-rigid material supported on a pole, where one side is more than three times as long as any other side." If any side is less than three times as long as the other side it is defined as a flag.
- Remove the definition of obsolete sign, as it is not content neutral.
- A definition of undeveloped lots was added as "a property without a building, business or valid land use approval."
- A definition of A-frame sign was added which means a movable sign that is not attached to a structure or the ground.
- A definition for banners was added which is "A sign made of fabric or other similar non-rigid material supported or anchored at four corners or along top with weighted bottom."
- A definition for air blown signs was added which is "A sign that is intended to be inflated by air or other gas for it's proper display and support."
- The definition of "Temporary sign" was changed from "a sign that will become obsolete after the occurrence of an event or series of events. Temporary signs include, but are not limited to, for sale and lease signs, garage sale signs and political campaign signs." To "a sign which has no more than two faces, and that no sign face exceeds four square feet in area".
- The definition of incidental sign was updated to reflect an incidental freestanding sign.

Discussion Questions:

In order to advance the above summary of code amendments to reflect the CAT's further recommendations, please consider and provide feedback on the below discussion items.

Signs in the Right-of-Way (on the sidewalk, street, etc): The City right-of-way consists of the land that is not exclusively private property, such as where street and sidewalks are located. Currently, signs within the right-of-way are prohibited unless approved by the City Engineer. There are currently no standards to guide the City Engineer in his or her decision about whether a sign should be allowed in the right-of-way. A majority of the public right-of-way in Oregon City is owned and maintained by the City of Oregon City, but a portion is under Clackamas County or Oregon Department of Transportation (ODOT) jurisdiction. Recognize that those portions of the public right-of-way under Clackamas County or ODOT jurisdiction may be subject to other regulations that preempt Oregon City regulation or in which those jurisdictions may have a proprietary interest.

A-frame signs: CAT members suggested allowing A-frame signs throughout the City. Many cities allow businesses and the public to place signs over or within the public right-of-way. Examples include A-frame signs placed on the sidewalks in many downtowns, stick signs within planter strips between the sidewalk and the street, or signs projecting from a building and over the property line.

- Should the City allow signs to be located within the public right-of-way?
- Should signs located within the right-of-way be limited to certain locations?
- What should be the standards for maximum number, size, height, width, clearance, spacing, material, time limitation, etc.?
- Where a maximum number of signs are allowed and multiple people want to put a sign within the right-of-way how would the City choose who to allow to place a sign in the right-of-way in a content neutral way?

Ancillary signs: CAT members have identified the need to reduce clutter associated with signs on private property. Ancillary signs include signs allowed without a permit, as well as proposed temporary sign types (A-frames, lawn signs, etc.). CAT members proposed a policy that allows ancillary signs, but imposes limits on the total number. A limit of four total signs is shown above in the proposed draft revised code summary.

- How many ancillary signs in total should be allowed on each private property? Should the number be different for residential and commercial zones?
- What frequency and duration should be allowed for temporary signs without a permit?
- Should banners on commercial properties require a permit? What display period should be allowed?

Electronic Messaging Centers (EMC): Signs presenting electronic messages or internally illuminated signs that use technologies such as light-emitting diodes (LEDs) have been permitted if the message has not changed more than once per day. CAT member comments have expressed some interest in allowing electronic message centers which change more than once per day.

- Where, if at all, should EMC's be permitted? Should EMC's be allowed with approval by the Planning Commission as a Conditional Use?
- What should the standards be for the frequency in which the message can change?
- What should the standards be for brightness?

Billboards: Billboards (defined as signs 300 sq. ft. and larger) are currently not permitted in Oregon City. CAT comments have included a proposal to allow for billboards along state highways and major arterials.

- Should billboards be allowed within the proposed billboard zones or districts?

Signs on fences or fencing: Signs on fences are currently prohibited. CAT member comments have included requests to allow signs on fencing.

- Should signs be allowed on fencing?

Definition of Sign: Currently signs are defined as “any sign, display message, emblem, device, figure, painting, drawing, placard, poster, billboard or other thing that is designed, used or intended for advertising purposes or to inform or attract the attention of the public, and the term includes the sign structure, display surface and all other component parts of a sign; when dimensions of a sign are specified, the term includes panels and frames; and the term includes both sides of a sign of specified dimensions or display surface area”. There was a suggestion from a CAT member to not include painted signs within the definition of a sign. This would mean that there would be no limitations on painted signs.

- Should the definition of sign be revised in any way?
- Should painted signs be removed from the definition?

Murals: Murals are currently considered wall signs. Other cities have addressed murals with separate standards outside of the sign code in a content neutral manner, but the approval process is generally longer and may be more expensive.

- Should murals be allowed?
- Should there be limitations to total size, etc?
- Should murals be allowed in only certain locations?
- Should murals be regulated separate from the sign code?

Signs attached to parked vehicles: Signs attached to moving vehicles fall within the definition of “sign.”

- Should signs placed on vehicles be allowed or prohibited?

Signs attached to, or carried by, a person: CAT members suggested signs attached to or carried by a person are distracting to drivers and may need to be limited.¹²

- Should signs attached to or carried by a person be exempt?
- Should signs attached to or carried by people be treated as temporary signs?
- Signs which are spinning are already prohibited.
- If a certain number of signs attached to or carried by a person (e.g. two signs) are allowed without a permit, the City may consider a permit request to allow for additional signs.

Signs placed inside windows: Signs placed inside windows are currently exempt from sign code regulation.

- Should signs placed inside windows be regulated?
- If so, should such signs be limited to a certain percentage of window area?

Others?

¹² Although the original CAT recommendation suggested that the City consider prohibiting signs attached to or carried by a person, such prohibition would violate federal and state free speech protections.

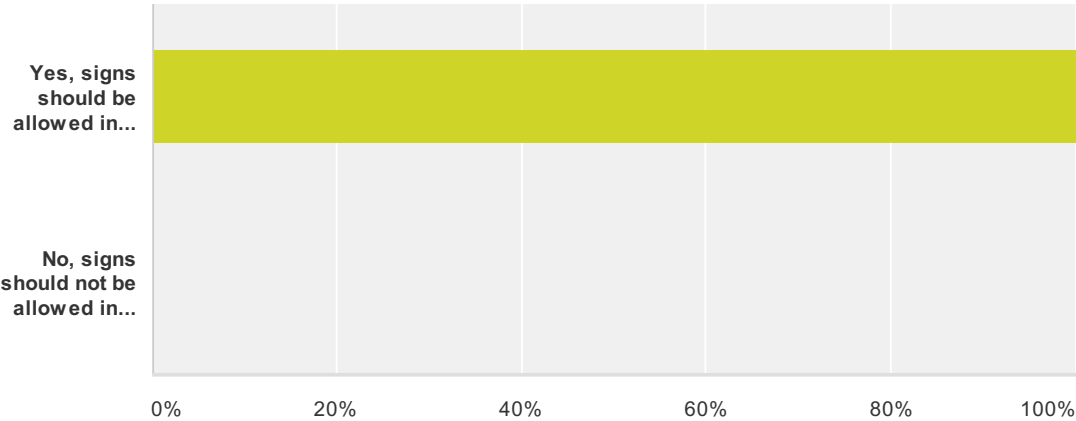
Appendix: Zoning Descriptions

- “R-10 Single-family dwelling district” is designed for areas of single-family homes on lot sizes of approximately ten thousand square feet.
- “R-8 Single-family dwelling district” is designed for areas of single-family homes on lot sizes of approximately eight thousand square feet.
- “R-6 Single-family dwelling district” is designed for areas of single-family homes on lot sizes of approximately six thousand square feet.
- “R-5 Single-family dwelling district” is designed for areas of single-family homes on lot sizes of approximately five thousand square feet.
- “R-3.5 Dwelling district” is designed for single-family attached and detached residential units and two-family dwellings on lot sizes of approximately three thousand five hundred square feet per dwelling
- “R-2 Multi-family dwelling district” is designed for multi-family residential units on lot sizes of approximately two thousand square feet per dwelling.
- “I, Institutional District” is designed to facilitate the development of major public institutions, government facilities and parks and ensure the compatibility of these developments with surrounding areas.
- “NC, Neighborhood Commercial District” is designed for small-scale commercial and mixed-uses designed to serve a convenience need for residents in the surrounding low-density neighborhood. Land uses consist of small and moderate sized retail, service, office, multi-family residential uses or similar.
- “HC, Historic Commercial District” is designed for limited commercial use. Allowed uses should facilitate the re-use and preservation of existing buildings and the construction of new architecturally compatible structures. Land uses are characterized by high-volume establishments such as retail, service, office, residential, lodging, recreation and meeting facilities, or a similar use as defined by the community development director.
- “MUD, Mixed-Use Downtown District” is designed to apply within the traditional downtown core along Main Street and includes the “north-end” area. Land uses are characterized by high-volume establishments constructed at the human scale such as retail, service, office, multi-family residential, lodging or similar. A mix of high-density residential, office and retail uses are encouraged in this district, with retail and service uses on the ground floor and office and residential uses on the upper floors. The emphasis is on those uses that encourage pedestrian and transit use.
- “MUC-1, Mixed-Use Corridor District” and “MUC-2, Mixed-Use Corridor District” are located along transportation corridors such as Molalla Avenue, 7th Street and Beaver Creek Road, and along Warner-Milne Road. Land uses are characterized by high-volume establishments such as retail, service, office, multi-family residential, lodging, recreation and meeting facilities, or a similar use as defined by the community development director. A mix of high-density residential, office, and small-scale retail uses are encouraged in this District. Moderate density (MUC-1) and high density (MUC-2) options are available within the MUC zoning district. The area along 7th Street is an example of MUC-1, and the area along Warner-Milne Road is an example of MUC-2.
- “MUE Mixed-Use Employment District” is designed for employment-intensive uses such as large offices and research and development complexes or similar use as defined by the community development director. Some commercial uses are allowed, within limits. The Clackamas County offices and Willamette Falls Hospital are examples of such employment-intensive uses.

- “C, General Commercial District” is designed to serve the city and the surrounding area. Land uses are characterized by a wide variety of establishments such as retail, service, office, multi-family residential, lodging, recreation and meeting facilities or a similar use as defined by the community development director.
- “CI Campus Industrial District” is designed for a mix of clean, employee-intensive industries, and offices serving industrial needs. These areas provide jobs that strengthen and diversify the economy. The uses permitted on campus industrial lands are intended to improve the region's economic climate and to protect the supply of sites for employment by limiting incompatible uses within industrial and employment areas and promoting industrial uses, uses accessory to industrial uses, offices for industrial research and development and large corporate headquarters.
- “GI, General Industrial District” is designed to allow uses relating to manufacturing, processing, production, storage, fabrication and distribution of goods or similar as defined by the community development director. The uses permitted in the general industrial district are intended to protect existing industrial and employment lands to improve the region's economic climate and protect the supply of sites for employment by limiting new and expanded retail commercial uses to those appropriate in type and size to serve the needs of businesses, employees, and residents of the industrial areas.

Q1 Should the City allow portable signs, such as A-frames, to be located within the public right-of-way (sidewalks), assuming they do not interfere with pedestrian use or present a hazard?

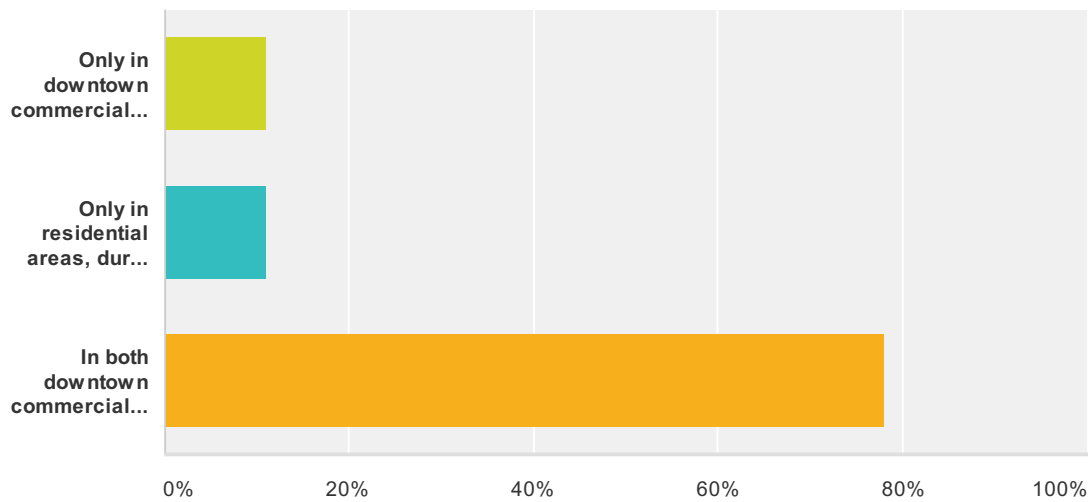
Answered: 9 Skipped: 2



Answer Choices	Responses	
Yes, signs should be allowed in the public right of way.	100%	9
No, signs should not be allowed in the public right of way.	0%	0
Total		9

Q2 Should signs located within the public right-of-way be limited to certain locations?

Answered: 9 Skipped: 2



Answer Choices	Responses
Only in downtown commercial areas, with a permit.	11.11% 1
Only in residential areas, during restricted periods of time (primarily weekends).	11.11% 1
In both downtown commercial areas and residential areas.	77.78% 7
Total	9

#	Other/Comments	Date
1	However, residential signs should be allowed without permit.	11/18/2013 9:54 AM
2	Signs within the Right of Way should be very limited. We have too many signs currently within the right of way, including teardrop banners, A-Frame signs, banners, and utility pole signs being used to promote non local businesses and organizations. When signs are too numerous, (known as sign clutter), our business community is prevented from properly identifying their business in a meaningful way, to gain the attention of the buying public. Only Real Estate, Church & Community Event Signs, Yard Sale and political signs should be permitted within the Right of Way. Businesses in commercial districts have many options available to use effective signage to promote their business. Placing temporary signs such as A-Frame signs in front of a business instead of investing in a sign appropriate to the individual business communicates to the public that the merchant believes that their business will not succeed.	11/16/2013 3:08 PM
3	During business hours for retail, Thurs-Sun for residential	11/15/2013 3:45 PM
4	The only issue is to make sure they are not blocking vision of traffic or pedestrian walkway.	11/14/2013 1:25 PM
5	I can also see their use for real estate, but think they should have a permit associated with them.	11/14/2013 9:47 AM
6	Need further discussion	11/13/2013 3:58 PM
7	Prefer commercial only for ongoing use. Residential possibly for only temporary use? Certain dimensions/locations should be allowed without permit given guidelines are followed. I would prefer an interpretation that looks at walkability of a district to determine if signs are allowed or not.	11/13/2013 3:49 PM

Q3 What should be the standards for maximum number, size, height, width, clearance, spacing, material, etc.?

