



CITY OF REDMOND

Community Development Department

411 SW 9th Street
Redmond, OR 97756
541-923-7724

www.redmondoregon.gov

REDMOND URBAN AREA PLANNING COMMISSION

411 SW 9th Street-COUNCIL CHAMBERS Redmond, OR 97756

Wednesday, September 20, 2023 5:00 pm

Oral comments can be provided in-person or virtually. For those who plan to provide oral comments virtually during the hearing, pre-register at planredmond@redmondoregon.gov (must pre-register before 3:00 p.m. on September 20th)

Stream the meeting live at: <https://www.redmondoregon.gov/government/city-council/council-meeting-info/meeting-agendas-minutes-and-video>

Agenda

UAPC Members	
Norman Schultz, Chair	I. CALL TO ORDER / INTRODUCTIONS
Ben Schimmoller, Vice-Chair	II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA
Heather DeWolf	III. APPROVAL OF MINUTES a. June 21, 2023 b. August 16, 2023
Joseph Zampko	IV. DEVELOPMENT CODE AMENDMENTS a. Access Management Standards b. Street Standards c. Clear Vision Area and Curb Painting Establishment d. Flag Lot Driveway Standards e. Temporary Use Permit f. Sign Code g. Replats
Mercedes Cook-Bostick	V. Next Meeting – October 4, 2023
Michael Rogers	VI. COMMISSION MEMBER COMMENTS
Wanda Wai Lyian Toe	VII. ADJOURN
Ex-Officio Vacancy	
	Please note that these documents are also available on the City's website www.redmondoregon.gov; click on City Government, hover on Commissions and Committees, click on Urban Area Planning Commission. You may also request a copy from City Records Office 541-923-7751 or email Kelly.morse@redmondoregon.gov The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting. The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities.



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Fax 541-548-0706

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REDMOND URBAN AREA PLANNING COMMISSION

Council Chambers

MINUTES

June 21, 2023

Commissioners Present: Chair Norman Schultz, Vice Chair Ben Schimmoller, Heather DeWolf, Michael Rogers, Joseph Zampko, Wanda Wai Lyian Toe, *Absent: Mercedes Cook-Bostick (excused)*

Youth Ex Officio: **Vacant**

City Staff: Kyle Roberts, *Planning Director*, Jamie Buddenbohn, *Planning Permit Coordinator*

Visitors: Tobias Colvin, *City Council Liaison*; Sarah; Sheri Cleveland

Media: None

(The 3 digits after a motion title show the number of commissioners voting in favor/opposed/abstaining.)

I. CALL TO ORDER – INTRODUCTIONS

Chair Schultz called the work session of the Redmond Urban Area Planning Commission to order at 5:00 pm, June 21, 2023, with a quorum present (6 of 7 commissioners).

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

None.

III. APPROVAL OF MINUTES

A. May 3, 2023

Motion 1 (6/0/0): Commissioner Rogers moved to approve the May 3, 2023, minutes as presented, seconded by Vice Chair Schimmoller. The motion passed unanimously.

IV. DEVELOPMENT CODE AMENDMENTS

A. Planned Unit Development (PUD) in Mixed Use Zones

Planning Director Kyle Roberts sought the Commission's feedback on proposed Development Code amendments, noting this was a work session with no action needed tonight. A planned unit development is a provision in the Code that affords a developer more flexibility with designing, for example, subdivisions. This proposed code amendment basically corrects an oversight on Staff's part when making changes to the PUD standards last year then they forgot to allow it in the mixed-use zones. The change would include PUDs in the mixed-uses allowed table and put them as a conditional use permit.

The other change would correct a typo under the introductory part of the PUD provisions talking about the purpose and applicability of PUDs which originally stated "permit greater flexibility in land use regulations in all zones." There are zones where it is not allowed. So it would be changed to "permit greater flexibility in land use regulations in all applicable zones."

Questions from the Commission were addressed as follows:

- The cost for a conditional use permit is around \$5000 to \$7000.
- The conditional use is across the board, including in residential zones because it involves a lot of discretionary review and subjectivity.
- Commercial ground floor mixed-use with residential on top is typical in the mixed-use zone. If one applies for a PUD in a commercial zone, it opens up the door to do something similar in a commercial zone.

B. Exemption from Subsequently Adopted Land Use Regulations

Mr. Roberts explained that even though this language is not currently in the Code, the City directly applies it through the state statute, but Staff thought it would be beneficial to add the language in the Code. From the time that a developer gets tentative subdivision approval to the time the lots are final platted, there is a period of time where the developer must meet the conditions of approval, install infrastructure, etc. It takes time to circulate the final plat and get it reviewed. Then it gets recorded, and the lots are legal lots of record that can be sold and developed.

This provision speaks to basically if a developer gets approval for a subdivision and, say, a year later some of the provisions change in the code, that developer still has the right to proceed with constructing the lots using the regulations that were in effect at the time. Or they can elect to use the new Code, but they cannot mix and match old and new Code.

The Commission thinks the last line should be reworded as it is confusing. "In no circumstance will an applicant be able to pick and choose from existing regulations." Mr. Roberts noted that sentence was part of the Staff report and not the language that would go into the Code.

C. Evaluation of Higher Density Overlay Zone

Mr. Roberts referred to the City's zoning map and overlay districts included in the meeting packet, highlighting six properties that have the Higher Density Overlay Zone which is an additional layer of regulations on top of the base zoning that, in this case, increases the density allowed on the properties and only applies to multi-family complexes. He evaluated each of the properties to see if they have used the overlay and found of the nine, seven are developed and of those developed, only three utilize the provision to build more densely than typically allowed.

Questions from the Commission were addressed as follows:

- The ones using the overlay were built in 2019, 2020, and 2022.
- The three that utilize the overlay could not be done under the new Code as-is. HB 2001 does not apply to multi-family complexes. They still have a maximum density, no matter which zone. In R-4 it is 14.5, and in R-5 it is 17.4.
- The height limitation on multi-family complexes is actually rather high, like 45 or 50 ft. Then it would be capped by the density because the higher it goes, the denser the property.
- It is possibly better to govern by the height limits of the City versus the density in such circumstances.
- If it is decided to get rid of the overlay, the Comp Plan would be amended to remove the policy. There may be one more amendment that would require changing a policy in the Comp Plan.
- There is no maximum density in any residential zone if it is a duplex, triplex, quadplex, or cottage cluster, no matter the zone.

He talked through the three options as laid out in the staff report: do nothing/leave the overlays as they are, remove them all, or pick and choose which ones to keep/remove.

The Commission's feedback was as follows:

- Look at a fourth option of removing the maximum density and leaving the minimum, keeping the project within the spirit of what the codes are meant to do. Through the conditional process, it would be up to the City if it is too dense of a project. A reasonable minimum unit size would mean the matter would not have to be revisited every other year.
- Perhaps the matter should be looked at site-specific.
- If looking at WRAP projects and opportunities there for better infrastructure, there should be more options for workforce housing or opportunities for people to build wealth or have safe places to live in Redmond. At the same time they do not want to disincentivize investment there that could cause other problems or shortcomings that could pass costs on to the developer.
- Chair Schultz stated maybe before making a move on this or getting rid of them, they should take a look at things a bit more and get people/homeowners involved.
- Vice Chair Schimmoller initial impulse would be not to take a tool out of the toolbox but perhaps take another look at the individual sites and do a short-term review, particularly for the undeveloped ones.

V. Next Meeting -- July 19th, 2023

Mr. Roberts said with the next regularly scheduled meeting being July 5th which falls around the holiday and is such a quick turnaround that he does not have anything for the Commission, they get that meeting off. At the July 19th meeting, they will look at other Code amendments. He spoke about how the second half of the year will become much busier with at least one or two master development plans which the Commission will be involved with and the CORE3 (Central Oregon Ready Responsive Resilient) project which is a proposed development on a 300-acre lot on the east end of town for a regional emergency training and response center. In talking to the developer, because of the complexity of the project, Staff proposes the Commission and City Council hold a joint work session probably in mid- to late September where no decisions would be made and the applicant and Staff would walk both bodies through the entire project.

Vice Chair Schimmoller encouraged everyone in attendance to look at the information on the project through Central Oregon Intergovernmental Council's website as well as the CORE3 website to see how it can impact and benefit the region.

Mr. Roberts provided an update on the West Redmond Area Plan, describing Long-Range Planner Morgan Snyder's continuing community outreach efforts over the last month. She was supposed to start drafting the Plan now in preparation for holding a second open house in the autumn, but that is on hold until capacity data is collected through updating the Sewer Master Plan for collections that can help plan more for the sewer infrastructure in the West Redmond area. The original goal was to have the WRAP adopted by the end of the calendar year, but now adoption might happen in the spring.

He added the Transportation System Plan amendment is currently in the works which will come before the Commission as well.

VI. COMMISSION MEMBER COMMENTS

Vice Chair Schimmoller acknowledged the awesome work of Staff, having frequently seen them around gathering all the information they can to help the Commission make informed decisions to serve the community. They go above and beyond what could be reasonably expected. Commissioners Rogers and Chair Schultz agreed.

VII. ADJOURN

With no further business, Chair Schultz adjourned the meeting at 5:50 pm.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day
of _____, 2023.

ATTEST:

_____/s/
Norman Schultz
Chair

_____/s/
Kyle Roberts
Planning Director



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REDMOND URBAN AREA PLANNING COMMISSION

Council Chambers

MINUTES

August 16, 2023

Commissioners Present: Chair Norman Schultz, Heather DeWolf, Wanda Wai Lyian Toe, *Absent:*
Vice Chair Ben Schimmoller, Michael Rogers, Joseph Zampko, Mercedes Cook-Bostick

Youth Ex Officio: Vacant

City Staff: Kyle Roberts, *Planning Director*; Morgan Snyder, *Long-Range Planner*; Megan Peninger, *Associate Planner*; Jamie Buddenbohn, *Planning Permit Coordinator*

Visitors: Tobias Colvin, *City Council Liaison*

Media: None

*(The 3 digits after a motion title show the number of commissioners voting
in favor/opposed/abstaining.)*

I. CALL TO ORDER – INTRODUCTIONS

Chair Schultz called the work session of the Redmond Urban Area Planning Commission to order at 5:00 pm, August 16, 2023, without a quorum present (2 of 7 commissioners). He noted other Commissioners would be joining later.

II. CITIZEN COMMENTS FOR ITEMS NOT ON THE AGENDA

None.

III. APPROVAL OF MINUTES

A. June 21, 2023

[This item was not addressed. Need quorum to approve]

IV. DEVELOPMENT CODE AMENDMENTS

A. Water Conservation through Landscaping Amendments

Long-Range Planner Morgan Snyder presented the Staff report (included in the packet) on the proposed water conservation through landscaping amendments which add an active style park that needs turf and a passive style park where turf is not needed; define turf and break it out into artificial, irrigated or irrigatable, and native and natural; establish the beginnings of landscaping standards regulating private property; and consolidate the landscaping standards into one section. Street trees will be in a separate section of the landscaping standards because they are the only part of landscaping not located on private property but in rights-of-way.

Commissioner DeWolf stated at about 5:15 pm that she arrived a little late and apologized.

Questions and feedback from the Commission were addressed as follows:

- The areas between buildings and public rights-of-way will still be required to be landscaped,

but not require an explicit percentage of landscaping.

- Alongside the amendments, the City Council approved Staff to pursue potential ways to reduce turf use in City parks. Staff was looking at hiring a landscape architect for potential alternative designs that would use a fraction of the water currently used at City Hall.
- Native species turf and artificial turf are not subject to the irrigated turf restriction.
- Staff noted to ask the Central Oregon Irrigation District why water rights cannot be used on-site to the benefit of the property owners.
- Staff had discussed artificial turf with a local high school administrator, and they were all for it except for the upfront cost.

B. Mobile Food Units and Mobile Food Pods

Planning Director Kyle Roberts and Associate Planner Megan Peninger presented via PowerPoint the proposed Code amendments establishing the use of "mobile food units" (MFUs) and multiples of MFUs called "mobile food pods" (MFPs), the zoning of where they are and are now allowed, and the proposed use tables. Mr. Roberts reviewed how MFUs are currently permitted, the proposed permit process for the four types of mobile food situations, and the proposed review standards for MFUs and MFPs.

Questions and feedback from the Commission were addressed as follows:

- Existing MFUs in town are well beyond the required 300 sq ft of open space which does not mean the pad the unit is going on. The space can already be shared with the business's existing open space.
- Commissioner DeWolf did not particularly care for adding parking spaces for food carts unless it is just for the employee/owner to go there to work. If the amendments add a bunch of restrictions, doing so would not help the food carts be successful. She did not know about telling a next-door business owner within 350 ft that they cannot do what their neighbor just did.
- The amendments would only apply to food carts and businesses being developed in the future.
- A temporary use permit for MFUs is about \$600. Right now, they would go through a Minor Alteration to Site Plan which is \$2200. MFPs would go through the full Site & Design Review, around \$6300. The higher price might incentivize them to stay in place longer rather than packing up and going to Bend.
- Site impacts would not go as deep as a traffic impact analysis.
- Some MFUs were already hooked up to permanent services, but the City was not requiring that currently.
- Staff will look into increasing the hours in a day that an MFU would be allowed to operate at a private event under a business license for a temporary manner.
- The Site & Design approval for the location on 1st Street across from West Coast Paper, industrial buildings recently completed, was for a mobile food pod, and future such developments could do the same thing.

Councilor Colvin said passing the cost of the food pods to the business is applicable because they cannot operate without the food trucks. A lot of businesses outsource food to the food trucks because it is cheaper to have someone else deal with it.

V. ZONING MAP AMENDMENTS

A. 777 SW Deschutes Avenue

Mr. Roberts noted the two zoning map amendments are Staff-initiated rezones. The formal public hearing process with the Commission is expected in November. With the new public safety facility

being slated to begin construction in 2024, the City will be vacating the existing police station on Deschutes Avenue and 7th Street. At some point the property will be conveyed. It needs to be made available for another zone. Right now it is zoned Public Facility. Future ownership of the property is not ideal for the Public Facility zone. The City would like to rezone the property to C-2, Central Business District. It is also in the Downtown Overlay District. Presumably in December when looking to rezone it to C-2, the police station will obviously still be there, but public facility is an allowed use in the C-2 zone.

Commissioner DeWolf said people might want to make sure the rezone does not raise their taxes.

B. 170 SW 17th Street

The amendment would correct a rezone done as part of the 2040 Comprehensive Plan that was adopted in December 2020. Staff believed the rezone of the property located at 170 SW 17th Street was an inadvertent mistake. The property is by the Spudbowl with the western half of the property on the Canyon Rim and the lower half in the Dry Canyon. Initially the property was split-zoned with the western half where the single-family dwelling is located in zone R-2. The lower part in the Dry Canyon was zoned Open Space Park Reserve. For reasons unknown, the entire property got rezoned entirely to Open Space Park Reserve. The owner was in full support of rezoning it back to the way it was. The Code does allow for split-zoning. Staff will look through to make sure other properties were not mistakenly entirely rezoned.

VI. DRAFT DESCHUTES COUNTY COMPREHENSIVE PLAN POLICIES

Mr. Roberts reported the County was updating their Comprehensive Plan, part of which addressed land use. The County reached out to Staff and shared their proposed policies with regard to land use as they affect Redmond, asking Staff for input. Ms. Snyder presented the changes Staff submitted back to the County and noted the County is good to go with them. The changes targeted only policies and goals relevant to Redmond (included in the letter in the meeting packet).

Questions and feedback from the Commission were addressed as follows:

- The County is trying to implement land use policies on property that is in the Redmond Urban Reserve Area (RURA).
- Regarding the timeline for UGB expansion, state law requires by 2026 to do an urbanization study. Between now and the urbanization study, Staff will ensure all public facility plans are up to date.
- It would be helpful for 10-acre and smaller parcels in the UGB to be able to do a lot line, keep their house on one, and sell their land to somebody else, perhaps restricting it to no building permits. More thought could be given to not land-locking homeowners out of being annexed.
- The County's award-winning community engagement efforts have been ongoing for the past two years. The fact that a brand-new policy was proposed referencing the specific area on Highway 97 between Bend and Redmond led Staff to believe the County got specific feedback about the area.
- The City cannot tell property owners what they can and cannot do with their property, to an extent, so it does not look like Bend.

Staff will get notice when the County brings their draft Comprehensive Plan to public hearing and planned to pass the notice on to the Commission. Staff and the Commission could coordinate a response.

VII. Next Meeting -- September 6, 2023

Mr. Roberts informed the Commission he will not attend the next meeting, but Deputy City Manager John Roberts will take the lead. The next meeting is scheduled for September 6th, but it is up in the air. He will keep the Commission in the loop. If not meeting on September 6th, the Commission will definitely meet September 20th with large items including taking a complete look at the sign code and Assistant City Engineer Lindsay Crowsigt presenting a lengthy list of amendments to the City's Public Works Standards and Specifications, some of which tie into the Development Code. The City Council will weigh in on the Development Code amendments at their September 26th meeting. He strongly encouraged the Commissioners to attend. November 15th is the target for the public hearing on the amendments.

VIII. COMMISSION MEMBER COMMENTS

None.

IX. ADJOURN

With no further business, Chair Schultz adjourned the meeting at 6:27 pm.

APPROVED by the Redmond Urban Area Planning Commission and SIGNED by me this _____ day of _____, 2023.

ATTEST:

_____/s/_____
Norman Schultz
Chair

_____/s/_____
Kyle Roberts
Planning Director



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**PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)**

PREPARED FOR: September 20, 2023, Planning Commission Work Session
December 12, 2023, City Council Meeting

HEARINGS BODY: Redmond Urban Area Planning Commission

REVIEWING STAFF: Jessica MacClanahan, City Engineer
Lindsey Crowsigt, Assistant City Engineer
David Pilling, Engineering Development Manager

TOPIC: Access Management Standards

I. Purpose

- Clarifies and provides flexibility related to access management standards.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and **in Red Underline**.

Draft Proposed Development Code Updates

SUPPLEMENTARY PROVISIONS

8.2820 Access Management Standards. All land use approvals shall be in compliance with the following standards. The access management standards apply to new development, redevelopment, subdivisions, and/or partitions.

~~1. Driveway spacing and corner clearance as follows:~~

~~2. In all instances, access near an intersection shall be located beyond the influence of standing queues and opposing left turns sharing a continuous two-way left turn lane. This requirement may result in greater corner clearance or access spacing than the minimum distance indicated.~~

~~3.1.~~ Access shall be taken from the lower order street or alley unless otherwise approved by Public Works and/or ODOT through the land use review and approval process. Access to higher order streets may be allowed for emergency vehicles when restricted with a locked fire gate, bollards or similar, when approved or required by Redmond Fire and Rescue.

2. Every lot or parcel shall be permitted ~~an only one~~ access point.

a. Exceptions.

i. Single Family Homes, Accessory Dwelling Units, Duplexes, Triplexes, Quadplexes, Mixed-Use Developments:

1. Lots with multiple frontages on local roadways or alleys may be permitted one access per frontage, provided the driveways meet all other required standards.
2. Lots with accessory structures requiring vehicular access, such as a shop or detached garage, may be permitted two access points, provided the lot frontage is on a local roadway, the driveways are separated by a minimum of 10 feet, and the driveways meet all other required standards.

ii. All other uses:

1. Lots may be permitted a secondary access when it is demonstrated that the additional access improves on-site circulation, does not adversely impact the operations of the transportation system, and when approved by the City Engineer or designee.

3. Lots with more than one existing access may be required to close an existing street access upon redevelopment, except when multiple accesses are permitted as specified in subsection (3)(a).

a. Exceptions:

- i. Access to an existing permanent garage structure would be removed
- ii. Removal of the access would make the site nonconforming by removing parking

4. Shared Access: In the event that the access management standards cannot be achieved, shared access with adjacent property shall be ~~explored and~~ provided where available. When a driveway serves more than one lot, the developer must record an access and maintenance easement/agreement to benefit each lot, prior to building permit issuance. Shared access points should be centered on property boundaries when possible.

5. Driveway spacing and corner clearance is required as follows:

<u>Roadway Classification</u>	<u>Minimum Access Driveway Spacing</u>	<u>Minimum Access Clearance to Corner</u>	<u>Intersection Spacing (Min.)</u>
Local Street	No Restrictions	30 ft	165 ft
Minor Collector	50 ft	80 ft	330 ft
Major Collector	165 ft	165 ft	330 ft
Minor Arterial	330 ft	330 ft	1/4 mile
Major Arterial	ODOT Stds	ODOT Stds	ODOT Stds

6. In all instances, access near an intersection shall be located beyond the influence of standing queues and opposing left turns sharing a continuous two-way left turn lane. This requirement may result in greater corner clearance or access spacing than the minimum distance indicated.

- ~~5. Access shall be taken from the lower order street or alley unless otherwise approved by Public Works and/or ODOT through the land use review and approval process. Access to higher order streets may be allowed for emergency vehicles when restricted with a locked fire gate, bollards or similar, when approved or required by Redmond Fire and Rescue.~~
- ~~6. Unless adequate demonstration of site necessity, intersection safety and functionality are provided, through the land use review process, new lots and/or parcels will be limited to a single vehicular access. Existing lots may be permitted a secondary access when approved by the City Engineer.~~
- ~~7. The access management standards apply to new development, redevelopment, subdivision, and partitioning of land.~~
- 8-7. Corner clearance is measured from the edge of right-of-way to the nearest edge of access. Spacing is measured from centerline of access/intersection to centerline of access/intersection.
- 9-8. Adequate intersection sight distance and clear zone shall be maintained at all access/driveway locations per AASHTO standards (American Association of State Highway and Transportation Officials).
- 10-9. Public Works may require supporting information, including but not limited to traffic count data, trip generation, trip distribution, truck and trailer turning/backing templates and/or onsite circulation diagram. Transportation Impact Analysis study, etc., in order to make a proper determination of access/driveway location.
- 11-10. The City Engineer or designee may require access/driveway locations may require alignment with existing driveways on the opposite side of the roadway, be located the maximum distance achievable from an intersection, be located the maximum distance achievable from the closest driveway on the same side of the street, or be right-in/right-out as determined by Public Works or through the land use review and approval process. Right-in/right-out may be required when the access is located within 300 feet of a signalized intersection or roundabout.
- ~~12. Access within the North Redmond US 97 Interchange Area Management Plan (IAMP) shall also conform to the 2007 "North Redmond US 97 Interchange Area Management Plan (IAMP)," as amended.~~
- ~~11.~~
12. Property-tight driveway aprons, not including wings, must be located a minimum of three feet from property lines, unless the access is approved to be shared. Curb-tight driveway aprons, not including wings, must be located a minimum of six feet from property lines, unless the access is approved to be shared.
13. A minimum of 24 feet backing distance shall be provided and demonstrated on plans, measured from the rear end of a perpendicular parking stall or garage door face to the opposite end of a paved alley or roadway. If the abutting alley or road is unpaved, the measurement shall be taken to the opposite end of the right of way. If the backing distance is demonstrated onsite, the measurement shall be taken to the nearest barrier, such as a property line, retaining wall, fence, or edge of driveway.



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**PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)**

PREPARED FOR: September 20, 2023, Planning Commission Work Session
December 12, 2023, City Council Work Session

HEARINGS BODY: Redmond Urban Area Planning Commission

REVIEWING STAFF: Jessica MacClanahan, City Engineer
Lindsey Crowsigt, Assistant City Engineer
David Pilling, Engineering Development Manager

TOPIC: Street Standards

I. Purpose

- Modifies regulatory criteria for street standard requirements.
- Removes criteria from the Redmond Development Code that is more appropriately located in the Standards and Specifications.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and in Red or Red Underline.