Answered: 8 Skipped: 3

#	Responses	Date
1	Residential: Allow Five (5) Temporary/Portable Signs. Temporary and portable signs shall be kept neat, clean and in good repair. Signs which are faded, torn, damaged or otherwise unsightly or in a state of disrepair shall be immediately repaired, replaced or removed. Maximum sign size: No more than one (1) sign shall be up to six (6) square feet in face area and six (6) feet in height. For property bordering on more than one public street, one additional six (6) square feet in area and six (6) feet in height may be displayed on each additional public street frontage. A-Frame Signs should be allowed without permit within residential neighborhoods: One (1) A-Frame Sign no larger than 5 sq.ft sign face and no taller than 33" allowed on private property or within public right-of-way per property between 6 p.m. Friday and 8 p.m. Sunday, and from 10 a.m. through 3 p.m. on Tuesdays. When placing signs within public right-of-way - must make effort to contact abutting property owner & if not home, must leave card w/ contact info & description of effort made to contact. Must not block sidewalks or travel lanes. Where no curb exists, the sign shall be placed outside the roadway at least 5 feet from the edge of the roadway. Cannot be placed in a median, traffic island, or other area within the roadway. The sign is to be entirely outside the roadway and any shoulder. Signs must allow continuous pedestrian passageway or 4' and must not obstruct pedestrian and wheelchair access to transit stops, disabled parking spaces or building exists. All other signs shall be no larger than six (6) square feet in face area and four (4) feet in height. 10sq foot set-back from intersection corners.	11/18/2013 9:54 AM
2	one sign per business. 3'X2' or the typical A frame currently used. Placed with enough space that a wheel chair or other handicap vehicle can pass easily. Material to be sturdy and maintained and brought in after hours.	11/16/2013 3:09 PM
3	The standards in our current code are adequate, but need to be enforced.	11/16/2013 3:08 PM
4	I don't think material should be an issue at all. Size should not be an issue as long as it does not block pedestrian walkway or block view of oncoming traffic, or is not able to fall upon an individual	11/14/2013 1:25 PM
5	I prefer smaller signage.	11/14/2013 9:47 AM
6	3' x 4' no more than 4' OAH.	11/13/2013 5:36 PM
7	If regarding signs in the right-a-way, one per business or residence. For height, size and width, as long as signs do not block traffic views, safety is first priority.	11/13/2013 3:58 PM
8	Downtown business owners agree that they like signs with variety... door cut in half, etc. Material restrictions could get tricky. - Allow at least one per business entry or a shared board for upstairs tenants, consider additional allowance for corners (or the city should consider a replacement signage system to invite people to turn down side streets.) - Open to what other cities have for maximum size.	11/13/2013 3:49 PM

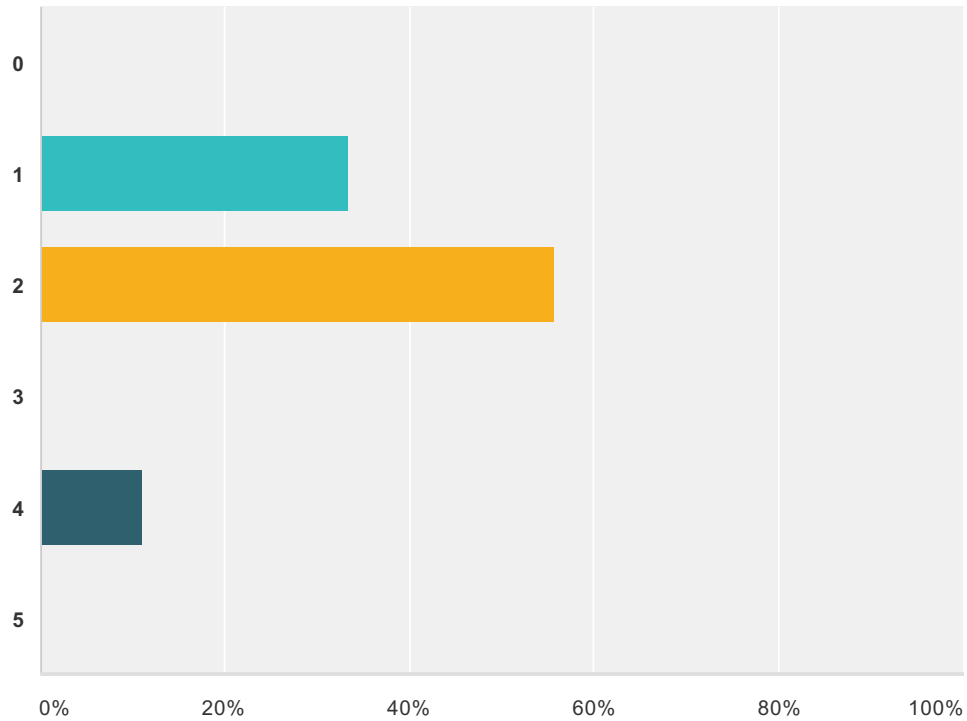
Q4 Where a maximum number of signs are allowed and multiple people want to put a sign within the right-of-way, how would the City choose who to allow to place a sign in the right-of-way in a content neutral way?

Answered: 8 Skipped: 3

#	Responses	Date
1	Different situations for different zones (commercial vs. residential). If all signs in R.O.W. are restricted to temporary and are visible (not stacked so you can't see one behind the other - maybe 5' distance between).	11/18/2013 9:54 AM
2	Rotate days or times. If businesses cannot decide then do not allow the signs.	11/16/2013 3:09 PM
3	The city should not be responsible for deciding. A property owner ultimately is responsible as they are with regard to clearing snow and ice as well maintaining sidewalks fronting their property.	11/16/2013 3:08 PM
4	I would think first come first served	11/15/2013 3:45 PM
5	1 per frontage per property owner at the property owners discretion. I would not allow them at intersection or areas where pedestrian may be crossing or be impeded.	11/14/2013 9:47 AM
6	allow one per business licence?	11/13/2013 5:36 PM
7	For multi tenant's one marquee or free standing sign for all tenants should be allowed verses multiply A frames signs. These types signs would not be allowed in right-of-way.	11/13/2013 3:58 PM
8	Adjacent business frontage should have first preference. In general downtown business owners believe in being good neighbors and not maliciously placing signs in front of each others business entrances.	11/13/2013 3:49 PM

Q5 What is a reasonable number of ancillary/temporary signs (in addition to permanent signs) that should be allowed on a business's property?

Answered: 9 Skipped: 2

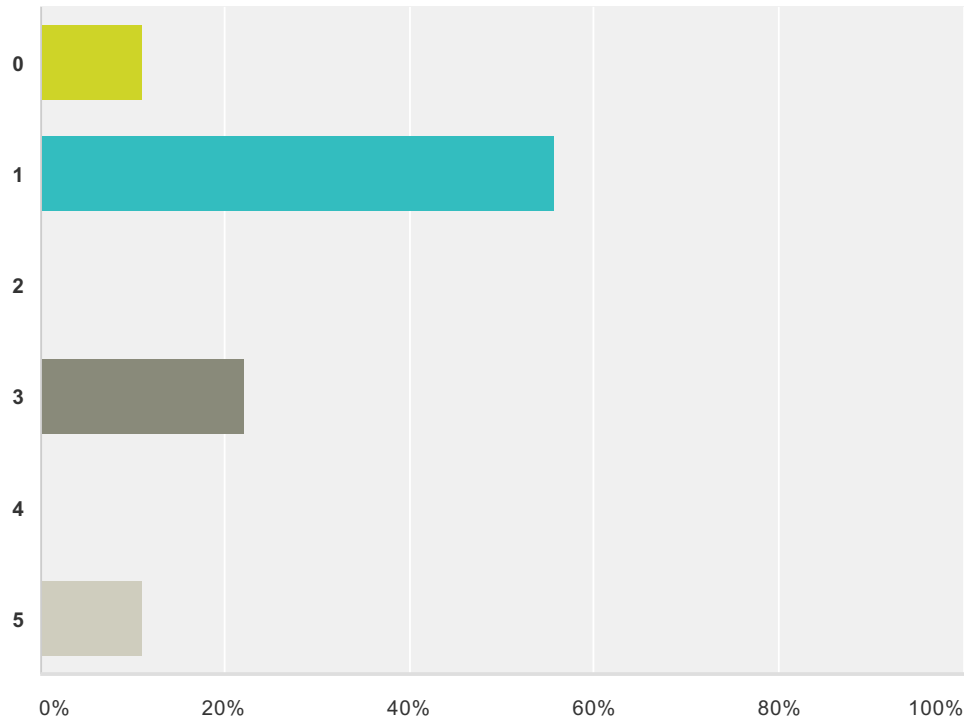


Answer Choices	Responses
0	0% 0
1	33.33% 3
2	55.56% 5
3	0% 0
4	11.11% 1
5	0% 0
Total	9

#	Other/Comments	Date
1	One additional sign used to promote a special event at the business may be permitted.	11/16/2013 3:26 PM
2	One per entryway and/or one per frontage.	11/14/2013 1:33 PM
3	Depends on zone, size of property etc.	11/13/2013 3:59 PM
4	There is a distinction between business tenant and property.	11/13/2013 3:52 PM

Q6 What is a reasonable number of signs other than wall and freestanding (such as temporary signs, flags, etc) that should be allowed on a residential property?

Answered: 9 Skipped: 2



Answer Choices	Responses
0	11.11% 1
1	55.56% 5
2	0% 0
3	22.22% 2
4	0% 0
5	11.11% 1
Total	9

#	Other/Comments	Date
1	My home is for sale (1 sign), we are having an open-house (2) signs on Saturday, our painting contractors has a sign (3) to advertise his work being done, and we are a (4) candidate for city council and our daughter is in the military and we want to show our support (5) for all troops. I may even want to conduct a garage sale during this move (candidate or contractor can stay).	11/18/2013 9:55 AM
2	Exception could be allowed for in/out, entrance/exit signs.	11/16/2013 3:26 PM
3	One per entryway and/or one per frontage.	11/14/2013 1:33 PM

Q7 What frequency and duration should be allowed for temporary signs without a permit?

Answered: 7 Skipped: 4

#	Responses	Date
1	In residential the sign should be allowed for the duration of the event (i.e. house is for sale) or until such time as the business has ended on the property (end of event).	11/18/2013 9:55 AM
2	Temporary signs are not effective if they are not temporary. Most sales or special events last no longer than three days so I'd suggest a three day limit.	11/16/2013 3:26 PM
3	one day. four hours.	11/16/2013 3:11 PM
4	Retail during business hours, residential Thursday except during elections	11/15/2013 3:49 PM
5	1 per month for not more than 72 hours.	11/14/2013 9:49 AM
6	30 days twice a year	11/13/2013 5:38 PM
7	30-days is standard for most jurisdictions	11/13/2013 3:59 PM

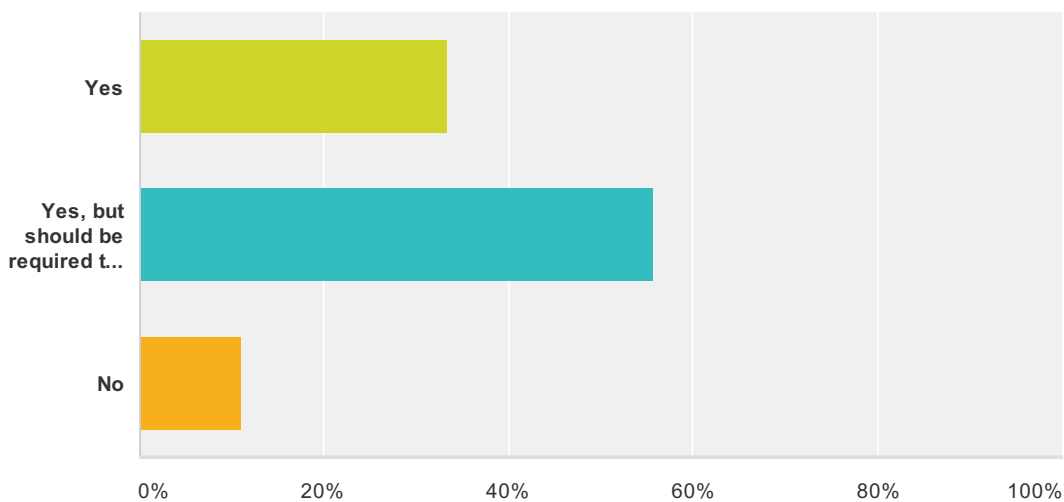
Q8 Should banners on commercial properties require a permit? What display period should be allowed?

Answered: 7 Skipped: 4

#	Responses	Date
1	Banners should not be allowed anywhere in the city. They are difficult to display without falling down unless nailed to the wall surface in which case they are actually being used in place a permanent sign. Any sign that is constructed of banner material should be considered a banner. They are a hazard when we get strong wind gusts as they are not designed to withstand wind. The manufacturers of banner material design them for use as an interior sign product usually used in conjunction with an event such as a museum or trade show.. They are not intended for exterior use.	11/16/2013 3:26 PM
2	yes a permit. maximum 30 days.	11/16/2013 3:11 PM
3	Yes, 2-3 weeks	11/15/2013 3:49 PM
4	If the display period exceeds 48 hours it should require a permit or be disallowed.	11/14/2013 9:49 AM
5	no, up to a certain size. Say 40sf 30 days twice a year	11/13/2013 5:38 PM
6	Depends if they are permanent or temporary banners? Yes, permit required if permanent.	11/13/2013 3:59 PM
7	Banners should be considered temporary signage (as in waiting for permanent sign to be made...) or going out of business. 1 month? 2 months?	11/13/2013 3:52 PM

Q9 Should electronic message centers be permitted?

Answered: 9 Skipped: 2

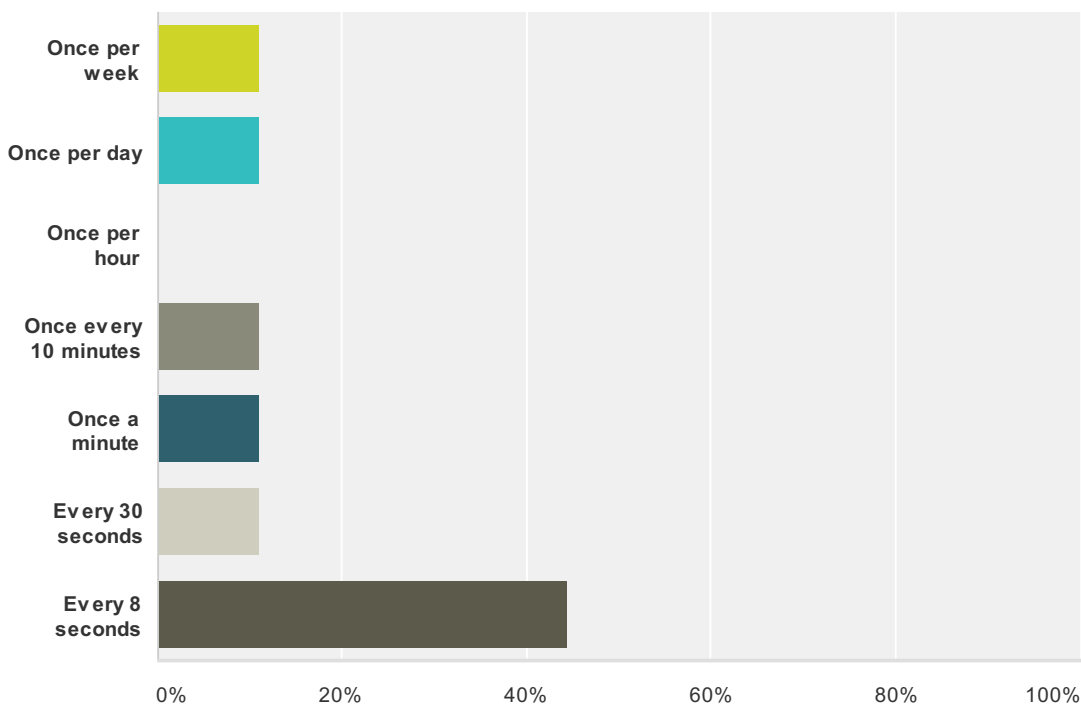


Answer Choices	Responses	
Yes	33.33%	3
Yes, but should be required to undergo review by the Planning Commission	55.56%	5
No	11.11%	1
Total		9

#	Other/Comments	Date
1	They can be an effective means for communicating with the public, such as the Clackamas Community College may wish to do.	11/16/2013 3:44 PM
2	I believe the current variance process works best for this type of signage (e.g. OC High School).	11/14/2013 9:51 AM

Q10 If electronic message centers are allowed, how often should the sign's message be allowed to change (currently once per day by policy)?