**ARTICLE III – LAND DIVISION STANDARDS
DESIGN STANDARDS AND IMPROVEMENTS**

8.2710 Streets.

[...]

3. **Minimum Right-of-Way and Roadway Width Standards**. The minimum street right-of-way ~~and roadway surfacing~~ widths shall be in conformance with ~~the standards as specified in~~ Table 1 below: Additional right of way may be required at intersections to accommodate intersection widening and roundabouts. Where opposite sides of the street are designated with different land use zones, the zone with the greater requirement for right of way dedication will govern both sides of the street.

<u>Table 1 – Minimum Right of Way Width Standards</u>	
<u>Functional Classification</u>	<u>Minimum Right of Way Width</u>
<u>Minor Arterial</u>	<u>100 feet</u>
<u>Major Collector</u>	<u>80 feet</u>
<u>Minor Collector</u>	<u>60 feet</u>
<u>Industrial Collector</u>	<u>80 feet</u>
<u>Industrial Local</u>	<u>60 feet</u>
<u>Local Residential</u>	<u>60 feet</u>
<u>Alley</u>	<u>20 feet</u>
<u>Cul-de-sacs</u>	<u>108 feet</u>

Street surfacing widths, sidewalks or multi-use paths, travel lanes, medians, planter strips, curbs and bicycle lanes must be installed in conformance with the applicable provisions of the Public Works Standards and Specifications and Transportation System Plan. Oregon Department of Transportation (ODOT) facilities must meet ODOT design standards.

Table 1 - City of Redmond Right of Way and Roadway Design and Cross-Section Standards

Functional Class	Width (ft)			Travel Lanes	Sidewalks	Bike Lanes**	Parking**
	Pavement Standard	Pavement (minimum)	Right-of-Way				
Residential Alley	16 ft		20 ft	n/a	none	shared	none
Commercial Alley	20 ft		20 ft	n/a	none	shared	none
Local Residential*****	36 ft		60 ft	2***	5 ft	shared	both sides (unstriped)
Parking One Side	28 ft*		60 ft	2***	5 ft	shared	one side (unstriped)
No Parking	24 ft*		60 ft	2***	5 ft	shared	none
Local Industrial	40 ft	38 ft	60 ft	2***	5 ft	shared	optional (unstriped)
Industrial Collector	40 ft	38 ft	80 ft	2	5 ft	6 ft	none
Minor Collector	40 ft	36 ft****	60 ft	2	5 ft	shared	both sides (8 ft)
Major Collector	36-50 ft	36 ft****	80 ft	2	5 ft	6 ft	none
Minor Arterial (3-lane)	50 ft	48 ft	100 ft	3	7 ft	6 ft	none
Minor Arterial (5-lane)	74 ft	72 ft	100 ft	5	7 ft	6 ft	none
Notes:							
*May be constructed only in conjunction with the creation of covenants, conditions, and restrictions (CCR's) and the establishment of a homeowners association (HOA) for the development. The CCR's shall provide that the primary responsibility for parking enforcement shall be the HOA, with the City of Redmond also being acknowledged in the CCR's as a beneficiary for such parking enforcement as a violation of the land use decision and/or city code.							
**In certain cases, bike lanes may be reduced to 5 ft, parking may be reduced to 7 ft, and travel lanes to 11 ft at the discretion of the City Engineer.							
***Unstriped travel lanes							
****36 ft in existing built-out areas							
*****All streets less than 28 feet wide shall be no longer than 300 feet in length, unless such streets include at least one (1) parking bay per lot, located along each lot frontage for the entire length of such street, up to the maximum block length. Streets 300 feet or less in length shall not have any direct driveway access. In no case shall any street less than 28 feet wide intersect with any other street less than 28 feet wide.							

[...]

9. **Street Names.** Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street in a nearby city or in the county. Street names and numbers shall conform to the established pattern in the City, including the continuation of street names across intersecting streets, and shall be subject to the approval of the Redmond Fire and Rescue Department and Deschutes County, ~~or the responsible agency.~~

[...]

14. **Narrow Streets.** Local ~~residential-grid~~ streets designed at widths less than 36 feet ~~as described in Section 8.2710(3)(Table 1)~~, shall be permitted when the subdivision design is found to be in compliance with the following:

- A. Narrow streets may only be permitted for continuous full-length blocks internal to a Subdivision or Planned Unit Development with street connections at both ends.
- B. Lots adjoining the narrow streets shall be a minimum of 5000 square feet and have

a street minimum 50 feet of frontage.

C. Sidewalks, ~~curbs and shall be separated from the curb by a landscape strip with street trees~~ conforming with Public Works Standards and Specifications shall be installed

~~conforming with Public Works Standards and Specifications.~~

D. Curb cuts along the narrow street shall not be less than the minimum width required within the adopted City of Redmond Public Works Standards and Specifications.

~~E. All streets less than 28 feet in width shall be no longer than 300 feet, unless such streets include one (1) parking bay per lot, located along each lot frontage for the entire length of such street, up to the maximum block length. Streets 300 feet or less in length shall not have any direct driveway access. In no case shall any street less than 28 feet in width intersect another street less than 28 feet in width.~~ E. Narrow Streets may be permitted when constructed in conjunction with the creation of Covenants, Conditions, and Restrictions (CC&Rs) and the establishment of a Homeowners Association (HOA) for the development. The CC&Rs shall provide that the primary responsibility for parking enforcement shall be the HOA, with the City of Redmond also being acknowledged in the CC&Rs as a beneficiary of such parking enforcement as a violation of the land use decision and/or City code.

15. Private Streets. Private streets may only be permitted when approved by the City Engineer. The City Engineer may require private streets meet public standards. Private streets must comply with Fire Code and access management requirements. Private streets may be permitted when constructed in conjunction with the creation of Covenants, Conditions, and Restrictions (CC&Rs) and the establishment of a Homeowners Association (HOA) for the development. The CC&Rs shall provide that the primary responsibility for maintenance and repair shall be the HOA.



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756
Ph: (541) 923-7721
www.redmondoregon.gov

**PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)**

PREPARED FOR: September 20, 2023, Planning Commission Work Session
December 12, 2023, City Council

HEARINGS BODY: Redmond Urban Area Planning Commission

REVIEWING STAFF: Jessica MacClanahan, City Engineer
Lindsey Crowsigt, Assistant City Engineer
David Pilling, Engineering Development Manager

TOPIC: Clear Vision Area and Curb Painting Establishment

I. Purpose

- Modifies regulatory criteria regarding clear vision area and curb painting establishment.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and in Red or Red Underline.

Draft Proposed Development Code Updates

SUPPLEMENTARY PROVISIONS

8.0305 Establishment of Clear Vision Areas. ~~Clear vision areas are measured as follows: starting at the edge of pavement, or curb lines, at the intersection of two vehicular ways, and measuring along each edge of pavement for the distance shown below; this will result in an angle. The end points projecting from the vertex of the angle are then connected, forming a triangle. The area within the triangle is the horizontal clear vision area. Clear vision must be established at the intersection of two streets, an alley and a street, a driveway and a street, or a street and a railroad right of way. These standards apply to public and private streets, alleys, and driveways. The clear vision is a shape of a triangle and extends across the corner of private property to the face of the curb at the adjacent street or alley. The two legs of the clear vision triangle are each measured from the point of intersection of the two corner lot lines or access easement lines. Where lot lines have rounded corners, the lot lines are extended in a straight line to a point of intersection. Measurements along a driveway are taken at the edge of pavement. The vertical clear vision area is the area above the triangle, between 3' and 8' in height. No structures, fences, or other sight obstructions are permitted in the clear vision area, except as permitted in Section 8.0310 Exceptions to Clear Vision Areas.~~

Clear vision distances shall be measured as follows:

<u>Intersection at a Street and the following:</u>	<u>Minimum Distance of Triangle Side</u>
<u>Street</u>	<u>15 feet</u>
<u>Alley</u>	<u>10 feet</u>
<u>Driveway</u>	<u>10 feet</u>
<u>Railroad</u>	<u>15 feet</u>

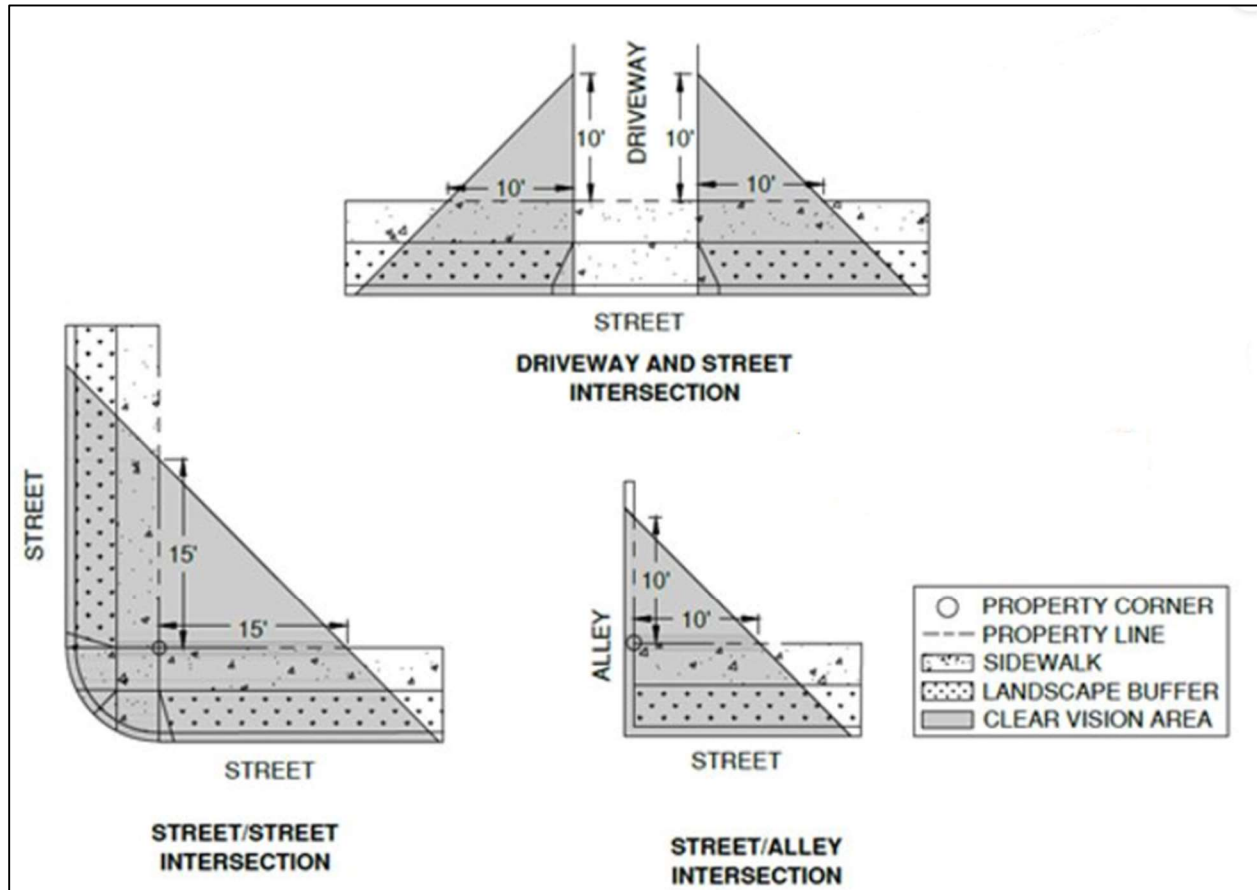


ILLUSTRATION – CLEAR VISION AREA ESTABLISHMENT

1. Curb Painting. Curbs within clear vision areas shall be painted yellow when any of the following exist or are proposed:

- a.** A commercial, industrial, or mixed-use development is proposed adjacent to a residentially-zoned area;
- b.** At intersections of local roadways intersecting collector or arterial roadways; and
- c.** Any other clear vision area as deemed necessary by the City Engineer.
- d.** Exceptions. Curbs shall not be painted yellow:
 - i.** In the downtown overlay zone, or
 - ii.** Where curb extensions exist or are proposed.