Answered: 9 Skipped: 2



Answer Choices	Responses
Once per week	11.11% 1
Once per day	11.11% 1
Once per hour	0% 0
Once every 10 minutes	11.11% 1
Once a minute	11.11% 1
Every 30 seconds	11.11% 1
Every 8 seconds	44.44% 4
Total	9

#	Other/Comments	Date
1	Per state law regulations for digital signs is every 8 seconds. Also, other local jurisdiction follow state law regulations.	11/13/2013 3:59 PM
2	Otherwise, what's the point?	11/13/2013 3:53 PM

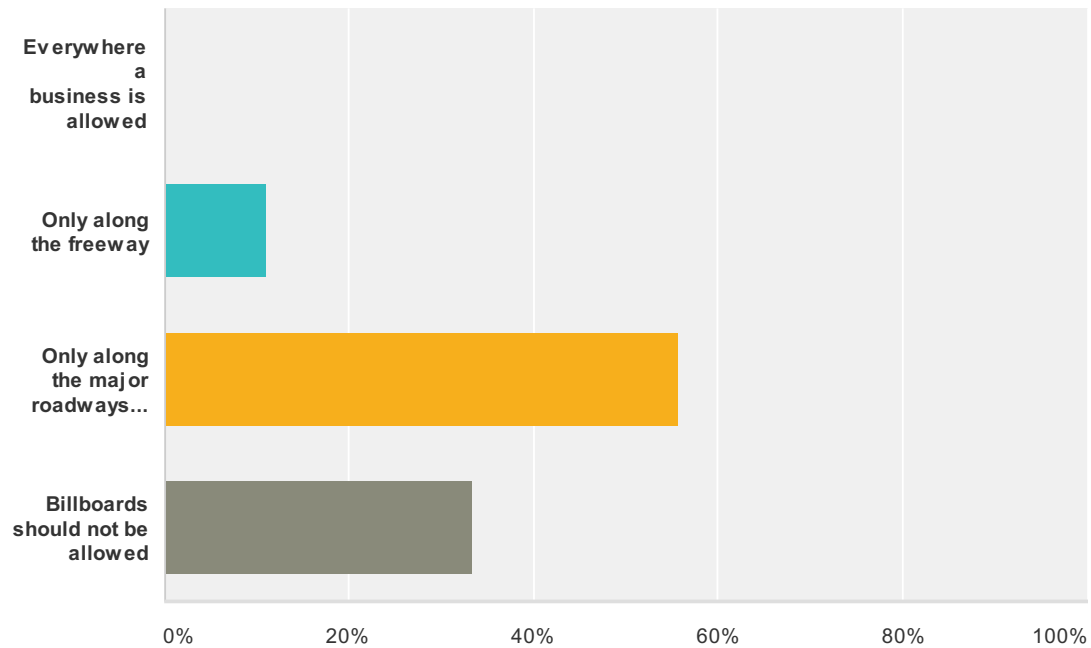
Q11 What should the standards be for brightness?

Answered: 6 Skipped: 5

#	Responses	Date
1	In 2008, the International Sign Association (ISA) retained Dr. Ian Lewin of Lighting Sciences to help the industry develop scientifically-researched, understandable recommendations for Electronic Message Centers brightness. Dr. Lewin is a past chair of the Illuminating Engineering Society of North America (IES), and is greatly respected within the lighting field. His work for ISA was conducted with the input of experts within the sign industry. Dr. Lewin's full report can be found at www.signs.org . As a result of this research, the recommended night-time brightness level for on premise EMCs is 0.3 foot candles above ambient light conditions when measured at an appropriate distance. This is a lighting level that works in theory and in practice.	11/16/2013 3:44 PM
2	ability to read easily in twilight conditions	11/16/2013 3:14 PM
3	Dim.	11/14/2013 9:51 AM
4	industry standards and must come equipped with a photocell.	11/13/2013 5:38 PM
5	There are 3 necessary components to insure a digital signs/billboards will never be too bright for conditions. 1 An ambient light sensor installed on the sign structures 2 Dimming software 3 Maximum brightness limits incorporating a footcandle standard.	11/13/2013 3:59 PM
6	This should be considered in conjunction with state standards and light pollution onto other properties.	11/13/2013 3:53 PM

Q12 Should billboards be allowed in the City? Where?

Answered: 9 Skipped: 2

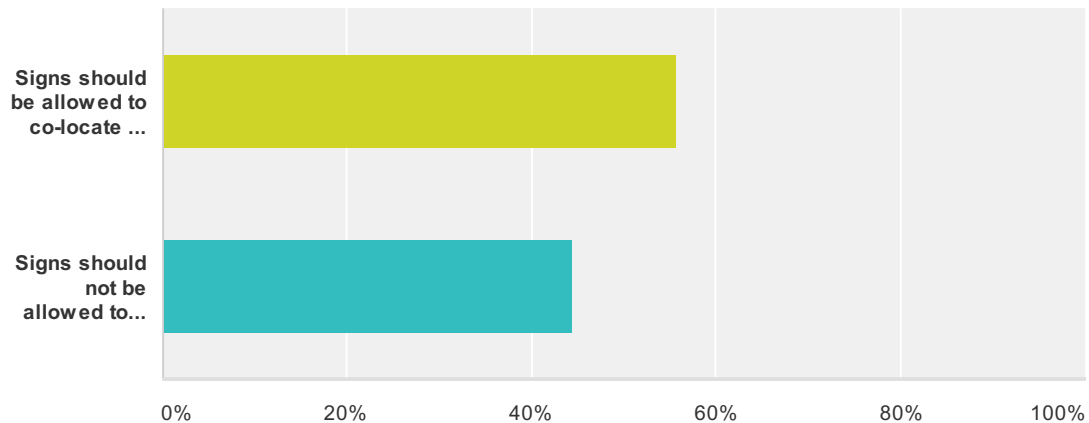


Answer Choices	Responses	
Everywhere a business is allowed	0%	0
Only along the freeway	11.11%	1
Only along the major roadways (Highway 99E, 213 and along the freeway)	55.56%	5
Billboards should not be allowed	33.33%	3
Total		9

#	Other/Comments	Date
1	One of the issues with billboards is they are often grandfathered into a specific location. Thus even though the area around them changes over time, they still remain in place even though their effectiveness is greatly diminished relative to when they were originally erected. One example is the board above the Firestone store in the Oregon City Shopping Center. I'd like to propose a requirement for a review every five years to determine if the sign is still appropriate for the specific location due to the changing dynamics of the location.	11/16/2013 3:53 PM
2	Billboard currently exist in Oregon City and sign operators should be allowed to continue doing business in Oregon City. They benefit businesses, non-profit organizations, and public agencies through public service announcements.	11/13/2013 3:59 PM

Q13 Should signs be allowed to co-locate on fences or fencing?

Answered: 9 Skipped: 2



Answer Choices	Responses	
Signs should be allowed to co-locate on fencing, subject to rules regarding temporary signs.	55.56%	5
Signs should not be allowed to co-locate on fencing.	44.44%	4
Total		9

#	Other (please specify)	Date
1	It is at times appropriate to place a sign such as no smoking, private parking etc on a fence. The current problem in Oregon City is created by using banner material or other materials designed for indoor or temporary use to be attached to a fence using the fence as an additional sign display area that is not otherwise allowed on the property. If an organization wishes to promote a special event and the only display area available to them is a fence then a permit could be issued allowing the placement for a specific period of time. Banner material should not be permitted as there are numerous rigid materials available for this type of use.	11/16/2013 4:04 PM
2	Does not have to be temporary? What happens if it is a sturdy tall fence and a blade sign was installed? Such as the entrance to a beer garden?	11/13/2013 3:54 PM

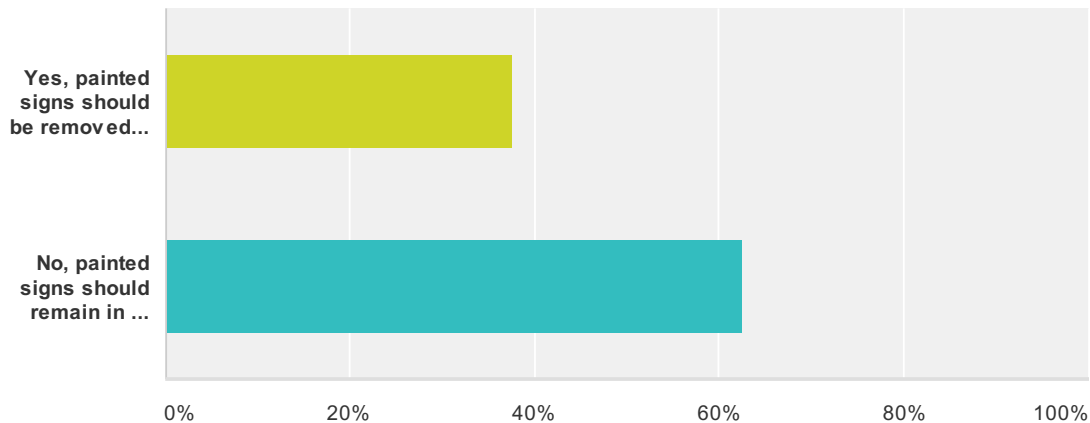
Q14 Should the definition of sign be revised in any way?

Answered: 5 Skipped: 6

#	Responses	Date
1	I would suggest that the definition be changed to include the word photo. Modern technology has created the ability to electronically produce a photographic image using durable ink systems. This type of photograph can be any size and is often referred to as Super Graphics. I've seen them covering the entire side of a 35 story building. They may cover the windows of a building allowing the residents to see out while the viewer on the exterior sees only the photographic image. The material used can be the same as that used on the parking shuttle buses at the airport. The bus riders can see out, but the viewer on the exterior sees only the advertising message.	11/16/2013 4:36 PM
2	yes	11/16/2013 3:16 PM
3	Yes.	11/14/2013 9:53 AM
4	Murals should be allowed and not affect sign allowance. (General consensus of downtown business owners.)	11/13/2013 4:10 PM
5	Definition of signs should be defined. Painted signs have to be part of the definition as most signs that would be allowed in historical areas would require to be painted anyway.	11/13/2013 4:00 PM

Q15 Should painted signs be removed from the definition?

Answered: 8 Skipped: 3

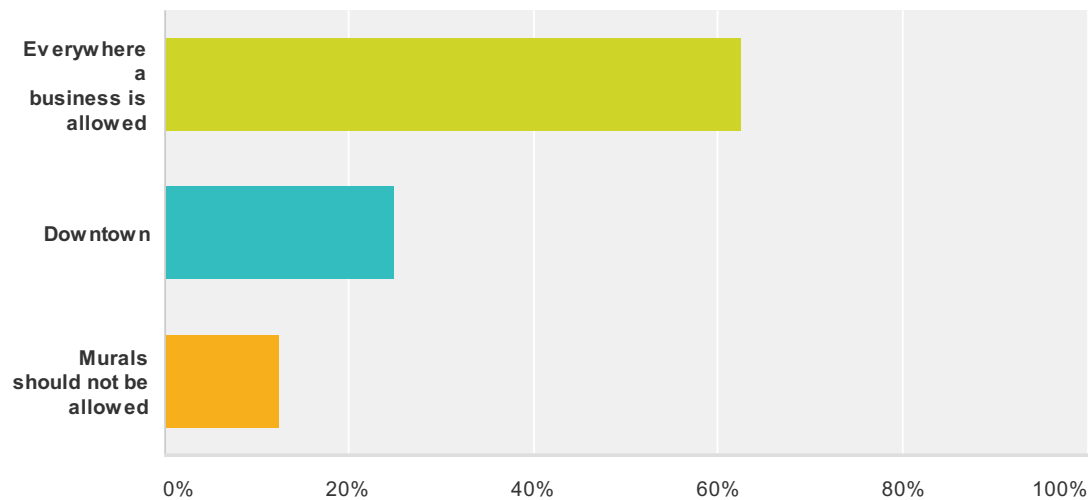


Answer Choices	Responses	
Yes, painted signs should be removed from the definition	37.50%	3
No, painted signs should remain in the definition	62.50%	5
Total		8

#	Other/Comments	Date
1	Unfortunately painted signs require a great deal of maintenance to enable them to continue to attract customers. Sign enamels and paints, particularly shades of Red, have very poor weathering and fading resistance. In that regard they are much like our homes. Unless they are repainted every few years they become an eyesore. Today's sign customer generally prefers to have their sign made of adhesive backed vinyl. The color layer on such a sign is uniform in thickness, usually two mils, and is slow to deteriorate and fade.	11/16/2013 4:36 PM
2	This should also fall under approval by planning dept. and take into account size, location and content and be a separate category so it can be regulated.	11/16/2013 3:16 PM
3	I think murals should be encouraged.	11/14/2013 9:53 AM
4	Murals could be limited to non-street facing facades. Perhaps, a content neutral approach could test for sameness and compensation. Using First City Cycles as an example: 1. The content of signs on the front of the building includes the First City logo, and other phrasing about the businesses contents. If the two murals on the side of the building that face a build able lot did not include the First City logo, they would be considered murals. If they do contain the same content on the front then they would be subject to the definition of sign. 2. If the content is different, then the mural would need to pass a compensation test. If Budweiser pays First City Cycles to paint a sign then it would fall under the definition of sign and not a mural. Another way to allow murals outside the definition of sign is to allow non-profits (arts organizations) to sponsor murals. The sum is a mural has to pass a 2 or 3 step test to be qualified as a mural. Content really does not matter except it can't be the same content as is included on other signs for that property.	11/13/2013 4:10 PM

Q16 Should murals be allowed in the City? Where?

Answered: 8 Skipped: 3



Answer Choices	Responses
Everywhere a business is allowed	62.50% 5
Downtown	25% 2
Murals should not be allowed	12.50% 1
Total	8

#	Other/Comments	Date
1	If murals are allowed only in a business district it would prohibit them at locations such as churches and schools. The critical issue is again they are almost always created using paint. Paint is not durable and therefore they begin to deteriorate quickly. Murals on South & West facing walls will deteriorate approximately four times more rapidly than North & East facing murals. North and East facing murals if painted on plywood, will suffer from plywood delamination due to more moisture on them. Just as with billboards a review every five years may be appropriate. An original photo could be placed in the file after the original permit is pulled and the mural installed. After five years it could be compared to the mural. A determination, based upon condition of the mural, would be made as to whether it will last another five years without becoming an eyesore. The permit could be renewed one time.	11/16/2013 5:01 PM
2	under separate standards and approval based on content, size and location.	11/16/2013 3:18 PM
3	Should be reviewed by Planning Commission and Neighborhood Assoc	11/15/2013 3:53 PM

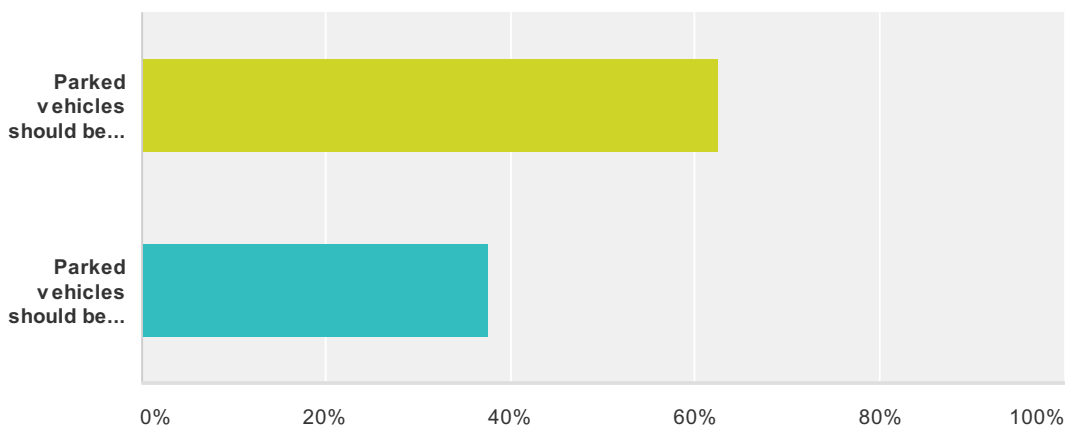
Q17 Should there be limitations to total size, etc?