- ~~1. At an intersection of two streets having 90-degree angles at the intersection, the minimum distance shall be 25 feet.~~
- ~~2. At traffic circles, acute or obtuse angles, and other non-conventional intersections of two streets, the clear vision area may be determined by the Hearings Body or City Engineer.~~

However, the clear vision area shall make every attempt to incorporate the 25' line of sight distance as is stated in (1).

3. All other vehicular intersections, including alleys the minimum clear vision distance shall be 15'.

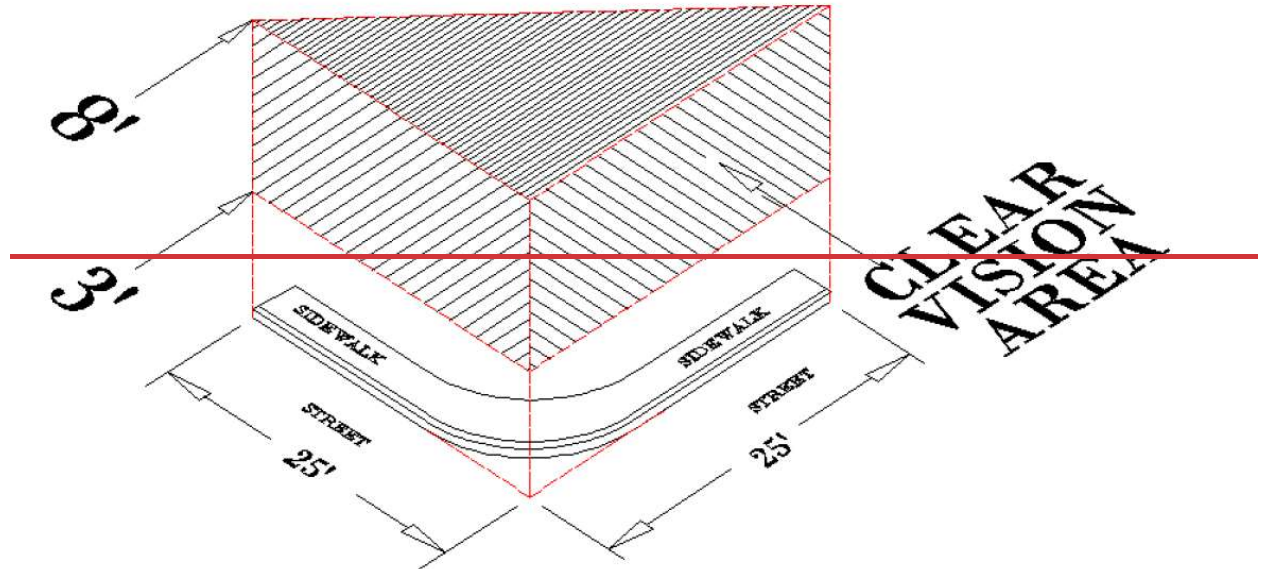


ILLUSTRATION — STREET TO STREET CLEAR VISION AREA

8.0310 Exceptions to Clear Vision Areas. The following are exempt from clear vision area compliance:

1. Utility Post or column;
2. Tree trunk (clear of branches or foliage up to 8 feet from curb height);
3. Safety signage
3. Telephone or power poles;
4. Shrubs less than 3 feet tall; and
5. Utility boxes or pedestals less than 3 feet tall.

4.



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PREPARED FOR: September 20, 2023, Planning Commission Work Session
December 12, 2023, City Council

HEARINGS BODY: Redmond Urban Area Planning Commission

REVIEWING STAFF: Jessica MacClanahan, City Engineer
Lindsey Croomsigt, Assistant City Engineer
David Pilling, Engineering Development Manager

TOPIC: Flag Lot Driveway Standards

I. Purpose

- Modifies regulatory criteria to create flexibility flag lot driveways and be consistent with City of Redmond Public Works Standards and Specifications.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and in Red or Red Underline.

Draft Proposed Development Code Updates

DESIGN STANDARDS AND IMPROVEMENTS

8.2705 Blocks, Lots and Parcels.

[...]

12. **Flag Lots.** A flag lot shall be considered as a “flag lot” if the pole of the flag lot is less than half the width of the average lot width. For flag lots, the following shall be required:
- A. Flag poles shall be no less than 20’ wide. Flag lot frontage can be reduced by approval from Redmond Fire & Rescue and City Engineer.
- B. All zone regulations apply, including the minimum required lot size and setbacks unless setback reductions are allowed as described in (E).
- C. Each flag lot shall contain a minimum 160’ wide paved driveway.

**PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)**

PREPARED FOR: September 20, 2023, Planning Commission Work Session
December 12, 2023, City Council Meeting

HEARINGS BODY: Redmond Urban Area Planning Commission

REVIEWING STAFF: Jessica MacClanahan, City Engineer
Lindsey Crowsigt, Assistant City Engineer
David Pilling, Engineering Development Manager

TOPIC: Temporary Use Permit

I. Purpose

- Clarifies and temporary use permit requirements for the right of way.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and in Red or Red Underline.

Draft Proposed Development Code Updates

SUPPLEMENTARY PROVISIONS

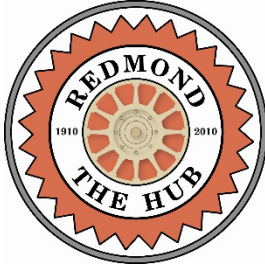
8.0380 Temporary Use Permit (TUP).

[...]

6. Permit Approval. A TUP may be authorized by the Community Development Director, or designee, provided that the applicant submits a narrative and detailed site plan that demonstrates that the proposed use:

- A. Generally conforms to the standards of the zone in which it is located.
- B. The proposed use will not adversely affect adjacent structures and uses of the surrounding neighborhood.
- C. The proposed use will not adversely affect the circulation and flow of vehicular and pedestrian traffic in the immediate area.
- D. The proposed use will not create a demand for additional parking which cannot be met safely and efficiently in existing parking areas.
- E. The proposed use will not conflict with the terms or intent of any other use permit, of any type, currently in effect on the property.
- F. The proposed use will comply with applicable noise, odor, nuisance, fire code and other provisions of this Code and not be detrimental to the public welfare of the community.
- G. Meets all applicable Building Code requirements.

H. Is not located in the right of way, unless otherwise approved by the City Engineer.
Construction trailers, trash receptacles, connex boxes or other similar structures may not
be placed upon paved public roadways.



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PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)

DATE: Prepared for September 20, 2023, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Sarah Vowell, Associate Planner
Kyle Roberts, Planning Director
TOPIC: Sign Standards (Code)

I. Purpose

- Update Sign Standards to reduce conflicts and improve administration and usability.
- Reorganize the structure of the standards into individual zoning sections for ease of use.
- Remove Sign Standards from City Code, Chapter 8 and create Chapter 11 (Sign Code).

II. Proposed Amendment to RDC

//Analysis: Sign regulations are established for the general purpose of managing the type, placement, and scale of signs throughout the city. Currently, the City's sign standards (sign code) are housed in Article V of the Redmond Development Code (Chapter 8 of the City Code). The sign code has not undergone a thorough review in several years. As daily administrators of the code, staff have identified shortcomings throughout the code, including conflicting code sections, ambiguous language, and overly rigid standards.

After initiating a comprehensive review of the sign code, staff are proposing a revised code that allows for greater development flexibility as well as a reorganization of the code to improve readability and implementation. Together, the result will be a more user-friendly code. Staff is also proposing to remove the sign code from the Development Code and create a new chapter (Chapter 11) in the City's Code for sign standards. Given that sign permits are the second most common application received by the Planning Division, the sign code is referenced frequently by staff and the public alike. It is therefore important that the sign code be easily accessible. Staff believe that establishing the sign code as a standalone chapter will make it quickly accessible, as opposed to having to navigate the content-heavy development code.

As part of the review process, staff researched over ten other jurisdictions for best practices, completed additional training pertaining to the legal aspects of administering a sign code, and studied the League of Oregon Cities recommendations on drafting sign code. Staff also consulted with various stakeholders. These included the City's Urban Renewal and Building

Divisions, the Downtown Urban Renewal Advisory Committee (DURAC), and three local sign companies (Carlson Sign Company, Dana Signs, Absolute Signs & Apparel). Stakeholder input was highly valued and instrumental in developing the proposed sign code revisions.

In summary, staff's recommendation is to repeal Article V of the Development Code (Chapter 8) and create Chapter 11 (Sign Code) with the complete proposed provisions included in this staff report below.

Repeal Chapter 8, Article V – Sign Standards. Create Chapter 11 of the Redmond City Code (as proposed below):

Redmond Code

CHAPTER 11 SIGN CODE

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INTRODUCTORY PROVISIONS

11.000 Title. These standards shall be known as the City of Redmond Sign Code and may be so cited and plead.

11.010 Terminology. The word "City" shall mean the City of Redmond, Oregon. The words "City Council" shall mean the City Council of Redmond. The words "Manager", "Community Development Director" and "Building Official" shall mean the Manager, Community Development Director and Building Official respectively of the City. The words "Planning Commission" shall mean the Redmond Urban Area Planning Commission.

11.020 Purpose. The purpose of these standards is to provide reasonable and necessary regulations for the erection and maintenance of signs in order to:

1. Protect the health, safety, property, and welfare of the public.
2. Promote a neat, clean, and attractive appearance within the City.
3. Provide for reasonable, orderly, and effective display of outdoor advertising compatible with their surroundings.
4. Provide effective signing to meet the anticipated differing needs of various areas and businesses in the City.
5. Preserve, protect, and enhance the economic, scenic, historic, and aesthetic values and objectives of the City and its citizens.
6. Preserve and enhance the unique urban aesthetic of the Downtown Overlay District (DOD) through use of appropriate signage, oriented to and inviting pedestrian activity and enticing economic vitality into downtown while ensuring the safe functionality of public streets and safe traffic flows.

11.030 General Definitions. For the purposes of this Chapter, words used in the present tense include the future, the singular includes the plural, the word "shall" is mandatory and the word "building" includes structures other than sign structures.

11.040 Specific Definitions. The following words and phrases used in this article have the meanings given to them in this Chapter.

Animation. Any form of movement by electric, mechanical or kinetic means including but not limited to, rotation, revolving or wind activation of all or a portion of sign, or incorporating flashing or intermittent light for sign illumination.

Arterial. A restricted access street of substantial continuity which is primarily a traffic artery for inter-communication and so designated by the City's Transportation System Plan.

Awning. A structure made of cloth, metal or similar material with metal frames attached to a building, projecting over a thoroughfare or entrance.

Balloon. A bag made of thin rubber or other light material, usually brightly colored, inflated with air or with some lighter-than-air gas causing it to rise and float in the atmosphere.

Banner. Flexible sign characteristically hung on a building, or otherwise suspended down or along its face or suspended by a free-standing support structure. The banner may include text or other graphic symbols. Banners do not include feather banners, feather flags, wave banners or other similar signs.

Bench Sign. Any sign painted on or otherwise attached to a bench or other seat placed in a public right-of-way or meant to be seen by the public.

Billboard. A sign structure subject to the provisions of the Oregon Motorist Information Act of 1971 and erected for the purpose of leasing advertising space to promote an interest other than

that of an individual, business, product, or service available on the premise the billboard is located on, or a sign for which compensation or anything of value is given or received for the right to place the sign on another's property.

Billboard – Electronic. A billboard which is internally illuminated to project a message capable of being changed through the programming of an electronic screen or LED display.

Billboard – Trivision. A sign that contains display surfaces composed of a series of three-sided rotating slats arranged side by side, that are rotated by an electromechanical process and capable of displaying multiple separate and distinct messages, one message at a time.