Answered: 7 Skipped: 4

#	Responses	Date
1	Size should be based upon what distance the mural is intended to be viewed at. If it is expected that it will be viewed from the adjacent sidewalk, then it should be smaller than another mural that is intended to be viewed from 100 yards distant. I'm sure that our consultant should be able to locate appropriate viewing guidelines and therefore appropriate dimensions for that distance.	11/16/2013 5:01 PM
2	in proportion to the place where the mural is going to be painted.	11/16/2013 3:18 PM
3	Yes and number per area	11/15/2013 3:53 PM
4	Yes.	11/14/2013 9:53 AM
5	no	11/13/2013 5:40 PM
6	See previous comments, personally don't believe a size limitation is necessary as long as advertising is somehow controlled.	11/13/2013 4:11 PM
7	based on square footage of front property or building size, ratio 1 to 1.	11/13/2013 4:00 PM

Q18 Should parked vehicles be regulated and used as signs?

Answered: 8 Skipped: 3

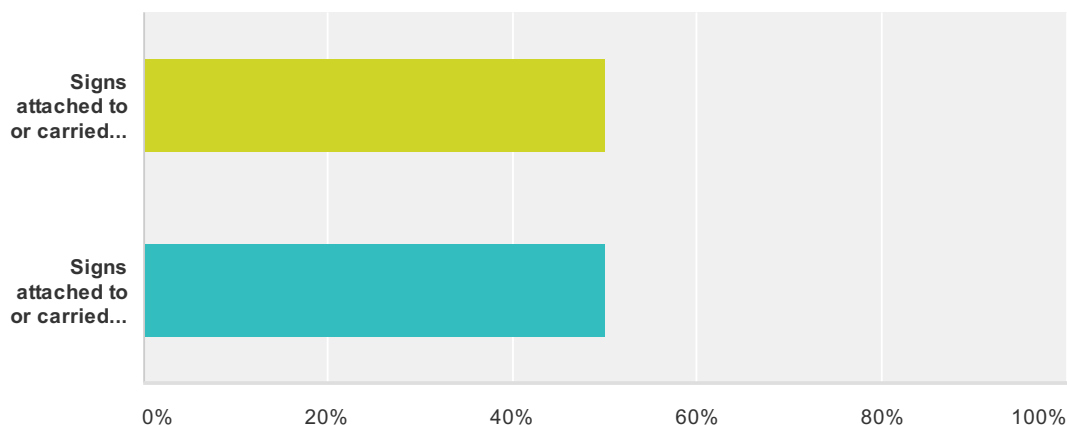


Answer Choices	Responses	
Parked vehicles should be allowed to be regulated and used as signs.	62.50%	5
Parked vehicles should be prohibited from being used as signs.	37.50%	3
Total		8

#	Other/Comments	Date
1	This is an area where we need to proceed cautiously. A taxi topper is used in conjunction with the normal operation of that business. The vehicle graphics on the side of a delivery vehicle associated with that business is also an understandable use and extension of that companies business. However a sign carried on a car top carrier, which is designed to promote a nearby business, is as inappropriate as a political sign displayed in the bed of a pickup truck. In both cases the vehicles primary purpose is conveyance and it should therefore not be used as an advertising media.	11/16/2013 5:11 PM
2	I would like to differentiate between parked passenger vehicle signage and trucks and van signage. The vehicle should be operable in every case.	11/14/2013 9:55 AM
3	Vehicles and signs attached to vehicles should be exempt.	11/13/2013 5:41 PM
4	Not sure how.	11/13/2013 4:11 PM

Q19 Should signs attached to or carried by a person be exempt?

Answered: 8 Skipped: 3

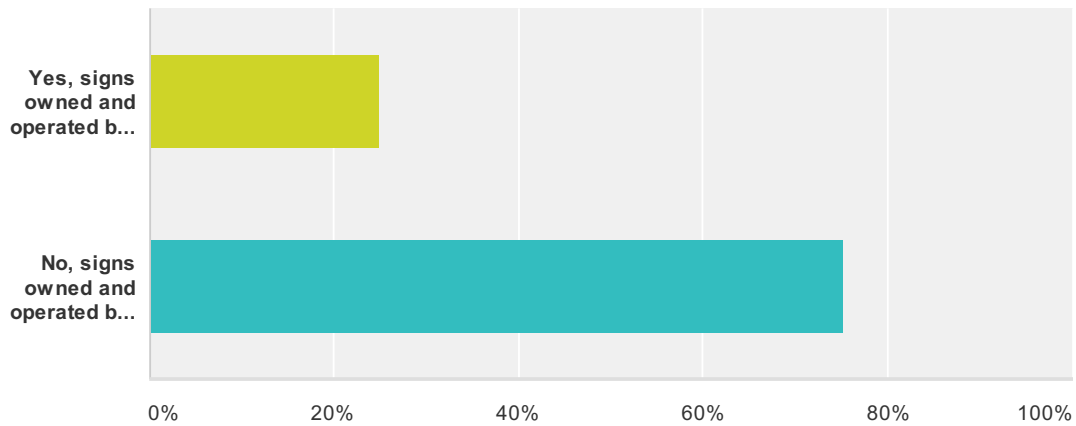


Answer Choices	Responses	
Signs attached to or carried by a person should be exempt from the code	50%	4
Signs attached to or carried by a person should be regulated by the code	50%	4
Total		8

#	Other/Comments	Date
1	Double or single faced signs of no more than four square feet per face, held in the hand of an individual should be allowed. No other signs or banners should be allowed.	11/16/2013 5:16 PM
2	This would cause said person to be fired.	11/13/2013 5:41 PM
3	Don't have a representative answer.... just personal opinion.	11/13/2013 4:12 PM

Q20 Should signs owned and operated by government agencies be exempted?

Answered: 8 Skipped: 3

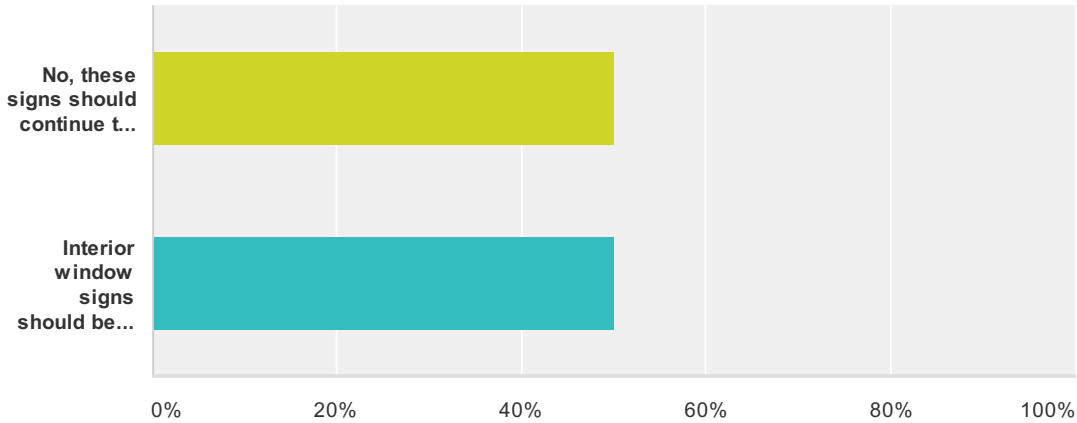


Answer Choices	Responses	
Yes, signs owned and operated by government agencies should continue to be exempted from the sign code regulations	25%	2
No, signs owned and operated by government agencies should be subject to the sign code regulations and required to obtain permits and pay fees when required	75%	6
Total		8

#	Other/Comments	Date
1	We can not require our citizens to live by a different set of rules than our city and other government leaders. We are developing a sign ordinance that is fair for all parties who wish to use signs. Usually government entities understand the value of a good sign better than most citizens. They also understand the necessity of enforcing regulations. If the code is not enforced for one group why would we expect it to be enforced at all?	11/16/2013 5:28 PM
2	However, they should attempt to conform to the code allowances even if they don't need formal permits.	11/13/2013 5:42 PM
3	A tentative no, unless the purpose is wayfinding, community branding, or civic events.	11/13/2013 4:13 PM

Q21 Should signs inside of windows
(including painted signs) be regulated?

Answered: 8 Skipped: 3

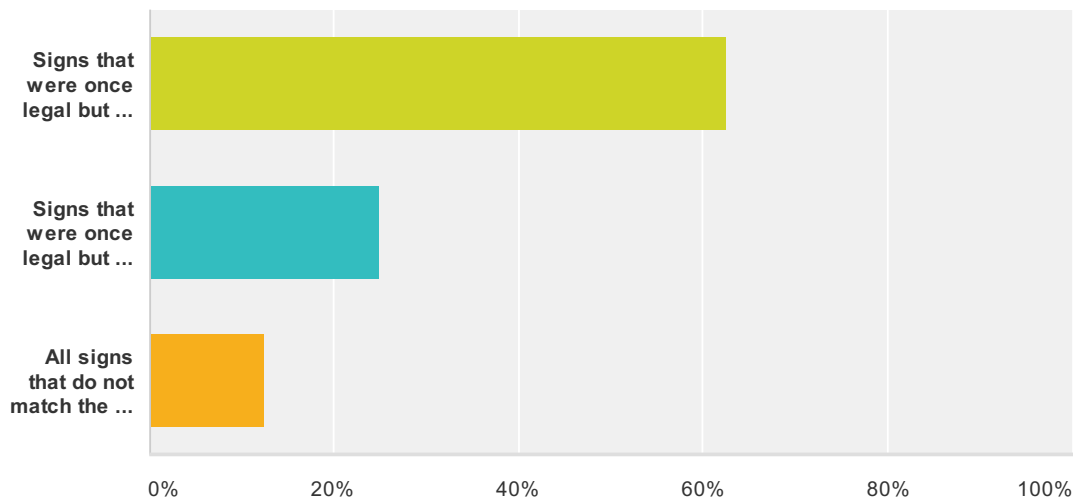


Answer Choices	Responses	
No, these signs should continue to be exempt from the sign code regulation and allowed without permit.	50%	4
Interior window signs should be regulated and limited by size, such as a fomula to allow coverage of a certain percentage of window area. Signs exceeding this threshold should be considered a wall sign and require a permit.	50%	4
Total	8	

#	Other/Comments	Date
1	Not a representative opinion, just personal.	11/13/2013 4:13 PM

Q22 How should signs that were legally constructed but no longer comply with the new sign code be addressed?

Answered: 8 Skipped: 3



Answer Choices	Responses	
Signs that were once legal but no longer comply with the code should be allowed to remain until they are removed by their owner.	62.50%	5
Signs that were once legal but no longer comply with the code should be removed within a certain amount of time.	25%	2
All signs that do not match the new code should be removed.	12.50%	1
Total		8

#	Other/Comments	Date
1	It has been twenty years since the city allowed a nonconforming sign to continue to exist. Today many of those still remain, as the city has refused to enforce it's sign ordinances. Additionally many signs that exist today were never allowed from the beginning of their life. If it was illegal at the time of installation and is still illegal under the new code, I see no reason that it should not be removed. We are conducting this review as a result of prolific use of nonconforming signs. When one individual erects a sign that is not allowed, it opens the door for anyone else to do the same. A waiver could be granted in an extreme situation but would need to stipulate a definitive time such as 48 months in the event of a significant financial hardship. I'm not aware of any high dollar sign installations that have been made recently that would not be allowed under the new code.	11/16/2013 5:46 PM
2	maximum one year.	11/16/2013 3:21 PM
3	Billboards are considered non-conforming signs under the current sign code. It is important to understand that billboards are regulated by federal and state statues as well as local codes. The Federal Highway Beautification Act (HBA) of 1965 promises compensation for companies that are required to have signs removed. There may be costs and risks to Oregon City associated with enforcement of the sign code provision.	11/14/2013 11:24 AM
4	Personal opinion, perhaps change of business would necessitate new sign options not life of sign structure?	11/13/2013 4:14 PM

Oregon City Sign Code Update: Public open house policy questions and responses

Nov. 18, 2013

Oregon City held a public open house on the evening of Nov. 18 to share information about the Oregon City Sign Code Update project. At the event, participants were asked to provide their perspectives on several policy issues through a voting exercise. Questions posed at the meeting include:

- Should murals be allowed in the City? Where?
- Should billboards be allowed in the City? Where?
- Electronic message centers are LED-lit signs, typically supporting text, that allow owners to change information and messages. Should electronic message centers be permitted?
- If electronic message centers (LED-lit signs, typically supporting text, that allow owners to change information and messages) are allowed, how often should the sign's message be allowed to change (currently once per day by policy)?
- Should the City allow portable signs, such as A-frames, to be located within the public right-of-way (sidewalks), assuming they do not interfere with pedestrian use or present a hazard?
- Should signs located within the public right-of-way be limited to certain locations?
- What is a reasonable number of temporary signs (in addition to permanent signs) that should be allowed on a business's property?
- What is a reasonable number of signs other than wall and freestanding (such as temporary signs, flags, etc) that should be allowed on a residential property?
- Should signs inside of windows (including painted signs) be regulated?
- Signs on fences are currently prohibited. Should signs be allowed to co-locate on fences or fencing?
- Should parked vehicles be regulated and used as signs?
- How should signs that were legally constructed but no longer comply with the new code be addressed?

The results of this informal poll and related comments are included below.

Nov. 18, 2013



Electronic message centers are LED-lit signs, typically supporting text, that allow owners to change information and messages. Should electronic message centers be permitted?

• Yes	10
• Yes, but should be required to undergo review by the Planning Commission	15
• No	2

Comments: WITHIN CERTAIN AREAS / ZONING.

YES " " " "

If required to undergo Planning Commission review, criteria for approval must be clear and objective.

- what is an electronic message center?






If electronic message centers (LED-lit signs, typically supporting text, that allow owners to change information and messages) are allowed, how often should the sign's message be allowed to change (currently once per day by policy)?

• Once per week	1
• Once per day	7
• Once per hour	0
• Once every 10 minutes	2
• Once a minute	1
• Every 30 seconds	3
• Every 8 seconds	15

Comments: State regulations allow digital (electronic message centers) to change the sign's message every 8 seconds.

Nov. 18, 2013

 Should the City allow portable signs, such as A-frames, to be located within the public right-of-way (sidewalks), assuming they do not interfere with pedestrian use or present a hazard?

• Yes, signs should be allowed in the public right-of-way.	
• No, signs should not be allowed in the public right-of-way.	

Comments:


No fee on private property!
Yearly or weekly bus.

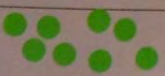
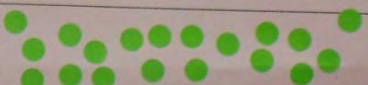
AGREE { *Charge fee per sign and include sticker permit that must be on the sign.*
Need clearance for ADA
Sign owner must sign waiver

PER Right-of-way permitting - Agree with above comments
THEY NEED A PERMIT

No Fee For Small Businesses!
NO FEE AT ALL!
No Fee at all! No waiver requirements.

** They should be of short duration - Happy Hour or Grand Opening*
Businesses need them!
** A small fee should be assessed to do an over-the-counter review. There needs to be standards. Right now there is a mess mass of good & bad signs all over town.*

 Should signs located within the public right-of-way be limited to certain locations?

• Only in downtown commercial areas, with a permit.	
• Only in residential areas, during restricted periods of time (primarily weekends).	
• In both downtown commercial areas and residential areas.	

Comments:

Require Right-of-Way Permit + conditions
No Fee
NO FEE!
Why just Downtown Commercial?
No Fee!

Nov. 18, 2013



What is a reasonable number of signs other than wall and freestanding (such as temporary signs, flags, etc) that should be allowed on a residential property?

• 0	• •
• 1	• • • • • • • • • •
• 2	• • • • • • •
• 3	
• 4	• •
• 5	• •
• undecided	•


Comments: SPECIAL CASE SIGNAGE SUCH AS BLOCK PARENT, ETC. ✕,
 POLITICAL SIGNS CANNOT BE LIMITED
 * Per face (time limit)
 - Anything other than election signs should not be allowed; unless it for a home occupation (on bldg); i temporary: garage sale/property for sale are ok.




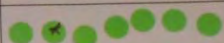
What is a reasonable number of temporary signs (in addition to permanent signs) that should be allowed on a business's property?