Building Code. The State of Oregon Structural Specialty Code and Fire and Life Safety Code, as adopted by the City of Redmond and which is referred to as "OSSC" in these standards.

Business. Any trade, profession, occupation, or pursuit conducted for gain and similar places or establishments employing full or part-time employees in any business for gain.

Business Complex. One property ownership with the property owner and one or more business tenants as occupants or two or more business tenants as occupants of the property. In a business complex, business tenants include retail shops, executive or administrative services including medicinal clinics and accessory pharmacies, professional offices, and personal service establishments which perform personal services on the premises and similar uses.

Business Façade. The exterior face of a building space occupied by a specific tenant.

Canopy. A permanent roofed structure which may be free-standing or partially attached to a building for a purpose of providing shelter to patrons in automobiles, and patrons on foot, but shall not mean a completely enclosed structure.

Charitable Event. A fund-raising activity that supports a public or nonprofit organization; also, a private initiative to raise support for an individual, group or cause that does not directly generate income for the business conducting the fund-raiser.

Clear Vision Area. See Redmond Development Code, Section 8.0305.

Community Event. A festival, meeting, performance, open market or other gathering open to the general public that is public in nature and not hosted by an individual business.

Cutout. A display in the form of letter, figures, characters, or other representations in cutout or irregular form attached to or superimposed upon an advertising sign.

Display Surface. The area made available by the sign structure for the purpose of displaying a message thereon.

Eave. Lowest horizontal line of any roof.

Erect. To construct, paint, place, affix or otherwise bring into being.

Façade. Any face of a building.

Flag. 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 banner.

Flag – Commercial. A flag with contains the name or logo of an establishment or advertising copy.

Flag – Feather (also includes sail flag, feather banner, wave banner and similarly constructed devices). A lightweight, portable advertising medium made of fabric or other similar non-rigid material mounted on a pole or mast that is generally oriented in a vertical manner, resembles a sail and is intended to be wind activated.

Frontage, Building. That facade of a building which faces and is parallel to, or most nearly parallel to the public street which provides the primary direct vehicular access to the building.

Frontage, Street. A lot line fronting a public street.

Internally Illuminated. A sign which is wholly or partially illuminated by an internal light source from which source light passes through the display surface to the exterior of the sign.

Halo Lit. Also known as reverse lit, the face of the sign is not lit up at night. Instead, the lighting is directed behind the letters and is reflected back in a "halo" effect.

Hearings Body. The City staff, Community Development Director, or designee, Urban Area Planning Commission, Hearings Officer, or City Council.

Kiosk. A small, free-standing structure which may have one or more surfaces used to display advertising or to identify or index a business or businesses.

Lighting, Downcast and Shielded. The fixture allows no light emission above a horizontal plane through the bottom of the fixture. See Redmond Development Code, Section 8.0330.

Maintain. To allow to exist or continue.

Marquee. A permanent roofed structure attached to or supported by a building but does not mean a "canopy" as defined herein.

Multi-Family Complex. A building or group of buildings on a single lot containing a total of five or more dwelling units.

Non-structural Trim. A molding, batten, cap, nailing strip or stringer, lattice, cutout, letter, or walkway attached to a sign structure.

Parapet. A low wall or railing used to protect the edge of a roof, also called a parapet wall.

Pennant. A long, tapering flag that is generally longer than it is wide, used either alone or in an interconnected series of two or more.

Pergola. A structure usually consisting of parallel colonnades supporting an open roof of girder and cross rafters, also known as an arbor, trellis or ramada.

Person. An individual, corporation, partnership, association, joint venture, or other legal entity.

Promotional Event. An activity conducted by a business for a limited time that is intended to highlight specific goods and/or services offered by the business.

Roof Line. The line which marks the highest point of the vertical front of a building in the case of a false front, or the line where the roof is joined to the vertical front wall of the building in other cases.

Shopping Center. A premises planned and developed as a unit with an undivided, non-segregated parking area and is advertised as a center or mall and has multiple occupancy by business.

Sign. A sign is any object or device, or part thereof, situated outdoors or indoors which is used to advertise or identify an object, person, institution, organization, business, product, service, event, or location by means including pictures, colors, motion illumination or projected images. Signs do not include the following:

1. Flags of nations, or an organization of nations, states and cities, fraternal, religious, and civic organizations.
2. Merchandise, pictures or models or products or services in a window display.
3. Time and temperature devices not related to a product.
4. National, state, religious, fraternal, professional, and civic symbols, or crests.
5. Works of art which in no way identify a product.

Sign – Awning or Canopy. A sign located on or attached to an awning or canopy.

Sign – Cabinet. A sign that contains all the text and/or logo symbols within a single enclosed cabinet.

Sign – Daily Display Sign. A non-permanent sign normally associated with business activity which is placed out-of-doors during business hours for display and returned indoors during off-hours. Daily display signs may be constructed in a sandwich board (A-Frame) style, mounted on a single pedestal, or other similar construction, and are unlit.

Sign – Directory. A sign giving the name, address number or location of the occupants of a building or buildings.

Sign – Directional. An on-premise sign designed to be read by a person already on the premises and used only to identify and locate an office, entrance, exit, motor vehicle route, telephone or similar place, service, or route.

Sign – Free-standing. A sign supported by one or more uprights or braces and not attached or incidentally attached to any building or structure but does not include ground mounted signs.

Sign – Ground mounted or monument. A sign which is not attached to any structure, or building, and has a support which places the bottom thereof less than four (4) feet from the ground.

Sign – Mobile Sign. Any sign which is mounted or designed for mounting on wheels, or which is mounted or designed for mounting on self-propelled or towed vehicle, and the primary purpose of which is advertising.

Sign – Non-conforming. A sign erected prior to the adoption of these standards which does not conform to the provisions contained herein.

Sign – Off-Premises. A sign which advertises goods, products or services which are not sold, manufactured, or distributed on or from the premises or facilities on which the sign is located.

Sign – Pan Channel. An individual letter of a sign constructed so that the sides and back of the letter are one unit.

Sign – Parapet or Pergola. Any sign or other commercial graphic attached to a parapet, ramada, pergola or other similar structure.

Sign – Portable. Any sign or other graphic which is designed to be transported from one place to another.

Sign – Projecting. A sign which extends perpendicular or nearly perpendicular from the building face to which it is attached.

Sign – Reader Board. Signs whose alphabetic, pictographic, or symbolic informational content can be changed or altered on a fixed display screen composed of electronically illuminated segments. A time and/or temperature sign shall not be considered a reader board.

Sign – Reverse Pan Channel. An individual letter of a sign constructed of an opaque material so that the sides and front of the letter are one unit.

Sign – Roof Sign. A sign located on or above the roof of any building, not including a false mansard roof or other fascia.

Sign – Temporary Sign. A sign intended to be displayed for a limited period of time.

Sign – Wall Sign. A sign painted or otherwise affixed to the face of a building, marquee, or roof overhang parallel to such face.

Sign Base. The posts or supporting structure between the ground and bottom of the sign.

Tenant. Entity with the right to temporarily possess another's property in exchange for rent under a lease or similar arrangement.

Zone. A zoning district established pursuant to the City Zoning Standards.

GENERAL PROVISIONS AND PROCEDURES

11.050 General Provisions.

1. It is unlawful for any person to erect, repair, alter or relocate or maintain within this City, any sign or other graphic except as provided in these standards.
2. No sign shall be attached to or placed against a building or other structure in such a manner as to prevent or inhibit ingress or egress through any door or window required or designated for access to any building, no shall any sign obstruct or be attached to a fire escape.
3. No sign or other street graphic other than a City or other public agency sign shall be allowed to be erected, installed, replaced, or maintained in, over or on any public property, including parkways, except as provided for Projecting signs.
4. Any sign or other street graphic which is supported by more than one means and therefore cannot be clearly defined as a ground, marquee, wall, roof, projecting, or other sign shall be administratively assigned to the sign category most logically applicable and the appropriate standards applied.

11.060 Sign Permit. Except as provided in Section 11.090 of these standards, no sign shall be erected, structurally altered, or relocated until a sign permit has been issued.

11.070 Procedure.

1. Applications for a sign permit shall include a scale drawing of the sign including dimensions, height and materials and showing its relationship to the ground or to any building or structure to which the sign is proposed to be installed or affixed. When appropriate, a site plan drawn to scale shall be submitted which indicates the location of proposed signing relative to street and property lines. Prior to the issuance of a sign permit, the Building Official may review the construction aspects of the proposed sign. The Community Development Director, or designee, may require other pertinent information where in their opinion, such information is necessary to determine compliance with the provisions of these standards.
 - A. The Community Development Director, or designee, may require other pertinent information where in their opinion, such information is necessary to determine compliance with the provisions of these standards.
 - B. Prior to the issuance of a sign permit, the Building Official may review the construction aspects of the proposed sign. Such reviews may separately require a building permit.
2. The Community Development Director, or designee, shall issue a permit for a sign covered by applications duly made unless the sign is in violation of the provisions of these standards. Sign permits mistakenly issued in violation of these standards are void.
3. The Community Development Director, or designee, may revoke a sign permit if he or she finds that there was a material and misleading false statement fact in the application for the permit.
4. The Community Development Director, or Hearings Body shall interpret the provisions of this Chapter and may authorize deviations from standards where it can be shown that owing to special and unusual circumstances related to a specific piece of property, structure or building, or the literal interpretation of these standards would cause an undue or unnecessary hardship. Furthermore, conditions may be included in approvals to protect the best interest of the surrounding property or neighborhood and to otherwise achieve the purposes of the sign code standards.
5. A sign permit shall be void if work for which the permit was issued has not been completed within a period of 180 days from the date of issuance of the permit.

11.080 Sign Measurement.

1. The following standards shall be used in measuring a sign to determine compliance with these standards:
 - A. **Area or Area of Sign.** Area, or area of a sign, is the area within any perimeter which encloses the limits of any writing, representation, emblem, figure, or character. The area of a sign having no such perimeter or the area of a sign having an irregular shape shall be computed by computing the surface area of a known geometric shape or shapes which most closely resemble the area of the subject sign. The area of all signs in existence at the time of the enactment of these standards, whether conforming or nonconforming, shall be counted in establishing the permitted sign area of all new signs to be allowed for an individual business or a premises. Where a sign is of a three dimensional or round or irregular solid shape, the largest cross section shall be used as though it were a flat surface to determine sign area.

- B. **Clearance.** Clearance of a sign is measured from the average grade at the base of the sign to the lowest point of the sign.
- C. **Height.** Height is measured from the grade of the curb line closest to the base of the sign to the highest point of the sign. In the absence of a curb line, the edge of the street pavement shall be used.
- 2. **Area of building facade.** The area shall be computed by multiplying the width of the building frontage or portion thereof by the height of the building or portion thereof which are devoted to the particular business (the business façade). "False fronts" and mansard roofs may be included when calculating the area of the building façade.

11.090 Permit Exceptions. The following signs or procedures shall not require a sign permit. Provided, however, these signs shall be subject to the provisions of Section 11.120.

- 1. Exempt signs listed in Section 11.100.
- 2. The changing of advertising or message on an approved painted or printed sign or sign specifically designed for the use of replaceable copy.
- 3. The painting, repainting, cleaning, and normal maintenance, and repair of an existing sign unless a substantial structural change is made.
- 4. Daily display signs and banners erected during street closures associated with construction. This exemption is only for the duration of the street closure.
- 5. Murals shall be approved through the City Code, Section 7.400 et seq.