• 0	
• 1	• • • • • • • • • •
• 2	• • • • • • • • • •
• 3	
• 4	
• 5	

Comments: ✕ Per face



Should signs inside of windows (including painted signs) be regulated?

<ul style="list-style-type: none"> No, these signs should continue to be exempt from sign code regulation and be allowed without permit 	
<ul style="list-style-type: none"> Interior window signs should be regulated and limited by size such as a formula to allow coverage of a certain percentage of window area. Signs exceeding this threshold should be considered a wall sign and require a permit. 	


Comments:

As long as it does not distract drivers *flash*


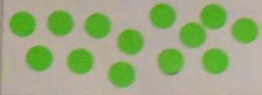
Regulate max area of coverage - Per Review committee

for public safety needs.

Too much opportunity for transgressions



Signs on fences are currently prohibited. Should signs be allowed to co-locate on fences or fencing?

<ul style="list-style-type: none"> Signs should be allowed to co-locate on fencing, subject to rules regarding temporary signs. 	
<ul style="list-style-type: none"> Signs should not be allowed to co-locate on fencing. 	

Comments:

Nov. 18, 2013



Should parked vehicles be regulated and used as signs?

- | | |
|--|--|
| <ul style="list-style-type: none"> Parked vehicles should be allowed to be regulated and used as signs. | |
| <ul style="list-style-type: none"> Parked vehicles should be prohibited from being used as signs. | |

Comments: **subject to square foot limitations for temp. signs**
 Agree with Above
YES AGREE WITH ABOVE
 Prohibited except for signs (semi-)permanently applied to vehicle



How should signs that were legally constructed but no longer comply with the new code be addressed?

- | | |
|--|--|
| <ul style="list-style-type: none"> Signs that were once legal but no longer comply with the code should be allowed to remain until they are removed by their owner. | |
| <ul style="list-style-type: none"> Signs that were once legal but no longer comply with the code should be removed within a certain amount of time. | |
| <ul style="list-style-type: none"> All signs that do not match the new code should be removed. | |

Comments: **Proving legality may be a challenge for some sign owners!**
 * except feather flags
 REMAIN UNTIL there is a land use change - the to meet New code unless allowed AS DEEMED HISTORICAL *
YES TO ABOVE ↑
 Sign owners of nonconforming signs should be allowed to maintain and keep their signs.
 If they are income-producing the owner may be counting on the revenue source.
 Signs not in compliance need to get in compliance within 6-9 months!

Community Advisory Team Meeting #4

Minutes, Agenda and Materials



**Oregon City Sign Code Update
Community Advisory Team Meeting #4
Meeting Summary - DRAFT**

December 9, 2013, 5:00 – 8:30 pm

Oregon City Planning Division, 221 Molalla Avenue, Oregon City

PARTICIPANTS	Community Advisory Team (CAT)	Oregon City staff and facilitation team
	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Sandi Burley - Sign Company / Manufacture / Advocate <input checked="" type="checkbox"/> Mark Evans - Institutional (Faith-based organization / School) <input checked="" type="checkbox"/> Dylan Martin (alternate for Melissa Hayden) - Development / Business <input checked="" type="checkbox"/> Zach Henkin - Planning Commission <input checked="" type="checkbox"/> Ed LaPlante - Chamber of Commerce <input checked="" type="checkbox"/> Bob La Salle - Neighborhood Association/ Citizen Involvement Council <input checked="" type="checkbox"/> Tom O'Brien - Neighborhood Association/ Citizen Involvement Council <input checked="" type="checkbox"/> Kathleen Sinclair - City Resident <input checked="" type="checkbox"/> Jonathon Stone - Main Street Oregon City <input checked="" type="checkbox"/> Amy Willhite - City Resident <input checked="" type="checkbox"/> Daryl Winand - Development / Business 	<ul style="list-style-type: none"> <input checked="" type="checkbox"/> Laura Terway, Planner <input checked="" type="checkbox"/> Ryan Orth, facilitator (EnviroIssues) <input checked="" type="checkbox"/> Bridger Wineman, notetaker (EnviroIssues) <input checked="" type="checkbox"/> Joseph Readdy, urban designer (UrbsWorks)
OTHERS PRESENT	<ul style="list-style-type: none"> • Tony Konkol, Community Development Director • Jennifer Bragar, City Attorney • Kristine Herman, Clear Channel • Amy Donaldson, local real estate agent 	
HANDOUTS	Agenda; Draft Code Concept (Dec. 3); Summary of changes to the Draft Code Concept; Sign Code Concept Maximal Scenarios; Draft Consensus, Majority and Split Summary Issues	

AGENDA TOPICS

WELCOME, INTRODUCTIONS AND AGENDA OVERVIEW		LAURA TERWAY / RYAN ORTH
	<p>Ryan Orth described the meeting agenda and goals. Since the last meeting, the staff and consultant team updated the draft proposed code concept incorporating comments received since the last meeting and at the Nov. 18 public open house. A set of draft recommendations were developed for the Community Advisory Team's (CAT) consideration</p>	

	<p>to reflect areas of general agreement as well as additional perspectives. The code concept and recommendations will help inform the staff recommendation to the Planning Commission and City Commission.</p> <p>CAT members remain split on some issues and agreement on every recommendation is not expected. In those cases where consensus cannot be reached, documentation of the various viewpoints will help staff understand the range of relevant issues to consider in drafting the code.</p> <p>Ryan explained the meeting will start with a discussion of the draft code concept and then move to discussion of specific outstanding topics. The group will be polled to determine where there is consensus on the topics discussed. Divergent opinions will be discussed and recorded, as well.</p> <ul style="list-style-type: none">• A CAT member said he is concerned the group has not adequately considered the portion of the project purpose statement pertaining to enhancing the scenic and aesthetic qualities of the city. He said there are a number of unmaintained signs currently in place which are potentially hazardous and incongruent with scenic qualities and the group has not further defined the aesthetic qualities.• Another CAT member asked that the city include language regarding abandoned signs in the proposed code.	
REPORT ON COMMENTS RECEIVED		LAURA TERWAY
	Laura Terway reported on comments received since the last meeting related to the sign code update process. The comments were emailed to the CAT members.	
DRAFT CODE CONCEPT UPDATE		LAURA TERWAY \ RYAN ORTH \ JOSEPH READDY
DRAFT CODE CONCEPT	<p>The updated draft code concept, a summary of the changes since its last iteration and a summary of scenarios depicting the maximum level of signage was provided to the group.</p> <p>Joseph Readdy reviewed the changes to the draft code concept recommended by the CAT at the last meeting:</p> <ul style="list-style-type: none">• The draft code concept eliminates the restriction on where wall signs are placed on the wall area. In a residential context, it is hoped this will allow signs to respond to architectural features.• The draft code concept would allow larger signs in residential areas and would make freestanding signs a little more restrictive.• Wall signs in office, commercial and industrial zones are limited in size based on the length of the tenant space.• No structural materials would be visible for roof signs. <p>CAT members provided the following comments and discussion of the draft code concept:</p> <ul style="list-style-type: none">• The definition of banners is not clear enough for the public. Banners should be described as more clearly distinct from projecting fabric signs.• The skirting requirement for roof signs should be clarified to include the perspective from which supporting structures must be hidden from view. Another CAT member	

	<p>offered to share language regarding skirting used in another jurisdiction as an example.</p> <ul style="list-style-type: none"> • The limit of four square feet in area for ancillary signs is not adequate for real estate signs which are often six square feet. • There was discussion about the height limit of freestanding signs for Conditional Uses in residential zones which should be allowed 15 feet above grade. • Allowing just two ancillary signs is not adequate to allow for real estate signs when other uses of ancillary signs may be desired at the same time. A more detailed discussion of ancillary signs and the definition of ancillary signs was postponed until later in the meeting (see below). • The proposed time limit of 60 days for ancillary signs is not adequate for real estate signs when single family homes recently took over 70 days to sell on average. • A CAT member clarified, and Laura affirmed that the permit for a freestanding sign is not time-limited for residential properties. • The group discussed addressing real estate signs through a separate part of the code, however concluded that content neutrality considerations would preclude this. • In response to a question from a CAT member, Laura explained businesses in residential zones are home occupations which cannot have retail customers or sell goods.
DISCUSSION AND RECOMMENDATION FOR OUTSTANDING ISSUES	
	<p>Ryan explained the voting procedure the CAT used to evaluate each recommendation in the <i>Draft Consensus, Majority and Split Summary Issues</i> document. Draft recommendations were formed based on input received to-date, including results from exercises conducted with CAT members and attendees at a Nov. 18 open house and public meeting.</p> <p>CAT members were asked to show their stance on each recommendation by indicating with their thumb whether they 1) agree with a recommendation; 2) do not wholly agree, but can live with the recommendation; or 3) disagree with the recommendation.</p>
ENFORCEMENT	<p>Enforcement of the sign code recommendation: <i>The City should take a number of steps to improve future sign code enforcement, including:</i></p> <ul style="list-style-type: none"> • <i>increase sign code education through print and online guidance and other technical assistance</i> • <i>increase funding to allow for additional staff with specific enforcement responsibilities</i> • <i>identify opportunities to leverage partnerships, expertise and other resources that improve the cost-effectiveness of these measures</i> • <i>consider a more focused education campaign and a high level of enforcement to coincide with the rollout of a new sign code</i> <p>A vote of CAT members showed consensus support for the code recommendation.</p>
SIGNS IN THE RIGHT-OF-WAY	<p>Signs in the right-of-way recommendation: <i>Signs should be allowed in the right-of-way in all zones around the City, provided that they do not block access or present a hazard.</i></p> <p>Laura provided additional background. Community input showed support for allowing signs</p>

	<p>in the right-of-way and requirements were adapted from those used by the City of Portland through discussions with Oregon City Public Works staff.</p> <p>The draft code allows one A-frame sign in the right-of-way per property frontage. A-frames are allocated by property frontage rather than tenant or business frontage to reduce clutter. The right-of-way is defined as the space owned by the city and not private property. In residential zones, this would typically include streets, planter strips and sidewalks.</p> <p>The recommendation includes the requirement that people can cross at corners, curb ramps are not blocked and visibility is maintained.</p> <p>The current proposal does not address if the A-frame must be approved by the immediately adjacent property owner. There may be opportunity to give the property owner adjacent to the right of way some priority to placement of an A-frame sign in the right-of-way or make placement of an A-frame contingent on an agreement with the property owner.</p> <p>In response to a CAT question, Jennifer Bragar said liability from an accident or injury involving an A-frame would depend on a number of situation-specific factors.</p> <p>Vote: A vote of CAT members showed majority support for the code recommendation.</p> <p>CAT members discussed the recommendation and made the following comments:</p> <ul style="list-style-type: none"> • Allocating A-frame based on property frontage rather than business is unfair to downtown businesses and condos which share a building. • Some issues to consider for A-frames include blocking parking on the curb, enhancing the scenic and aesthetic qualities of Oregon City as stated in the sign regulations purpose and placement of signs far from the businesses they advertise. • Suggestion to allocate A-frame according to the number of entrances rather than by frontage. Another CAT member suggested allowing an A-frame per principle entrance per frontage. • There are 12 cities in the region that allow signs in the Right-of-Way without a permit in residential zones. These should be allowed in residential and mixed use zones in consideration of real estate open houses and sales. • The sizing of A-frames which are allowed should be specified to correspond to industry standards and commercially available signs. The dimensions of 28' wide by 42' high are likely too small. • The signs should not be placed too far from the associated businesses. • The amount of time A-frame signs are allowed to be placed within the right-of-way should be reconsidered to correlate with the business hours. • Laura asked CAT members to please send her any additional comments following the meeting.
<p>DEFINITION OF A SIGN</p>	<p>Definition of a sign recommendation: <i>Sign definition should be updated to support all allowed and/or prohibited sign types determined through the update:</i></p> <p><i>Any sign, display message, emblem, device, figure, painting, photograph, drawing, placard, poster, billboard or other thing that is designed, used or intended for advertising purposes or to inform or attract the attention of the public, and the term includes the sign structure, display surface and all other component parts of a sign; when dimensions of a sign are specified, the term includes panels and frames; and the term includes both sides of a sign of</i></p>

	<p><i>specified dimensions or display surface area.</i></p> <p>Vote: A vote of CAT members showed majority support for the code recommendation.</p> <p>CAT members offered the following comments:</p> <ul style="list-style-type: none"> • Discussion of the need to determine the extent of various signs and calculation of sign area, including discussion of when architectural features are considered a sign or part of a sign. Members suggested that these detail be described in the staff recommendation. • The definition should include wall carvings. • A description of the term, “device” should be included.
MURALS	<p>Murals recommendation: <i>The City should allow murals everywhere a business is allowed.</i></p> <p>Ryan explained the code recommendation for murals. The cities of Milwaukie and Portland serve as examples of how to address murals. There are two areas for consideration. First, the code should provide for an objective path for permit review, such as code criteria that states no compensation is allowed for mural placement. Second, an art easement path can be established which provides public matching funds and allows for subjective review of content by an arts council. Milwaukie, is considering whether to require a certain quality of paint and other measures to make sure murals are durable.</p> <p>CAT members discussed tying the permit duration to the expected life-span of the paint and materials used. Jennifer advised the permit duration should be consistent for all murals.</p> <p>A vote of CAT members showed consensus support for the code recommendation.</p>
ANCILLARY SIGNS	<p>Ancillary signs recommendations: <i>Ancillary signs include all signs other than those for which permits are obtained for wall, mural or freestanding signs. Allow two (2) ancillary signs on business properties, one (1) ancillary sign on residential properties.</i></p> <p>Ryan explained the recommendations for ancillary signs. Area and duration are the main issues which have been expressed in comments.</p> <p>A vote of CAT members did not find majority support for the code recommendation.</p> <p>CAT members provided the following comments:</p> <ul style="list-style-type: none"> • More ancillary signs should be allowed. <ul style="list-style-type: none"> ○ The desire for political signs should be considered when determining how many ancillary signs to allow. ○ The need to allow signage for real estate sales should be considered for multifamily and mixed-use buildings. ○ The number of ancillary signs is self-enforcing as property owners will take down signs which are no longer needed. ○ Additional signs could be allowed with a time-limit. ○ Ancillary signs should be allocated by frontage rather than by property. • Ancillary signs should be allowed to be larger. <ul style="list-style-type: none"> ○ Regulatory signs may require a certain size of copy. ○ Colonial Post real estate signs should be allowed. These are six sq. ft. in area

	and six ft. in height.
BANNERS	<p>Banners recommendation: <i>Banners should be allowed on non-residential zoned property or for approved conditional uses within a residential zoning designation, with a permit.</i></p> <p>Ryan described the code recommendation for banners and CAT members offered the following comments:</p> <p>Vote: A vote of CAT members did not find majority support for the code recommendation as originally described.</p> <ul style="list-style-type: none"> • CAT members discussed the merits of limiting the duration of banners, but did not agree. <ul style="list-style-type: none"> ○ Banners are left up for too long and begin deteriorating. They are often hung incorrectly. Duration should be limited to 30 days, twice per year. ○ Twice a year is not sufficient to allow for groups which meet periodically in buildings other than their own, such as church groups. • A CAT member stated that other sign types could serve the purpose of banners. • A CAT member commented that the total number of banners and ancillary signs should be considered together. • CAT members did not like the suggestion that banners are limited to 30 days twice a year. <p>Vote: A second vote of CAT members showed majority support for the code recommendation with the revision that banners are not limited to 30 days twice a year.</p>
ELECTRONIC MESSAGE CENTERS	<p>Electronic message centers (EMCs) recommendation: <i>EMCs and internally lit signs should be allowed with conditional use approval in all zoning designations.</i></p> <p>Ryan described the code recommendation for EMCs and CAT members expressed split views of how the code should treat EMCs:</p> <ul style="list-style-type: none"> • Some CAT members expressed the proposed code is too permissive in regard to EMCs. <ul style="list-style-type: none"> ○ EMCs should not be allowed in residential neighborhoods. ○ EMCs should not be allowed at all. ○ EMCs should not be allowed in the historic downtown district. • Some CAT members expressed views that EMCs are a valuable tool and should be permitted <ul style="list-style-type: none"> ○ EMCs should be permitted for commercial uses and conditional uses like schools, for example. ○ EMCs are valuable for providing information to the public and should be permitted. <p>Vote: A vote of CAT members did not find majority support for the code recommendation as originally described.</p> <p>Vote: A second vote of CAT members did not find majority support for the code recommendation with the change that EMCs would be permitted everywhere except in the</p>

	<p>downtown historic district and residential zones (without conditional use review) where the frequency of image change is no more than eight seconds.</p> <p>Vote: A third vote of CAT members did not find majority support for the code recommendation with the change that EMCs would require conditional use review in the downtown historic district and residential zones where the frequency of image change is no more than eight seconds.</p>
Existing billboards	<p>Existing billboards recommendation: <i>Existing billboards should be allowed to remain until they are removed by their owner.</i></p> <p>Ryan explained that at an earlier meeting a CAT member described that there are currently 16 billboards in Oregon City. New billboards are not allowed in the current sign code.</p> <p>Vote: A vote of CAT members showed majority support for the code recommendation.</p> <ul style="list-style-type: none"> • A CAT member said there should be a mechanism to review billboard permits when they change hands. <p>CAT members expressed differing views on whether existing billboards which are not along major roadways should be allowed to remain if new billboards are allowed.</p> <ul style="list-style-type: none"> • A CAT member said existing billboards which are not along major roadways should not be allowed if new billboards will be allowed. • A CAT member said most existing billboards are along major roadways already. • A vote of CAT members did not find majority support for allowing existing billboards which exist outside of properties with frontage along major roadways.
NEW BILLBOARDS	<p>New billboards recommendations: <i>New billboards should only be allowed on properties with frontage along major roadways (properties adjacent to Interstate 205, Highway 213 and Highway 99E) except in residential zones.</i></p> <p>Ryan explained that at an earlier meeting a CAT member described that there are currently 16 billboards in Oregon City which are all owned by the same company. New billboards are not allowed in the current sign code. The recommendation suggested but did not include a requirement to allow four additional billboards, along major roadways, for a total of 20 billboards so that the company did not have a monopoly on billboards in Oregon City. Permits for new billboards would be issued on a first-come-first-served basis.</p> <p>A vote of CAT members did not find majority support for the code recommendation.</p> <p>CAT members offered the following comments:</p> <ul style="list-style-type: none"> • Opposing views on whether billboards should be allowed along state highways. <ul style="list-style-type: none"> ○ They may be too distracting for drivers. ○ State law sufficiently regulates billboards on state highways. • Billboards serve a legitimate public purpose of disseminating information. They can be used for public service announcements. • EMCs should not be permitted along highways. • Billboard-sized EMCs should be addressed separately from smaller EMCs.
SIGNS OWNED AND OPERATED BY THE	<p>Signs owned and operated by government recommendation: <i>Signs should be subject to the code and required to obtain permits/pay fees when required.</i></p>

<p>GOVERNMENT</p>	<p>A vote of CAT members showed consensus support for the code recommendation.</p> <p>CAT members provided the following comments:</p> <ul style="list-style-type: none"> • Government should not pay a permit fee since revenues come from taxes. • Signs owned and operated by the government should be subject to the same size and height limits as other signs. • There should be a clear definition of what constitutes a government sign if the requirements are different. • There are government signs needed for public safety needs along roadways. These signs should be exempt from the sign code.
<p>NON-CONFORMING SIGNS</p>	<p>Non-conforming signs recommendation: <i>Signs that were legally constructed but no longer comply with the new sign code should be allowed to remain until removed by owner.</i></p> <p>Ryan described the recommended code regarding non-conforming signs and CAT members offered the following comments:</p> <ul style="list-style-type: none"> • A CAT member said many signs are left up, even when they are not in use, so they can be used again in the future without purchase of a new permit. • A CAT member said it should not be left to the property owner to remove an old sign and unused signs because they might leave it up in perpetuity, an example of a 20 year-old sign for a business that no longer exists was provided. • Some CAT members said currently permitted signs which do not comply with the code update should be allowed to remain out of compliance so as not to burden their owners. • A CAT member said sign owners should be allowed to maintain nonconforming signs. • A CAT member suggested defining maintenance and setting a monetary allowance for maintenance which could take place for nonconforming signs. • A CAT member said a previously permitted sign that will not conform to the updated code should be treated differently than a nonconforming signs that were placed without a permit or did not meet the requirements of the code when it was placed. Rather than setting a deadline for compliance with the new code existing signs should be allowed to stay until a business or property changes hands. Signs which were never permitted or met the requirements of the city's sign code should not be allowed to remain non-conforming. • A CAT member said the owners of existing signs which are no longer permitted under an updated sign code could bring a legal suit against the city for lost value if they were forced to take them down. <p>A vote of CAT members showed majority support for the code recommendation.</p> <p>CAT members stated minority positions which include the following:</p> <ul style="list-style-type: none"> • The code should require removal of non-conforming signs or required to be brought into compliance within a certain timeframe. • Signs which are legal can be a blight if not properly maintained. Language should be included that signs must be maintained.

NEXT STEPS FOR SIGN CODE UPDATE		LAURA TERWAY \ RYAN ORTH
	<p>Ryan said several split issues without a recommendation which were tagged for discussion during the meeting where not considered for recommendations due to time constraints. Additional comments on these remaining items from CAT members should be provided to Laura via email along with additional comments on any of the issues discussed during this meeting or throughout the CAT process. Laura will inform CAT members by email of the deadline for when comments must be submitted for consideration in the staff recommendation for the sign code update.</p> <p>The CAT will have an opportunity to review the recommendation from staff before it is finalized including summary information which highlights changes recommended to the current code.</p> <p>Laura provided a handout which described the legislative process for the sign code update through the Planning Commission and City Commission. The first Planning Commission hearing is scheduled for April 14. CAT members are invited to attend and testify about their experience through the CAT process, the recommendation from staff and the draft revised sign code.</p> <p>CAT members were thanked for the time and energy they put into the sign code update process.</p>	



Agenda

Oregon City Sign Code Update

Community Advisory Team (CAT) Meeting #4

December 9, 2013, 5:00pm – 8:00pm

Planning Division Conference Room: 221 Molalla Avenue, Suite 200
(second floor)

1. Introductions and agenda review
2. Public comments received since last meeting
3. Review of draft code update
4. Discussion and recommendations for outstanding issues
 - Draft code
 - Enforcement
 - A-frame Signs in the Right-of-Way
 - Definition of sign
 - Murals
 - Ancillary signs
 - Banners
 - Electronic Messaging Centers
 - Billboards
 - Signs owned by government agencies
 - Non-conforming signs
 - Signs on fences or fencing
 - Signs attached to parked vehicles
 - Signs attached to, or carried by, a person
 - Signs placed inside windows
5. Process wrap-up, next steps and adoption schedule

Oregon City Sign Code Update

CAT Recommendation: Draft Consensus, Majority and Split Summary Issues

The following are draft recommendations to be discussed and voted on by the Community Advisory Team at its Dec. 9 meeting. Draft recommendations are formed based on input received to-date, including results from exercises conducted with CAT members and attendees at a Nov. 18 open house and public meeting. Recommendations are categorized as follows:

Consensus recommendations: Recommendations that have unanimous group support.

Majority recommendations: Recommendations for which there is not unanimous support, but where a majority of CAT members agree. Majority opinions reflect concurrence in results from public comments. Minority opinions are noted for the record.

Split issues: Issues for which there is no clear recommendation. These issues are marked by an even-split of opinion, or a slight majority in-favor from the CAT, but an opposing majority from the public.

Process for refining and finalizing recommendations

CAT members will discuss and refine draft recommendations, confirming recommendations through a vote following protocols documented in the group charter. Discussion points included with these draft recommendations represent additional details in support of the draft recommendation, based on comments received and/or research conducted on a given topic. Following group discussion, additional detail may be incorporated to create a refined recommendation statement, should CAT members reach agreement. Discussion related to consensus and majority recommendations, minority opinions, and any outstanding issues will be reflected in a draft final report. The draft final report will be available to CAT members for additional review and comment after the final meeting.

Consensus recommendations:

Draft Code concept

CAT members provided input to the development of a detailed code concept related to signs in residential areas, conditional uses in residential areas, and office, commercial and industrial areas; signs allowed without a permit; prohibited signs; and supporting definitions

Consensus recommendation: The City should consider inclusion of all details contained in the draft code concept

Enforcement of the Sign Code

Consensus recommendation: The City should take a number of steps to improve future sign code enforcement, including:

- *increase sign code education through print and online guidance and other technical assistance*
- *increase funding to allow for additional staff with specific enforcement responsibilities*
- *identify opportunities to leverage partnerships, expertise and other resources that improve the cost-effectiveness of these measures*
- *consider a more focused education campaign and a high level of enforcement to coincide with the rollout of a new sign code*

Majority recommendations:

Signs in the Right-of-Way

Majority recommendation: Signs should be allowed in the right-of-way in all zones around the City, provided that they do not block access or present a hazard.

- Discussion points that may lead to further refinement:
 - Additional details regarding size, duration, materials, etc. presented in Exhibit 1
 - Fees: The CAT suggests a low or no fee.
- Minority opinions:
 - Signs should only be allowed in the right-of-way in downtown commercial areas, with a permit
 - Signs should only be allowed in the right-of-way in residential areas, without a permit, in limited timeframes

Definition of a sign

Majority recommendation: Sign definition should be updated to support all allowed and/or prohibited sign types determined through the update:

Any sign, display message, emblem, device, figure, painting, photograph, drawing, placard, poster, billboard or other thing that is designed, used or intended for advertising purposes or to inform or attract the attention of the public, and the term includes the sign structure, display surface and all other component parts of a sign; when dimensions of a sign are specified, the term includes panels and frames; and the term includes both sides of a sign of specified dimensions or display surface area.

- Minority opinion:
 - Definition should not include painted signs

Note: removal of painted signs from this definition does not correlate with the draft majority opinion allowing murals.

Murals

Majority recommendation: The City should allow murals everywhere a business is allowed.

- Discussion points that may lead to further refinement:
 - Approval process: The City of Milwaukie and City of Portland use a similar code model, with opportunities for both discretionary and objective review of murals. Two permitting tracks are defined:
 - Both have an arts grant program that provides public matching funds for murals placed on a building, with owner permission, under a public art easement (no permit fee). A committee reviews and approves content.
 - Both also provide the means for permitting a mural without content review under the sign code. A permit fee is required, no easement is needed, and the mural is reviewed for compliance with size, number and materials standards. However, building/property owners are prohibited from receiving compensation for murals.
 - Murals by definition are created by hand and exclude mechanically produced or computer generated prints or images, including but not limited to digitally printed vinyl.

- In Portland, murals are required to be in place for a minimum of five years and cannot be placed on historic or conservation landmarks or contributing structures
- Location: Murals could be limited to non-street facing facades.
- Number: limited to one per property.
- Size: Area limited by wall surface, with height not to exceed 30 feet. Area is in addition to other signage allowances.
- Materials/maintenance: Acrylic paints or UV/protective coatings may be required to guard against fading or damage. Maintenance requirements are difficult as maintenance is discretionary from a legal perspective, except in the case of a public safety issue.
- Minority opinions:
 - Murals should only be allowed downtown
 - Murals should not be allowed

Ancillary signs

Majority recommendation: Ancillary signs include all signs other than those for which permits are obtained for wall, mural or freestanding signs. Allow two (2) ancillary signs on business properties, one (1) ancillary sign on residential properties.

- Discussion points that may lead to further refinement:
 - Distinction between owner and tenant
 - Tie to entryway or per frontage
- Minority opinion:
 - Both fewer and greater numbers of signs should be allowed in either residential or commercial areas

Banners

Majority recommendation: Banners should be allowed on non-residential zoned property or for approved conditional uses within a residential zoning designation, with a permit

- Discussion points that may lead to further refinement:
 - Permit: Banners require a permit. The CAT suggests a low or no fee permit. Despite the permit requirement, banners are considered ancillary signs and the ancillary sign definition would need to reflect this exception.
 - Duration: may be allowed for up to 30 days, up to two times per year
 - Location: Banners shall be placed against a building wall and may not project from the wall.
 - Size: Banners will comply with the wall size requirements and shall not be more than 6 feet long and 4 feet in height.
- Minority opinion:
 - Banners should not be allowed anywhere in the city

Electronic Message Centers

Majority opinion: Electronic messaging centers and internally lit signs should be allowed with conditional use approval in all zoning designations.

- Discussion points that may lead to further refinement:
 - Change no more than every 8 seconds.
 - Should the speed of the adjacent roadway influence the minimum display time for EMCs?
 - Luminosity limited to 0.5 foot-candles measured at all property lines. A photometric plan would be required to demonstrate compliance.

- Size: Up to half of the size of signage allowed may be an EMC.
- Minority opinions:
 - EMC should be allowed to change no more than once per day.
 - EMC should be allowed without conditional review
 - EMC should not be allowed

Existing Billboards

Majority recommendation: Existing billboards should be allowed to remain until they are removed by their owner.

- Discussion points that may lead to further refinement:
 - Existing billboards will be allowed until removed by the property owner (grandfathered)
- Minority opinion:
 - Existing billboards should be removed

New Billboards

Majority recommendation: Billboards should only be allowed on properties with frontage along major roadways (properties adjacent to Interstate 205, Highway 213 and Highway 99E) except in residential zones.

- Discussion points that may lead to further refinement:
 - A total of 20 billboards are allowed in Oregon City at one time. One billboard is allowed per property. Permits will be issued on a first-come first served basis.
 - Billboards may not be larger than 300 square feet in size per sign face and may not be more than 12 feet in height and 25 feet in length. For every square foot of billboard, the amount of other allowed wall or freestanding signage will be reduced at a 1 to 1 ratio.
 - New billboards should undergo conditional use approval
- Minority opinion:
 - New billboards should be prohibited
 - Billboards should only be allowed adjacent to the freeway

Signs owned and operated by government

Majority recommendation: Signs should be subject to the code and required to obtain permits/pay fees when required.

- Minority opinion:
 - Signs owned and operated by the government should be exempt from the code

Non-conforming signs

Majority recommendation: Signs that were legally constructed but no longer comply with the new sign code should be allowed to remain until removed by owner.

- Minority opinions:
 - Signs that were once legal but no longer comply with the code should be removed within a certain amount of time.
 - All signs that do not match with the new code should be removed.

Split issues without recommendation:

The following summary of split-issues without recommendation provides a descriptive header of the sign type, a summary of how the CAT members considered the sign type, and includes public comments

received about the sign type. This information is provided for summary purposes, and City staff notes that some of the CAT positions and public comments received include improper content based recommendations.

Signs on fencing

Both CAT members and open house attendees were closely split on preferences for signs co-located on fencing, with the CAT slightly in favor of allowing this use and public leaning toward a continued prohibition.

Public Comments:

- Some small signs are appropriate, such as no smoking, private parking notices. Banners are problematic.
- Could a sign be permanently mounted on a fence?

Parked vehicles

A majority of CAT members agreed that parked vehicles should be regulated as signs, while a majority of public respondents said parked vehicles should be prohibited from use as signs.

Public Comments:

- Signs attached to vehicles should be exempt if tied to normal operation of business
- Should differentiate between passenger vehicles and trucks and vans
- In all cases, vehicles should be operable
- Should be subject to square foot limitations for temporary signs

Signs carried by/attached to people

CAT members were evenly split on the question of whether to exempt signs carried by or attached to people.

Public Comments:

- Suggest limiting signs to no more than four square feet per face.

Note that legal review of potential prohibition of signs attached to or carried by a person determined that such a prohibition would violate federal and state free speech protections.

Signs inside of windows

CAT members were evenly split on this question, while the majority of public responses said the City should continue to exempt signs inside windows.