EXEMPT, TEMPORARY AND PROHIBITED SIGNS

11.100 Exempt Signs. The following signs are exempt from this ordinance.

- 1. Safety signs, trespassing signs, memorial plaques, and historical markers.
- 2. Except as provided for in Section 11.110, signs of a noncommercial nature.
- 3. Signs determined to have historical value as determined in accordance with Section 11.300 of these standards.
- 4. Kiosk on public property or as approved otherwise by the Hearings Body.
- 5. Small signs not exceeding three square feet in area, attached flat against a building, non-illuminated.
- 6. Interior, non-illuminated signs designed primarily to be viewed from a sidewalk or street when maintained inside a building, including but not limited to, signs attached to or painted on the inside of a window provided, however, the permitted area for such signs shall be limited to 25% of the window area.
- 7. Signs on coin operated vending machines, gasoline pumps, and telephone booths and not exceeding the dimensions of said machines.
- 8. Traffic or other municipal signs, legal notices, railroad crossing signs and danger signs. The City may also post off-premise directional signs for restaurants, hotels (motels), and automobile service stations in commercial zones and for businesses in the Airport Industrial Area.
- 9. Churches, schools, and other public facilities in any zone may have an on-site sign for each building or activity facility not exceeding 24 square feet. Said signs shall be non-illuminated.
- 10. Off-premises commercial advertising signs located within recreational athletic fields, parks arenas, and other public property operated by public or non-profit civic organizations; provided however, that the signs face inward toward the respective athletic fields and do not extend above any of the perimeter fences. These signs shall be non-illuminated and shall not have any flashing or animated components.

11. Any sign placed during an emergency operation as declared by the Community Development Director, or designee, or by any city, state or federal law enforcement or public safety official. Such signage shall be specifically for the direction and management of emergency personnel, victim's assistance, and/or directions for the general public.
12. Signage on properties within the Airport Compatibility Zone. Signage review and approval shall be governed by the Airport Director, or designee.

11.110 Temporary Signs. The following signs are allowed according to the terms specified herein. No temporary sign, other than a sign installed by a public agency shall be allowed in or over the public right-of-way or attached to any public property, including street trees, light poles, and other utilities and/or structures.

The following temporary signs do not require permitting:

1. Signs located on sites under construction. Said signs shall be located on the site of construction, shall not exceed 32 square feet in area and shall be removed within 14 days of the beginning of the intended use of the project.
2. Signs located on a site for sale, rental or lease. The total area shall not exceed 32 square feet, except for such signs in a residential zone which shall not exceed a total of six square feet. Such signs shall not be located in such a manner as to cause a public safety hazard and shall be removed within 14 days of the sale, rental, or lease.
3. Off premise real estate signs not visible from a State highway for the purpose of directing the public to the sale of multiple residential properties only with written permission of the property owner and limited to:
 - A. A maximum of 5 total off premise signs.
 - B. Private property only.
 - C. 8 square feet in an area except for one of the 5 permitted signs may be allowed up to 16 square feet if on an arterial road.
 - D. A 3-year limit with a possible 2-year extension.
4. Signs placed by a non-profit, civic, charitable, or benevolent event organizer in the course of an event. Said signs shall be removed within seven days after the event. Said signs shall be limited to a maximum area of 32 square feet and a maximum time limit of four days. Off-premises signs are authorized only with written permission of the property owner. Said signs shall not be illuminated. These signs are exempt from all other sections of the sign code provisions.
5. Street banners placed in the course of public entertainment or event. Such banners and their location shall be approved by the Community Development Director, or designee. Street banners may be displayed for fourteen days before and seven days after the event.
6. Signs placed on an approved land development site are allowed for a period of three years with a possible two-year extension upon issuance of a temporary sign permit by the Community Development Director, or designee. Size of signs shall be controlled by the following schedule:

Project Size	Total Number of Signs	Maximum Area Per Sign
4 acres or less	1	32 sq ft
over 4 acres	1	96 sq ft

7. Signs placed during the course of a political election can be erected up to 90 days before the date of the election. Said signs must be removed within 10 days from the date of election.

8. Temporary signs not addressed elsewhere within these standards shall be allowed for a maximum of 60 days. Signs shall have maximum sign areas of six square feet in residential zones, and eight square feet in all other zones. Signs shall not exceed four feet in height in residential zones or six feet in height in all other zones. Signs shall be placed entirely on private property and shall not compromise any clear vision areas. Off-premise temporary signs are authorized only by written permission of the property owner.

The following signs require a permit:

1. **Banners.** Banners shall be in compliance with the following standards:

- A. A business may display a banner or banners no more than 60 days total in a calendar year. A business may divide these 60 days into any combination of days.
- B. The number of banners displayed at one time shall be limited to one banner per public entrance into the business or one banner per building façade facing a public street or parking lot, whichever is greater.
- C. For banners attached to the façade of a building, the total size of all banners on a building façade shall be limited as follows based on the width of the façade on which the banner(s) will be attached:

Width of Façade	Maximum Square Feet
Less than 50 ft	32 sq ft
50-100 ft	64 sq ft
100-200 ft	96 sq ft
over 200 ft	128 sq ft

Banners shall be secured at all corners and shall contain no tears, tattered edges, stains, or other signs of wear.

- D. In addition to the above, one banner no larger than 32 square feet may be placed elsewhere on the property. Such banner shall be located entirely on private property, shall not compromise any clear vision areas, and shall be securely attached at both ends.
 - E. Exceptions. The following shall be exempt from the restrictions listed above:
 - 1. Banners used as permanent signage that are approved through the regular sign review process.
 - 2. A business may apply for a temporary sign permit to utilize banners as its primary signage for the first 60 days of operation. The total area for these banners may exceed the maximum limits indicated above as long as the total signage on each building facade is within the signage area that would generally be allowed for permanent signage. Such banners approved as primary signage shall not count toward the 60-day maximum for a promotional event in a calendar year.
2. **Feather Flags.** Feather flags shall be in compliance with the following standards:
- A. A business may display two feather flags no more than 60 days total in a calendar year. A business may divide these 60 days into any combination of days.
 - B. Feather flags shall be located entirely on private property and shall not compromise any clear vision areas.
 - C. Feather flags shall contain no tears, tattered edges, stains, or other signs of wear.

- D. Feather flags shall conform to all applicable building code requirements and shall be affixed to the ground or a permanent structure in a secure manner per the manufacturer's specifications, so as to not pose a hazard. Prior to issuance of a sign permit, the applicant shall demonstrate how it will comply with the manufacturer's specifications for proper anchoring of the flag to the ground.

11.120 Prohibited Signs. The following signs are prohibited:

1. Signs that use valances, propellers, wind activated, or attention attracting devices. These devices when not part of any sign, but on the premises where a sign is utilized, are similarly prohibited unless they are permitted specifically by other legislation.
2. Signs that contain, include, or are illuminated by any flashing, intermittent revolving, rotating or moving lights. This does not apply to signs utilized by the City or Oregon Department of Transportation.
3. Signs that move or have any animated moving parts.
4. That the Community Development Director, or designee, determine to create confusion with or interfere with the effectiveness of traffic signs or signals.
5. That are placed on, affixed to, or painted on a motor vehicle or trailer and placed on public or private property for the primary purpose of providing a sign not otherwise permitted by these standards. Signs on vehicles used in the normal course of business shall not be subject to this provision.
6. Portable signs not supported by a sign structure in the ground, nor attached to or erected against a building or structure and are capable of being moved about the premises except as may be specifically permitted by the terms of these standards.
7. Bench signs.
8. Signs or sign structures that create a hazard by obstructing clear view of pedestrian and vehicular traffic.
9. Any small sign, generally of a temporary nature, and generally known as a "snipe sign" tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences or buildings or other structures.
10. Parapet or pergola signs.

SIGNS PERMITTED BY ZONES

11.130 Signs Permitted in the Open Space Park Reserve (OSPR) Zone.

1. **Wall Signs.** One wall sign shall be permitted not to exceed 32 square feet in area.
2. **Ground Mounted Signs.** One ground mounted sign shall be permitted not to exceed 32 square feet in area and ten feet in height.
3. **Directional Signs.** Directional signs are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height. On arterial streets where the posted speed limit is greater than 50 miles per hour, one directional sign shall be permitted per street frontage, limited to 16 square feet in area.
4. **Location.** All allowable signs under these provisions shall be erected no closer than five feet from a street right-of-way, shall be a minimum of 25 feet from an adjacent lot and shall be placed on the property upon which the use is located.
5. **Illumination.** Signs in this zone may only be illuminated by means of downcast, shielded lighting. No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.

- A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
 - C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
 - D. Signs on property abutting and facing residential zones shall not be illuminated by any means other than downcast, shielded lighting.
 - E. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - F. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.
6. **Prohibited Signs.** Subject to 11.120 and;
- A. Temporary signs
 - B. Roof signs
 - C. Free-standing signs
 - D. Billboards
 - E. Daily Display signs
 - F. Projecting signs
 - G. Marquee signs
 - H. Awning/Canopy signs
7. **Permitted Materials.** Pursuant to 11.220.

11.140 Signs Permitted in Residential Zones.

- 1. **Multi-Family Complexes.** One sign not to exceed 32 square feet in area shall be permitted per public vehicular entrance, not to exceed three signs. Such signs shall be a wall or ground mounted type. Ground mounted type signs shall not exceed five feet in overall height. Wall signs shall not project more than 18 inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of 14 feet, six inches. Wall signs shall not project more than three feet above the eave line or roof line. A wall sign shall not project beyond the ends of the wall to which it is attached.
- 2. **Subdivision, Planned Unit Developments, and Mobile Home Parks.** One sign not to exceed 32 square feet in area shall be permitted per public vehicular entrance. Such signs shall be a wall or ground mounted type. No more than three signs are permitted in a development. Ground mounted type signs shall not exceed five feet in overall height. Wall signs shall not project more than 18 inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of 14 feet, six inches. Wall signs shall not project more than three feet above the eave line or roof line. A wall sign shall not project beyond the ends of the wall to which it is attached.
- 3. **Commercial Uses.** A commercial use, in a residential zone may have one wall or ground-mounted sign not to exceed 32 square feet in area and may have a building directory sign provided in the area of such sign does not exceed one square foot per occupant of the building. Ground mounted type signs shall not exceed five feet in overall

height. Wall signs shall not project more than 18 inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of 14 feet, six inches. Wall signs shall not project more than three feet above the eave line or roof line. A wall sign shall not project beyond the ends of the wall to which it is attached.

4. **Directional Signs.** Signs are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height. On arterial streets where the posted speed limit is greater than 50 miles per hour, one directional sign shall be permitted per street frontage, limited to 16 square feet in area.

5. **Awning and Canopy Signs**

- A. Canopy or Awning Signs may be placed on the front or sides if a canopy or awning, including placement along the top or bottom of the canopy or awning front so long as the sign does not project more than three feet above or below the canopy or awning and is consistent with (D) below.
- B. Canopy or awning signs are included as part of the allowed wall sign area.
- C. Posts or columns beyond the property line will not be permitted.
- D. The lowest point of the awning or canopy must be at least eight feet above the sidewalk and 14 feet, six inches above vehicle accesses.

6. **Daily Display Signs**

- A. One allowed per 25 feet of street-facing frontage.
- B. One allowed per business.
- C. Sign dimension shall not exceed a maximum width of three feet and a maximum height, from ground level, of four feet, but in no case shall exceed nine square feet.
- D. Set back behind the curb so as not to interfere with on-street parking, or a minimum of 10 feet from the edge of the nearest street travel lane where curbs are not in place.
- E. Signs may be located either on private property or in the public right-of-way, shall comply with the Americans with Disabilities Act (ADA), and shall not interfere with pedestrian movement of wheelchair access to, through, and around the site. A minimum access width of five feet shall be maintained along all sidewalks and building entrances accessible to the public. Signs should be placed either next to the building or business or at the curbside by a street tree or other public amenity so as not to block on-street parking accessibility.
- F. A City right-of-way permit must be obtained prior to approval of a sign permit. The applicant shall provide a map showing where the sign will be placed. The sign permit and City right-of-way permit shall be revocable.
- G. Shall not be placed in the clear vision triangle.
- H. The sign shall not be placed within three feet of public art.
- I. Shall not encroach into required off-street parking areas, public roadways, or alleys.
- J. Shall be utilized only during regular business hours and shall be removed during non-business hours.
- K. Shall be adequately supported and shall have a weighted base capable of keeping the sign upright.
- L. Materials shall be of a permanent nature and not be subject to fading or damage from weather. Paper or cloth is not permitted unless located within a glass or plastic enclosure. A wood base is recommended.