Public Comments:

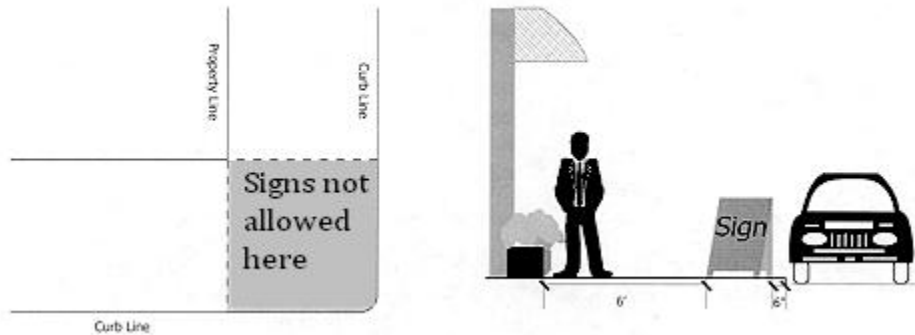
- Signs should not distract drivers / flash
- Regulate maximum area of coverage

Exhibit 1: Portable A-Frame Signs in the City Right-of-Way

The following information summarizes proposed code updates and weaves in recommendations from the Sign Code Update CAT and City staff for the use of A-frame signs located in the public right-of-way. The CAT's proposal is to allow A-frame signs in the public right-of-way that are governed by independent standards and not counted towards the total amount of allowed onsite signage. This document will be further revised based on information gathered during the CAT meeting and will ultimately be used as a basis for staff's draft amendments to the Sign Code

- Number of Signs
 - One A-frame sign is allowed within the right-of-way per property frontage.
 - No other signs are allowed within the right-of-way
- Material
 - The sign shall be wood, plastic or metal and shall be an A-frame sandwich design.
 - The sign may not be illuminated.
- Size
 - Maximum width: 28 inches wide
 - Maximum depth: 24 inches
 - Maximum height: 42 inches tall
- Placement
 - The sign shall be entirely outside automobile or bicycle lanes.
 - For signs placed in the right-of-way where there is a sidewalk:
 - The sign must be located on the sidewalk, within 6 inches of the face of the curb.
 - Four (4) feet of clearance shall be retained on a sidewalk.
 - For signs placed in the right-of-way in a location where there is no sidewalk:
 - The sign shall be located outside of any street pavement and may not be located closer than four (4) feet from the travel lane, turning lane, shoulder, parking lane or bicycle lane.
 - Signs placed in the right-of-way must remain portable and may not be attached or anchored in any way to trees or public property including but not limited to utility or light poles, parking meters, traffic control signs, the ground or pavement.
 - Signs must not be placed in parking spaces, pedestrian pathways, or bicycle paths, street corners, transit stop areas, ADA accessible curb ramps, ADA accessible parking spaces, at building exits or fire escapes, or any portion of the street (including but not limited to travel lanes, shoulder, bike lanes, medians, traffic islands, and parking areas). The sign may not obstruct pedestrian or ADA access from the sidewalk to transit stop areas, designated ADA accessible parking spaces, ADA accessible ramps; or building exits including fire escapes. Signs may not impede or hinder the vision of drivers or bicyclists. The sign shall be located entirely outside of the area of a right-of-way corner that is between the curb and the lines created by extending the property line to the curb face (see figure below).

Placement of Signs in the Right-of-Way



- Hours of Sign Placement
 - For signs not within residential zoning designations, A-frame signs may be placed within the right-of-way for a maximum of 12 hours per day.
 - For signs within residential zoning designations, A-frame signs may be displayed on Thursday, Friday, Saturday, and Sunday between 12:00 pm and 8:00 pm daily; and from 6:00 am to 1:00 pm on Tuesday.
- Permit Process
 - An annual permit is required. The CAT has suggested a low or no fee for the permit (a new fee must be approved by the City Commission). An approval sticker shall be placed on each sign within the right-of-way to easily distinguish the approved signs.
 - The CAT suggested that all businesses that own A-frame signs placed in the right-of-way shall have a valid business license.
- Removal of signs.
 - Existing signs located in the right-of-way that do not comply with these standards or do not hold a valid permit shall be removed.
 - If streets are widened or other improvements made in the right-of-way that result in conditions that do not provide adequate clearance for pedestrians, vehicles or bicycles as set forth above, the City Engineer has authority to ensure public health, safety and welfare by requiring the owner of the A-frame sign located within the right-of-way to modify the sign dimensions, move or remove the signs. The modification, movement or removal of A-frame signs within the right-of-way resulting from street widening or other improvements will be at the sign owner's expense.

Exempt Signs:

The following signs are proposed to be exempt from the right-of-way

- City owned signs in the ROW- Street signs, banners on city light posts, etc.
- Signs approved with a right-of-way permit that comply with the City's "Street Standards" and/or the MUTCD. These signs temporarily control traffic, provide roadway construction and related information as applicable to the traveling public. Right-of-way permits are issued by the City's Public Works department after review of traffic control plans, for any project or event that will be temporarily or permanently controlling the traffic.
- City, County, and/or state owned permanent traffic control and traffic information signs.
- Over street banners with approval from the City Engineer

CAT Recommendation: Draft Code Concept

December 3, 2013

This document represents a framework for specific sign code updates developed with input from the Sign Code Update Community Advisory Team (CAT). Several placeholders are included covering a number of outstanding topics that will be addressed and documented in a separate set of recommendations.

Purpose and scope of sign regulations

The current sign code regulates the erection, placement and maintenance of signs to protect and enhance public health, safety, welfare and property. The code:

1. Allows signs compatible with the character and uses allowed in the zoning district in which they are located;
2. Maintains the effectiveness of traffic signs;
3. Prohibits signs, or portions thereof, that conflict with the safe movement of people and emergency services, constitute a public nuisance or hazard, are of unsafe construction, or that demand attention as a result of their dominating size or motion (graphic and/or physical);
4. Maintains and enhances the scenic and other aesthetic qualities of the city.

The Sign Code Update's Community Advisory Team (CAT) has also suggested that design standards for signs are also intended to:

- Support the economic development of Oregon City businesses;
- Be simple and clear while balancing certainty for the community with some flexibility for the applicant.

The following information summarizes proposed code updates and weaves in recommendations from the Sign Code Update CAT. This document will be further revised based on information gathered during the remaining CAT meetings and will ultimately be used as a basis for staff's draft amendments to the Sign Code. An appendix with descriptions of the various zone classifications is provided.

Signs in Residential Zones

The following zoning designations are within the residential zone:

- R-10 Single-family dwelling district
- R-8 Single-family dwelling district
- R-6 Single-family dwelling district
- R-5 Single-family dwelling district
- R-3.5 Dwelling district
- R-2 Multi-family dwelling district

Wall Sign: Residential zones allow the placement of one wall sign for each property frontage (with a maximum of 3). A wall sign is prohibited if there is a freestanding sign, except in the "R-2" Multi-family dwelling district. Signs are permitted to be up 12 square feet in size, up to 5 feet in length, and primarily constructed of natural materials. Signs may be up to 20 square feet for properties in the "R-2" Multi-family dwelling district. If illuminated, the source of illumination must be external to the sign and directed or shielded so as to not shine directly onto any neighboring structure.

Freestanding Sign: Residential zones other than “R-2” Multi-Family Dwelling District allow the placement of one freestanding sign if there is no wall sign on the same frontage. Properties in the “R-2” Multi-Family Dwelling District may have one freestanding sign for each property frontage (with a maximum of 3). Signs are permitted to be up 20 square feet in size, up to 5 feet in length, up to 5 feet above grade, and primarily constructed of natural materials. However, in the R-2 Multi-family dwelling district, such signs may be up to 10 feet in length. If illuminated, the source of illumination for all signs within residential districts shall be external to the sign and directed or shielded so as to not shine directly onto any neighboring structure.

Ancillary Signs: Placeholder for resulting CAT recommendation related to ancillary signs.

Other Signs Allowed within the Zone without a Permit:

- Temporary signs, provided such a sign does not cause a public safety hazard or nuisance, has no more than two faces, and that no sign face that exceeds four square feet in area;
- Signs carved into a building or which are part of materials that are an integral part of the building not exceeding ten square feet in area, but not including signs painted on the sides of buildings;
- A single sign where the display surface area does not exceed two square feet;
- Window signs situated on the indoor-side of a window or door;
- Flags, limited to two per premises (excluding attention flags);
- Signs attached to, or carried by a person¹;
- 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.
- In addition, CAT members suggested allowing portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.

Proposed Changes to the Existing Code:

- Delete OCMC 15.28.070.B.6 requiring that wall and freestanding signs will “be set back from the street as determined by the sign official, but not more than ten feet from the street right-of-way”.
- The size of wall signs was reduced from 20 square feet to 12 square feet for properties in zones other than in the “R-2” Multi-family dwelling district
- CAT members suggested allowing portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.
- In an effort to reduce visual clutter, some CAT members suggested limiting the number of the temporary type signs (banners, and all signs allowed without a permit) to 4 per property.
- Wall sign length reduced from 10 to 5 feet and from 5 to 8 feet in height.
- Wall sign area reduced from 20 square feet to 12 square feet for residential.
- The CAT suggested removing the maximum height requirement for wall signs.
- The maximum length for free standing signs was reduced from 10 to 5 feet for residential zones other than the “R-2” Multi-family dwelling district.

¹ Note that based on the City Attorney’s legal review, a prohibition of signs attached to or carried by a person would violate federal and state free speech protections. Therefore, regulations regarding signs attached to or carried by a person may be included in the sign code update, pending further recommendation from the CAT.

- For residential zones other than the “R-2” Multi-family dwelling district, the number of freestanding signs was changed from one freestanding or wall sign for each property frontage (with a maximum of 3) to a maximum of one freestanding sign.
- For properties within the “R-2” Multi-family dwelling district, the number of freestanding signs was changed from one freestanding or wall sign for each property frontage (with a maximum of 3) to allow one wall and freestanding sign for each property frontage (with a maximum of 6).

Signs for Conditional Uses in Residential Zones

Wall Sign: One wall sign per frontage may be allowed. If allowed, the sign may be up to 32 square feet, up to 10 feet in length, and must be primarily constructed of natural materials or similar products, such as wood, stone, brick or metal. In addition, if illuminated, the source of illumination shall be external to the sign and directed or shielded so as to not shine directly onto any neighboring structure.

Freestanding Sign: One free-standing sign per lot is allowed up to 32 square feet, up to 10 feet in length, 15 feet above grade and primarily constructed of natural materials or similar products, such as wood, stone, brick or metal. In addition, if illuminated, the source of illumination shall be external to the sign and directed or shielded so as to not shine directly onto any neighboring structure.²

Ancillary Signs: Placeholder for resulting CAT recommendation related to ancillary signs.

Other Signs Allowed within the Zone without a Permit:

- Temporary signs; provided such a sign does not cause a public safety hazard or nuisance, has no more than two faces, and that no sign face exceeds four square feet in area;
- Signs carved into a building or which are part of materials that are an integral part of the building not exceeding ten square feet in area. This subsection does not include signs painted on the sides of buildings;
- A single sign where the display surface area does not exceed two square feet;
- Window signs situated on the indoor-side of a window or door;
- Flags, limited to two per premises (excluding attention flags);
- Signs attached to, or carried by a person³;
- 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.
- Portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.

Proposed Changes to the Existing Code:

- Members of the CAT recommend increasing the height of freestanding signs allowed through a conditional use process from 8-feet to 15-feet
- CAT members recommended removing the maximum height requirement for wall signs.
- CAT members suggested allowing portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.

² Placeholder for resulting CAT recommendations related to Electronic Messaging Centers.

³ See footnote 1.

Signs in Office, Commercial and Industrial Zones

The following zoning designations are within the office, commercial and industrial zone:

- I, Institutional District
- NC, Neighborhood Commercial District
- HC, Historic Commercial District
- MUD, Mixed-Use Downtown District
- MUC-1, Mixed-Use Corridor District and MUC-2, Mixed-Use Corridor District
- MUE Mixed-Use Employment District
- C, General Commercial District
- CI Campus Industrial District
- GI, General Industrial District

Wall signs: The number of wall signs is unlimited provided the total combined display surface area of wall signs and projecting signs is no larger than one square foot for each lineal foot of the wall length of the tenant space on which the sign is erected. Signs on other project structures such as awnings, canopies, false fronts and wall extensions that do not extend more than a foot are considered wall signs. Wall signs shall project from the building face no more than 4 inches.

Freestanding signs: One freestanding sign or additional sign is allowed for each street frontage; if a frontage exceeds 600 lineal feet or more on arterial streets a second freestanding sign is allowed. No free-standing sign shall be permitted on the same frontage where there is a projecting or roof sign. Free-standing signs on the same premises shall be separated by a minimum of fifty feet distance. Where the street frontage is less than fifty feet, the maximum display surface area shall not exceed fifty square feet, with twenty-five square feet maximum area per sign face. Where the street frontage is greater than fifty feet but less than two hundred feet, surface display area shall not exceed one hundred square feet, with fifty square feet maximum area per sign face. Where the street frontage is two hundred feet or greater, the surface display area shall not exceed three hundred square feet, with a maximum area of one hundred fifty square feet per sign face. In no case shall any sign have a surface display area in excess of three hundred square feet. The signs shall not project over the right-of-way and a minimum clearance of ten feet from grade shall be maintained over pedestrian or vehicular areas, fourteen feet over areas of truck access. The greatest horizontal dimension shall not exceed twenty feet and the height shall not exceed twenty-five feet above grade, plus five feet for each two hundred feet, or portion thereof, frontage in excess of two hundred feet frontage. In no event shall any sign exceed thirty feet in height.

Incidental freestanding signs: One incidental freestanding sign is allowed for each street frontage, if a frontage exceeds 600 lineal feet or more on arterial streets a second incidental freestanding sign is allowed. No sign face shall exceed 8 square feet with a maximum surface display area of 16 square feet. The signs shall not project over the right-of-way and a minimum clearance of ten feet from grade shall be maintained over pedestrian or vehicular areas, fourteen feet over areas of truck access. The height shall not exceed 15 feet above grade.

Roof signs: One roof sign is permitted for each frontage if there is no projecting sign or free-standing sign along the frontage. Where the street frontage is less than fifty feet, the maximum display surface area shall not exceed fifty square feet, with twenty-five square feet maximum area per sign face. Where the street frontage is greater than fifty feet but less than two hundred feet, surface display area shall

not exceed one hundred square feet, with fifty square feet maximum area per sign face. Where the street frontage is two hundred feet or greater, the surface display area shall not exceed three hundred square feet, with a maximum area of one hundred fifty square feet per sign face. In no case shall any sign have a surface display area in excess of three hundred square feet. The signs shall not project over the right-of-way and a minimum clearance of ten feet from grade shall be maintained over pedestrian or vehicular areas, fourteen feet over areas of truck access. The horizontal dimension shall not exceed twenty feet and the vertical dimension may not exceed 10 feet. Skirting is required to obscure exposed hardware used to attach the sign to the roof.

Projecting signs: One projecting sign is allowed for each business frontage if there is not a free-standing or roof sign on the same frontage. The total combined display surface area of projecting signs and wall signs is no larger than one square foot for each lineal foot of the wall length of the tenant space on which the sign is erected. The maximum projection from a building wall shall be 6 feet and shall not project more than two feet of the curb line. The maximum projection above the wall on which the sign is erected shall be one foot, and the visible supporting structure shall be minimized to the greatest extent possible consistent with safe structural support. A minimum clearance of ten feet from grade shall be maintained over pedestrian or vehicular areas, fourteen feet over areas of truck access.

Banners: Placeholder for resulting CAT recommendation related to banners.

Ancillary Signs: Placeholder for resulting CAT recommendation related to ancillary signs.

Other Signs Allowed within the Zone without a Permit:

- Temporary signs provided such a sign does not cause a public safety hazard or nuisance, has no more than two faces, and that no sign face exceeds four square feet in area;
- Signs carved into a building or which are part of materials that are an integral part of the building not exceeding ten square feet in area. This subsection does not include signs painted on the sides of buildings;
- A single sign where the display surface area does not exceed two square feet;
- Window signs situated on the indoor-side of a window or door;
- Flags, limited to two per premises (excluding attention flags);
- Signs attached to, or carried by a person⁴;
- 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.
- In addition, CAT members suggested allowing portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.