- M. May not be illuminated, internally or otherwise.
 - N. Sign shall appear professionally designed, manufactured, and be continuously maintained. All lettering shall be fixed. 40% of the sign may be chalk/white board.
 - O. A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application.
 - P. The sign owner shall assume all liability for incidents involving the sign by providing a document exempting the City from liability.
7. **Temporary Signs.** Pursuant to 11.110.
8. **Illumination.** Signs in this zone may only be illuminated by means of downcast, shielded lighting. No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.
- A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
 - C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
 - D. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - E. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.
9. **Prohibited Signs.** Subject to 11.120 and;
- A. Roof signs.
 - B. Free-standing signs.
 - C. Projecting signs.
 - D. Marquee signs.
 - E. Billboard signs.
 - F. Off-premises signs.
10. **Permitted Materials.** Pursuant 11.220.

11.150 Signs Permitted in General Commercial Zones. This section shall apply to all signs in the Strip-Service Commercial C-1 zone, Central Business District Commercial C-2 zone except for those properties in the Downtown Overlay District, Special Service Commercial C-3 zone, Limited-Service Commercial C-4 Zone and Tourist Commercial C-5 Zone.

- 1. **Wall Signs.** The maximum sign area permitted per building façade shall be 1.5 square feet per one linear foot of business façade width, or six percent of the square footage of that business façade, whichever is greater. Wall signage is allowed on a maximum of three facades.
 - A. Wall signs shall not project more than 18 inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of 14 feet, six inches.

- B. Wall signs shall not project more than three feet above the eave line or roof line.
 - C. Wall signs attached to the end of the face of a marquee shall not exceed a height of thirty inches. The lower edge of such sign shall not extend below the marquee.
 - D. A wall sign shall not project beyond the ends of the wall to which it is attached.
 - E. Wall signs shall be located on the business façade which is used to determine the allowed sign area for that facade.
 - F. As a component of wall signs, flags, permanent banners, and feather flags shall be permitted as follows:
 - i. **Flags.** Commercial flags are permitted as long as they are in compliance with the following standards:
 - a. The size of each commercial flag shall not be limited, but the total square footage for the flag(s) shall be calculated as part of the overall allotment allowed for wall signs for the property.
 - b. The flag shall be mounted to a flagpole or to the primary building on the site.
 - c. The height of the pole shall not exceed 25 feet.
 - d. Flags may be displayed continuously throughout the year.
 - e. Up to three separate flags are permitted on one property.
 - f. The edge of the flag shall not extend beyond the property line into the public right-of-way. No flag shall project or extend into any clear vision area.
 - g. A building permit for the flagpole may be necessary.
 - ii. **Permanent Banners.** Banners that are displayed permanently shall be allowed signs as long as they are in compliance with the following standards:
 - a. There shall be no limit on the size of the permanent banner, but the square footage of the banners shall be subtracted out of the wall sign size allotment for the building.
 - b. There shall be no limit to the number of days a business may display a banner or banners total in a calendar year, but banners shall be changed out a minimum of every 30 days with banners advertising a different message or shall have a 30-day separation between display times if a business wants to continue to re-use the same banner.
 - c. The number of banners displayed at one time shall be limited to one banner per street frontage.
 - d. Banners shall be securely anchored on all four sides to a permanent structure.
2. **Roof Signs.** Instead of having wall signs, a roof sign is allowed subject to installation on a single story, flat roofed building provided that extends no more than six feet above the roof line or 25 feet above the curb line. A roof sign may not exceed fifty square feet in area. The supporting members of roof signs shall appear to be free of any extra bracing, angle iron, guy wires, etc. All supports shall appear to be an architectural and integral part of the building.
3. **Free-Standing and Ground Mounted Signs.** One free-standing or ground mounted sign shall be permitted subject to the following requirements:
- A. A business complex or shopping center may have one ground mounted sign or free-standing sign for each street frontage subject to the provisions below. Each separate building within the complex or shopping center may have one monument sign.

- B. Free-standing signs may not exceed 25 feet in height. Such signs shall be allowed the following square footage based on the street frontage for the property the sign is being placed on:

Frontage	Allowable Sign Area
1 to 100 feet	50 SF
101 to 150 feet	70 SF
More than 150 feet	90 SF

- C. Free-standing signs shall not be located in a side yard, common to another lot or within a rear yard. A free-standing sign may extend to the street right-of-way within a front yard subject to a minimum clearance of eight feet. In the case of a double frontage lot where the building abuts two parallel streets, one free-standing sign may be located on each frontage.
- D. No free-standing sign shall project or extend into any clear vision area. One of two sign poles supporting a free-standing sign may be located within a clear vision area if they are necessary for the support of the sign, provided they do not exceed a combined total width of 12 inches and provided no other portion of the sign is located within the clear vision area beneath eight feet in height.
- E. A ground mounted sign shall not be located within ten feet of any other sign, within any street right-of-way, or within any clear vision area.
- F. No more than one ground mounted sign shall be permitted for each street frontage. Unless otherwise specified in these standards, ground mounted signs shall have maximum overall dimensions and area not exceeding any of the following:
- A maximum height of 10 feet.
 - A maximum width of 12 feet.
 - Seventy-five square feet of area.
4. **Directional Signs.** On premise directional signs are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height. On arterial streets where the posted speed limit is greater than 50 miles per hour, one directional sign shall be permitted per street frontage, limited to 16 square feet in area.
5. **Awning, Canopy and Marquee Signs**
- Canopy or Awning Signs may be placed on the front or sides if a canopy or awning, including placement along the top or bottom of the canopy or awning front so long as the sign does not project more than three feet above or below the canopy or awning and is consistent with (E) below.
 - Canopy or awning signs are included as part of the allowed wall sign area.
 - Posts or columns beyond the property line are not permitted.
 - The lowest point of the awning or canopy must be at least eight feet above the sidewalk and 14, six inches above vehicle accesses.
 - Marquee signs may be located under a marquee if a vertical clearance of eight feet is maintained between the bottom of the sign and the grade below.
 - Vertical height of marquee signs shall not exceed 18 inches and shall not exceed a sign area of eight square feet.
 - The horizontal clearance between a marquee and the curb line shall not be less than three feet.
6. **Building Directory Signs.** Limited to three square feet per occupant.

7. **Motor Vehicle Service or Drive-up Window Signs.** Limited to one ground mounted sign not to exceed 32 square feet and one additional drive-up window sign not to exceed 16 square feet.
8. **Billboard Signs.** Shall be permitted in the C-1, C-3, and C-5 Zones subject to the following provisions:
 - A. No billboard shall be erected within 500 feet of another billboard on the same side of the roadway. The distance between billboards shall be measured along the center line of the road.
 - B. No billboards shall exceed a maximum height of 30 feet.
 - C. The face size of any billboard shall not exceed 12 feet in vertical height or 24 feet in horizontal dimension.
 - D. No new, relocated, or remodeled billboard face shall be internally lit, contain or utilize any electronic or digital component, liquid crystal diodes, light emitting diode, motion signage, rotating louvers, and similar digital technologies.
 - E. Billboards may be installed on public or private property, subject to the consent of the property owner, and City approval based on the City's evaluation of traffic safety issues resulting from the billboard. No billboard shall be installed within any transportation right-of-way.
 - F. All structural supports for billboards shall be constructed of steel.
 - G. Evidence must be provided showing the obtaining of a state permit from the Oregon Department of Transportation (ODOT).
 - H. The applicant shall acquire a Conditional Use Permit from the Community Development Department for each individual billboard prior to installing or relocating any billboard.
 - I. No billboard sign shall be so illuminated that it interferes with the effectiveness of any official traffic device, impairs the vision of a driver of any motor vehicle, or otherwise interferes with a driver's operation of a motor vehicle. No billboard sign shall be so illuminated that it causes glare to adjacent residential structures. All lighting of billboards shall be shielded downcast lighting. The external lighting source for billboards shall be from a solar system or underground electrical line. Overhead electrical lines are prohibited.
 - J. The total maximum number of billboards shall not exceed 15 within the Redmond Urban Growth Boundary and City limits. A Conditional Use Permit shall be required to relocate or replace one of these existing billboards; however, the permit for relocation or replacement must be obtained prior to removal of the existing billboard unless approved by the Community Development Director, or Hearings Body.
9. **Projecting Signs.** Projecting signs shall be allowed according to the following provisions:
 - A. The maximum size of a projecting sign shall be eight square feet. The square footage must be deducted from the allowable wall sign area of the building from which the projecting sign will be attached.
 - B. Only one face of a double-faced projecting sign with parallel and bearing identical copy shall be used in computing the area thereof.
 - C. Projecting signs must clear sidewalks by at least eight feet, including any supports, and may project from the face of the building no more than three feet or one-third the width of the sidewalk, whichever is less.
 - D. Signs may not be illuminated by any means, internal or otherwise.
 - E. Such signs may not extend above the second story.
10. **Daily Display Signs**
 - A. One allowed per 25 feet of street-facing frontage.
 - B. One allowed per business.

- C. Sign dimension shall not exceed a maximum width of three feet and a maximum height, from ground level, of four feet, but in no case shall exceed nine square feet.
- D. Set back behind the curb so as not to interfere with on-street parking, or a minimum of 10 feet from the edge of the nearest street travel lane where curbs are not in place.
- E. Signs may be located either on private property or in the public right-of-way, shall comply with the Americans with Disabilities Act (ADA), and shall not interfere with pedestrian movement of wheelchair access to, through, and around the site. A minimum access width of five feet shall be maintained along all sidewalks and building entrances accessible to the public. Signs should be placed either next to the building or business or at the curbside by a street tree or other public amenity so as not to block on-street parking accessibility.
- F. A City right-of-way permit must be obtained prior to approval of a sign permit. The applicant shall provide a map showing where the sign will be placed. The sign permit and City right-of-way permit shall be revocable.
- G. Shall not be placed in the clear vision triangle.
- H. The sign shall not be placed within three feet of public art.
- I. Shall not encroach into required off-street parking areas, public roadways, or alleys.
- J. Shall be utilized only during regular business hours and shall be removed during non-business hours.
- K. Shall be adequately supported and shall have a weighted base capable of keeping the sign upright.
- L. Materials shall be of a permanent nature and not be subject to fading or damage from weather. Paper or cloth is not permitted unless located within a glass or plastic enclosure. A wood base is recommended.
- M. May not be illuminated, internally or otherwise.
- N. Sign shall appear professionally designed, manufactured, and be continuously maintained. All lettering shall be fixed. 40% of the sign may be chalk/white board.
- O. A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application.
- P. The sign owner shall assume all liability for incidents involving the sign by providing a document exempting the City from liability.

11. Temporary Signs. Pursuant to 11.110.

12. Illumination. No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.

- A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
- B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
- C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
- D. Signs on property abutting and facing residential zones shall not be illuminated by any means other than downcast, shielded lighting.

- E. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - F. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.
13. **Prohibited Signs.** Pursuant to 11.120.
14. **Permitted Materials.** Pursuant to 11.220.

11.160 Signs Permitted in the Mixed Use Neighborhood (MUN) and Mixed Use Employment (MUE) Zones. This section shall apply to all signs in the MUN and MUE Zones.

Each building may install a total of two signs on each fronting street from the following types: window, wall, and awning. The total sign area for two signs shall not exceed the maximum permitted area as stipulated in this section.