Proposed Changes to the Existing Code:

- Wall signs should be measured using the tenant space, and not using the entire building wall.
- The size of wall signs is unlimited so long as the total combined display surface area of wall signs and projecting signs is no larger than one square foot for each lineal foot of the wall length of the tenant space on which the sign is erected.
- Clarify that signs on other project structures such as awnings, canopies, false fronts and wall extensions which do not extend more than a foot are considered wall signs.

⁴ See footnote 1.

- Increase the number of freestanding signs from one per frontage to one per frontage or two for frontages with 600 lineal feet or more on arterial streets.
- Free-standing signs on the same premises but on different frontages shall be separated by 50 feet because some frontages may be long enough to allow more than one freestanding sign.
- The standard that freestanding and roof signs may not project over a public right-of-way should be changed to state that such signs may not project over any right-of-way, public or private.
- The number of roof signs should be changed from one per premises (if there is no projecting sign or free-standing sign along the frontage) to one per frontage (if there is no projecting sign or free-standing sign along the frontage).
- The requirements stating that “stamped approval of a licensed civil or structural engineer may be required due to stresses put on the building. 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” for roof signs was removed.
- The height for roof signs was changed from a maximum of twenty-five feet above grade, plus five feet for each two hundred feet, or portion thereof, frontage in excess of two hundred feet frontage (in no event shall any sign exceed thirty feet in height) to a vertical maximum of 10 feet.
- Skirting is required around the base of roof signs.
- The minimum distance between projecting signs on the same horizontal plane of 20 feet was removed.
- Increase the dimensions for projecting signs from a maximum size of 16 square feet per sign face, with total area of all faces not to exceed 32 square feet to a maximum of 24 square feet per sign face, with total area of all faces not to exceed 48 square feet. The maximum projection from a building wall was increased from 4 feet to 6 feet. The maximum vertical dimension of a projecting sign was eliminated.
- The standard under OCMC 15.28.080.A.5.g that
“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. The only exception shall be for those instances in which a projecting structure would prohibit a projecting sign within sight of pedestrians; in these instances, the clearance under the marquee or other permanent structure may be reduced to eight feet”
should be amended to read:
“In those instances where a projecting sign on other structures would be in the sight of pedestrians the clearance under the marquee or other permanent structure may be reduced to eight feet.”
- Allow one additional incidental freestanding sign per premises, so long as a permit is first obtained as required by the sign code. An incidental freestanding sign may be a free-standing or wall sign, but in either case, shall meet all provisions for such signs, excepting area. The surface display area of an incidental freestanding sign shall not exceed sixteen square feet, and no sign face shall exceed eight square feet.
- Change incidental signs from either a wall or freestanding sign to an incidental freestanding sign. Reduce the size limitations from a maximum 16 square feet with a maximum sign face size of 8 square feet. Remove the maximum horizontal dimension of 20 feet. Reduce the maximum height from 25 feet above grade, plus 5 feet for each 200 feet, or portion thereof, frontage in excess of 200 feet (not to exceed 30 feet) to 15 feet.
- CAT members suggested allowing portable signs, A-frame signs, sandwich boards, tent signs up to 5 square feet per sign face and 32 inches in height.

- CAT members suggested allowing temporary banners to be attached to building walls outside of historic districts.
- In an effort to reduce visual clutter, the CAT suggested limiting the number of the ancillary signs (temporary signs and all signs allowed without a permit) to 4 per property.

Prohibited Signs

It is unlawful for the following signs to be erected or to be maintained except as otherwise provided in this chapter:

- A sign that interferes in any way with a traffic control sign or device or prevents clear and unobstructed views of official traffic control signs or devices or approaching or merging traffic
- 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 as otherwise allowed within this code. This subsection does not apply to traffic control signs or devices
- A sign with lighting that is not effectively shielded as to prevent beams or rays of light from being directed at any portion of the main traveled right-of-way of a state highway, unless the lighting is of such low intensity or brilliance as not to cause glare or to impair the vision of the driver of a motor vehicle or otherwise to interfere with the operations thereof
- A sign located upon a tree, or painted or drawn upon a natural feature
- 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
- A sign erected or maintained on public property or within the public right-of-way without permission of the public body having jurisdiction over the right of way
- Any sign larger than four square feet on an undeveloped lot or parcel of property
- 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
- Attention flags
- A-frame signs larger than 5 square feet per sign face or no taller than 32 inches.
- Air blown signs

Proposed Changes to the Existing Code:

- Delete an obsolete sign because the description is not content neutral.
- Delete reference to an exception for traditional holiday decorations and consider allowing streamers, strings of lights, balloons, hulas, banners or pennants during certain times of the year
- A sign not maintained in a safe, neat, clean and attractive condition and in good repair was deleted as it is discretionary.
- A sign not able to withstand a wind pressure of twenty pounds per square foot of exposed surface, or is insecurely erected, or is constructed so as to constitute a fire hazard was deleted as it is difficult to measure or discretionary.
- Portable signs, A-frame signs, sandwich boards, tent signs are no longer prohibited up to 5 square feet per sign face and 32 inches in height.
- 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 remain prohibited, except as otherwise allowed within this code.
- Feathers are identified as prohibited signs.

- Prohibited air blown signs.
- Hulas were removed from prohibited signs.

Definitions

- “A-frame sign” means a movable steeply angled sign that meets at the top in the shape of the letter “A” and is not attached to a structure or the ground.
- “Ancillary sign” Any sign allowed by this code, with or without permit, that is not a freestanding, wall, roof or projecting sign.
- “Attention flag” means a sign made of fabric or other similar non-rigid material supported on a pole, where one side of the sign is more than three times as long as any other side.
- “Banner” means a sign made of fabric or other similar non-rigid material supported or anchored at four corners or along top with weighted bottom. Any fabric or non-rigid sign that is mounted in a permanent frame is considered a projecting or wall sign.
- “Air Blown Sign” A sign that is intended to be inflated by air or other gas for its proper display and support.
- "Billboard" means a sign with a display surface area of three hundred square feet or more.
- "Display surface area" means the total area of a sign that is available for displaying advertising or an informational message, subject to the provisions of this chapter.
- "Erect" or "erected" means to construct, build, assemble, alter, place, affix, attach, create, recreate, paint, draw or in any way bring into being or establish.
- "Fence" and "fencing" mean any barrier or section thereof, other than a wall, designed to delimit a boundary or provide a visual screen.
- “Flag” means a sign made of fabric or other similar non-rigid material supported or anchored along one edge or two corners.
- "Free-standing sign" means a sign supported from the ground by its own structure.
- "Frontage" means the continuous distance along one street right-of-way line of one premises, provided such street is improved for public travel.
- "Grade" means the level of the nearest sidewalk or road pavement.
- "Incidental freestanding sign" means a sign which no sign face shall exceed 8 square feet with a maximum surface display area of 16 square feet.
- "Maintain," "maintained" or "maintaining" means activities, such as upkeep and repair of signs or sign structures and the replacement of sign messages or advertisement displayed on a sign, and an activity by which a sign or sign structure are permitted to exist.
- "Natural materials" means metal, wood, stone, brick and rock or any combination thereof.
- "Premises" means a lot or number of lots on which are situated a business, or a building or group of buildings designed as a unit.
- "Projecting sign" means a sign projecting more than one foot from the wall of a building.
- "Roof sign" means a sign erected or maintained wholly upon or over the roof of any building with the principal support on the roof structure.
- "Sign" means any sign, display message, emblem, device, figure, painting, drawing, placard, poster, billboard or other thing that is designed, used or intended for advertising purposes or to inform or attract the attention of the public, and the term includes the sign structure, display surface and all other component parts of a sign; when dimensions of a sign are specified, the term includes panels and frames; and the term includes both sides of a sign of specified dimensions or display surface area.

- "Sign face" means the total of display surface area visible from one side of a sign.
- "Sign official" is the person designated by the city manager to enforce the provisions of this chapter, including the review of permit applications, the interpretation of the provisions of this chapter and the issuance of permits.
- "Temporary sign" means a sign that has no more than two faces, and that no sign face exceeds four square feet in area and which is not erected for more than 60 days⁵.
- "Traffic control sign or device" means an official route marker, guide sign, warning sign or sign directing or regulating traffic or pedestrians which has been erected by or under order of the City of Oregon City, the state or federal governments.
- "Undeveloped lots" a property without a building, business or valid land use approval.
- "Wall" means a masonry structure.
- "Wall sign" means a sign erected on a wall.

Changes from the Existing Code:

- Flag: This sign type is not defined in the current code. Proposed definition: "a sign made of fabric or other similar non-rigid material supported or anchored along one edge or two corners." If any side is more than three times as long as any other side the flag becomes a feather.
- Attention flag: This sign type is not defined in the current code. Proposed definition: "A sign made of fabric or other similar non-rigid material supported on a pole, where one side is more than three times as long as any other side." If any side is less than three times as long as the other side it is defined as a flag.
- Remove the definition of obsolete sign, as it is not content neutral.
- A definition of undeveloped lots was added as "a property without a building, business or valid land use approval."
- A definition of A-frame sign was added which means a movable sign that is not attached to a structure or the ground.
- A definition for banners was added which is "A sign made of fabric or other similar non-rigid material supported or anchored at four corners or along top with weighted bottom."
- A definition for air blown signs was added which is "A sign that is intended to be inflated by air or other gas for its proper display and support."
- The definition of "Temporary sign" was changed from "a sign that will become obsolete after the occurrence of an event or series of events. Temporary signs include, but are not limited to, for sale and lease signs, garage sale signs and political campaign signs." To "a sign which has no more than two faces, and that no sign face exceeds four square feet in area and which is not erected for more than 60 days".
- The definition of incidental sign was updated to reflect an incidental freestanding sign.
- The definition of abandoned sign was removed as it was not content neutral.

⁵ There was a request from a CAT member to increase the maximum size of a temporary sign from 4 square feet to 6 square feet.

Oregon City Sign Code Update: summary of draft code concept standards followed by examples of maximum number of signs allowed for a variety of frontage configurations

The table below demonstrates an example of the maximum size and number of signage allowed on private property.

Items for discussion at the December 9, 2013 CAT meeting are generally not included (such as signs in the right-of-way, murals, banners, billboards, signs on fencing, parked vehicles, etc.) 12/5/13

	Residential	Multi-family	Conditional uses in Residential Zones	Office/Commercial/Industrial
Summary of standards				
Wall	One sign per frontage, up to 12 sq. ft., 5 feet in length	One sign per frontage, up to 20 sq. ft., 5 feet in length	One sign per frontage, up to 32 sq. ft., 10 feet in length	Number dictated by total area, in combination with projecting signs, up to one sq. ft. per linear ft. of wall length of the tenant space.
Freestanding	One sign per frontage, IF NO WALL SIGN ON SAME FRONTAGE. Up to 20 sq. ft., 5 feet in length, up to 5 ft. above grade.	One sign per frontage , 20 sq. ft. per sign face, 10 feet in length, up to 5 ft. above grade	One sign per property, 32 sq. ft. per sign face, 10 feet in length, up to 15 ft. above grade	One per frontage if no projecting or roof sign on the same frontage; two signs for frontages > 600 ft. on arterial area allowed if frontage is: < 50 ft., 25 sq. ft. per sign face > 50 ft.-200 ft., 50 sq. ft. per sign face > 200 ft, 150 sq. ft. per sign face Up to 20 feet in length, height not to exceed 25 ft (up to 30 feet for properties with more than 200 ft of frontage)
Incidental Freestanding	Not Allowed	Not Allowed	Not Allowed	One per street frontage if no projecting or roof sign on the same frontage; two signs for frontages > 600 ft. up to 8 sq. ft. per sign face, up to 15 ft. above grade.
Roof	Not Allowed	Not Allowed	Not Allowed	One roof sign, if no projecting or freestanding sign on the same frontage. Area allowed if frontage is: < 50 ft., 25 sq. ft. per sign face > 50 ft.-200 ft., 50 sq. ft. per sign face > 200 ft, 150 sq. ft. per sign face Up to 20 feet in length, height not to exceed 10 ft.
Projecting	Not Allowed	Not Allowed	Not Allowed	Number dictated by total area, in combination with projecting signs, up to one sq. ft. per linear ft. of wall length of the tenant space. Not allowed if a freestanding or roof sign on the same frontage. Maximum 6 foot projection, no height limit.
Ancillary* temporary signs, A-frame signs, permanent signs less than 2 square feet, flags (excluding attention flags).	One sign per property	One sign per property	One sign per property	Two signs per property
Examples of maximum number of signs allowed for a variety of frontage configurations				
One frontage	2 (freestanding OR wall; one ancillary)	3 (freestanding AND wall; one ancillary)	3 (freestanding AND wall; one ancillary)	5+ (combination of wall/projecting per area allowance; one freestanding OR one roof; incidental freestanding; two ancillary)
Large frontage on arterial (over 600 feet)	2 (freestanding OR wall; one ancillary)	3 (freestanding AND wall; one ancillary)	3 (freestanding AND wall; one ancillary)	7+ (combination of wall/projecting per area allowance; two freestanding OR one roof; two incidental freestanding; two ancillary)
Two frontages**	3 (one freestanding OR wall per frontage; one ancillary)	5 (one freestanding AND wall per frontage; one ancillary)	4 (one freestanding per lot AND one wall per frontage; one ancillary)	8+ (combination of wall/projecting per area allowance; two freestanding OR two roof; two incidental freestanding; two ancillary)
Three frontages**	4 (one freestanding OR wall per frontage; one ancillary)	7 (one freestanding AND wall per frontage; one ancillary)	5 (one freestanding per lot AND one wall per frontage; one ancillary)	11+ (combination of wall/projecting per area allowance; three freestanding OR three roof; three incidental freestanding; two ancillary)

*per draft majority recommendation, subject to refinement

**assuming frontages under 600 lineal ft. on an arterial; refer to details in summary of standards section for additional allowed signage for large frontages

Changes to the Draft Code Concept since Meeting #3

All items still under discussion were removed from the code, to be addressed in separate recommendations, including:

- The number of ancillary signs
- Banners
- Government signs
- Internally lit signs for Conditional Uses in residential zones

Wall signs:

- Height restrictions removed for all zones to accommodate placement above doorways, etc. For signs in office, commercial and industrial zones, wall signs may not project more than 4 inches.
- For signs in office, commercial and industrial zones, total combined display surface area of wall signs and projecting signs one square foot for each lineal foot of the wall length of the tenant space.

Roof signs:

- Requirement added for skirting to cover exposed hardware on roof signs.

Temporary signs:

- Limited to 60 days
- During the last CAT meeting a CAT member requested that colonial post real estate signs be considered. Staff cannot make a determination about this request because the title of the sign is content based. However, if the CAT wants to make a recommendation, more information may be provided during this meeting to determine whether such signs fall within the definition of a temporary sign.

Definitions:

- “Hula” removed
- “Attention flag” replaces “feather”
- “Natural materials” corrected to include metal
- “Ancillary” now defined
- Banner definition was clarified- any fabric or non-rigid sign mounted in a permanent frame is considered a wall or projecting sign.



Oregon City Sign Code Update Draft Legislative Adoption Schedule



Submittal of a Pre-Application Conference	Feb 10, 2014
Pre-Application Conference meeting	Feb 18, 2014
Submittal of Legislative application	Feb 19, 2014
Legislative application complete	Feb 20, 2014
Planning Commission Work Session #1 measure 56 and DLCD notice mailed	March 10, 2014
Planning Commission Work Session #2	March 24, 2014
City Commission Work Session #1	April 8, 2014
Planning Commission Hearing #1	April 14, 2014
Planning Commission Hearing #2	April 28, 2014
City Commission Work Session #2	May 13, 2014
City Commission Hearing #1	May 21, 2014
City Commission Hearing #2	June 4, 2014

Learn more about the project at www.OCSignCode.org.