In addition, the following are permitted:

1. **Projecting Signs.** One projecting sign per building street façade.
 - A. One entry sign per service entry, maximum of 2.5 square feet in area,
 - B. One directional sign per parking entry, maximum 2.5 square feet, facing rear or side parking lot.
 - C. Maximum sign area shall be 6.5 square feet.
 - D. Distance from the lower edge of the signboard to the ground shall be a minimum of seven feet.
 - E. For single-story buildings, top signboard edge shall be no higher than the wall from which it projects.
 - F. For the multistory building, top signboard edge shall be no higher than the sill or bottom of the average second story window height.
 - G. Distance from the building wall to signboard shall be a maximum of eight inches.
 - H. Maximum signboard width shall not exceed the width of the sidewalk.
2. **Ground Mounted or Monument Signs.** One monument or ground mounted sign at the public right-of-way entries to the zone.
 - A. Maximum sign area shall be 24 square feet.
 - B. Maximum lettering and other graphic height shall be four inches.
 - C. Maximum signboard height at top edge or any supporting or decorative element shall be four feet. The maximum signboard width shall be five feet.
 - D. Sign shall not interfere with pedestrian or vehicular circulation or interfere with clear vision requirements.
3. **Window Signs**
 - A. Maximum sign size shall be four square feet.
 - B. Signs shall be silk screened, applied die or laser cut metal, wood or polymer, acid etched, or hand painted or other similar structure.
4. **Wall Signs**
 - A. Maximum sign size shall be 5% of ground floor façade or 26 square feet, whichever is less.
 - B. Maximum sign height shall be 18 feet above the sidewalk or other finish grade.
 - C. Applied die or laser cut metal, wood, or polymer or other similar construction lettering may be substituted for wall signs, limited to 24 square feet of letter area.
5. **Awning and Canopy Signs**

- A. Maximum sign area shall be 12 feet on the main awning face and five square feet on the awning valance.
 - B. Lettering may not dominate sloped or curved portions. Lettering and signboard may be integrated along the valance or fascia. Freestanding letters may be mounted on top of and extend above the fascia.
6. **Daily Display Signs**
- A. One allowed per 25 feet of street-facing frontage.
 - B. One allowed per business.
 - C. Sign dimension shall not exceed a maximum width of three feet and a maximum height, from ground level, of four feet, but in no case shall exceed nine square feet.
 - D. Set back behind the curb so as not to interfere with on-street parking, or a minimum of 10 feet from the edge of the nearest street travel lane where curbs are not in place.
 - E. Signs may be located either on private property or in the public right-of-way, shall comply with the Americans with Disabilities Act (ADA), and shall not interfere with pedestrian movement of wheelchair access to, through, and around the site. A minimum access width of five feet shall be maintained along all sidewalks and building entrances accessible to the public. Signs should be placed either next to the building / business or at the curbside by a street tree or other public amenity so as not to block on-street parking accessibility.
 - F. A City revocable permit must be obtained prior to approval of a sign permit. The applicant shall provide a map showing where the sign will be placed. The sign permit and City revocable permit shall be revocable.
 - G. Shall not be placed in the clear vision triangle.
 - H. The sign shall not be placed within three feet of public art.
 - I. Shall not encroach into required off-street parking areas, public roadways, or alleys.
 - J. Shall be utilized only during regular business hours and shall be removed during non-business hours.
 - K. Shall be adequately supported and shall have a weighted base capable of keeping the sign upright.
 - L. Materials shall be of a permanent nature and not be subject to fading or damage from weather. Paper or cloth is not permitted unless located within a glass or plastic enclosure. A wood base is recommended.
 - M. May not be illuminated, internally or otherwise.
 - N. Sign shall appear professionally designed, manufactured, and be continuously maintained. All lettering shall be fixed. 40% of the sign may be chalk/white board.
 - O. A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application.
 - P. The sign owner shall assume all liability for incidents involving the sign by signing a document exempting the city from liability.
7. **Temporary Signs.** Pursuant to Section 11.110.
8. **Illumination.** No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.
- A. When illuminated, signs shall be front, back (rear) top or bottom illuminated with single or multiple sources.
 - B. Sodium or mercury vapor lamps are prohibited.

- C. Exterior lighting shall be selected and installed to prevent excessive or intrusive illumination of, on, or over adjacent buildings, lots, public streets and/or site areas outside the source building or lot.
- D. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
- E. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
- F. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
- G. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
- H. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.

9. Prohibited Signs. Pursuant to 11.120 and;

- A. Pole-mounted freestanding signs.
- B. Internally illuminated wall signs.
- C. Signs on roofs, chimneys, and balconies.
- D. Billboards.
- E. Sodium or mercury vapor lamps.
- F. Flashing, blinking, moving, or mobile signs.
- G. Marquee signs.
- H. Billboards.
- I. Daily Display signs.

10. Permitted Materials. Pursuant to 11.220.

11.170 Signs Permitted in the Mixed Use Live/Work (MULW) Zone. This section shall apply to all signs in the Mixed Use Live/Work (MULW) zone. Where conflicts may exist in sign regulations, these standards take precedence over other sign regulations.

1. Wall Signs

- A. The maximum sign area permitted shall be 1.5 square feet per one linear foot of business façade width. Wall signage is allowed on a maximum of two building facades.
- B. Wall signs shall not project more than eighteen inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of fourteen feet, six inches.
- C. Wall signs shall not project more than three feet above the eave line or roof line.
- D. Wall signs attached to the end of the face of a marquee shall not exceed a height of thirty inches. The lower edge of such sign shall not extend below the marquee.
- E. A wall sign shall not project beyond the ends of the wall to which it is attached.
- F. Wall signs shall be located on the business façade which is used to determine the allowed sign area for that facade.
- G. A combination of a Wall sign, Awning/Canopy sign, and a Projecting sign is allowed, but sign area encompasses all signs on a single façade.
- H. Mounting equipment must be flush against the façade not extending beyond the building face more than six inches.

2. **Awning or Canopy Signs**
 - A. Canopy or awning signs are included as part of the allowed wall sign area calculation.
 - B. One awning sign per frontage per occupancy is permitted.
 - C. Minimum clearance below a sign is eight feet from the sidewalk or ground level.
 - D. Canopy or Awning Signs may not project more than three feet above or below the canopy or awning.
 - E. Posts or columns beyond the property line will not be permitted.
3. **Projecting Signs**
 - A. The maximum size of a projecting sign shall be eight square feet.
 - B. Projecting Signs are included as part of the allowed wall sign area calculation.
 - C. Only one face of a double-faced projecting sign bearing identical copy shall be used in computing the area thereof.
 - D. Must project more than 12 inches from building face, but not beyond the outside edge of the sidewalk or right of way.
 - E. Must be at a minimum of eight feet above the sidewalk or ground level.
4. **Ground Mounted or Monument Signs**
 - A. Shall not exceed 30 square feet in area and not more than six feet high. A base not to exceed eight feet in height is allowed. Sign calculation is only based on the sign area.
 - B. Not located within 10 feet of any other sign.
 - C. Must have a setback of five feet from right-of-way.
 - D. Outside of the clear vision area.
5. **Business Complex Signs**
 - A. A business complex may have one ground mounted sign for each street frontage of the complex subject to the provisions of the Ground Mounted or Monument Sign Section. Such signs shall be used to identify the name of the complex or center and may also be used to identify the individual businesses that are located within the complex or center. Each separate building within the complex may have one monument sign identifying the businesses located within that building subject to the provisions of the Ground Mounted or Monument Sign Section.
 - B. Outside of the clear vision area.
6. **Directional Signs**
 - A. On premise directional signs are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height.
7. **Temporary Signs.** Temporary Signs pursuant to Section 11.110.
8. **Daily Display Signs**
 - A. One allowed per 25 feet of street-facing frontage.
 - B. One allowed per business.
 - C. Sign dimension shall not exceed a maximum width of three feet and a maximum height, from ground level, of four feet, but in no case shall exceed nine square feet.
 - D. Set back behind the curb so as not to interfere with on-street parking, or a minimum of 10 feet from the edge of the nearest street travel lane where curbs are not in place.
 - E. Signs may be located either on private property or in the public right-of-way, shall comply with the Americans with Disabilities Act (ADA), and shall not interfere with pedestrian movement of wheelchair access to, through, and around the site. A minimum access width of five feet shall be maintained along all sidewalks and building entrances accessible to the public. Signs should be placed either next to

- the building / business or at the curbside by a street tree or other public amenity so as not to block on-street parking accessibility.
- F. A City revocable permit must be obtained prior to approval of a sign permit. The applicant shall provide a map showing where the sign will be placed. The sign permit and City revocable permit shall be revocable.
 - G. Shall not be placed in the clear vision triangle.
 - H. The sign shall not be placed within three feet of public art.
 - I. Shall not encroach into required off-street parking areas, public roadways, or alleys.
 - J. Shall be utilized only during regular business hours and shall be removed during non-business hours.
 - K. Shall be adequately supported and shall have a weighted base capable of keeping the sign upright.
 - L. Materials shall be of a permanent nature and not be subject to fading or damage from weather. Paper or cloth is not permitted unless located within a glass or plastic enclosure. A wood base is recommended.
 - M. May not be illuminated, internally or otherwise.
 - N. Sign shall appear professionally designed, manufactured, and be continuously maintained. All lettering shall be fixed. 40% of the sign may be chalk/white board.
 - O. A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application.
 - P. The sign owner shall assume all liability for incidents involving the sign by signing a document exempting the city from liability.
9. **Illumination.** Signs in this zone may only be illuminated by means of downcast, shielded lighting. No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.
- A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
 - C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
 - D. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - E. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.
10. **Prohibited Signs**
- A. Roof signs.
 - B. Pole or free-standing signs.
 - C. Marquee signs.
 - D. Directional signs.
 - E. Billboards.

11. **Material.** In the Mixed Use Live/Work (MULW) zone, all signs, except awning or canopy signs, shall be constructed of at least one or more of the following types of material. No other materials will be permitted.
 - A. Copper, brass, textured aluminum, or other natural look finishes.
 - B. Wrought iron.
 - C. Decorative scrolling.
 - D. Natural wood, excluding plywood.
 - E. Neon or LED tubing for lettering or graphics.
 - F. Plastic manufactured signs.

11.180 Signs Permitted in Industrial, Public Facility, and Fairground Zones. This section shall apply to all signs in the Light Industrial (M-1) Zone, General Industrial (M-1.5) Zone, Heavy Industrial (M-2) Zone, Public Facility (PF) Zone, and Fairground (FG) Zone.

1. **Wall Signs.** For each permitted or conditional use in the above listed zones, the maximum permitted sign area on a building shall not exceed 10 percent of the area of the building facade on which the sign is placed. Provided, however, in no case shall the maximum permitted area exceed 350 square feet and in no case shall more than two wall signs be permitted for wall signage.
2. **Ground Mounted Signs.** One ground mounted sign shall be permitted for each street frontage which provides direct vehicular access into the site. A ground mounted sign shall not be located within 10 feet of any other sign, within any street right-of-way, or within any clear vision area. Unless otherwise specified in these standards, ground mounted signs shall have maximum overall dimensions and area not exceeding any of the following:
 - A. A maximum height of 10 feet.
 - B. A maximum width of 12 feet.
 - C. Seventy-five square feet of area.
3. **Free-standing Signs.** In lieu of ground mounted signs as permitted in subsection (2) above, an industrial property may have one free-standing sign based on meeting the following criteria:
 - A. **Category 1 Signs**
 - i. Free-standing signs may not exceed 25 feet in height. Such signs shall be allowed the following square footage based on the street frontage for the property the sign is being placed on:

Frontage	Allowable Sign Area
1 to 100 feet	50 SF
101 to 150 feet	70 SF
More than 150 feet	90 SF

- ii. The sign shall be located adjacent to the street frontage providing direct vehicular access into the project.
 - iii. The maximum height shall not exceed twenty-five feet.
 - B. **Category 2 Signs**
The Category 2 regulations apply only if the proposal meets all of the following criteria:
 - i. The use is not related to the general traveling public and is primarily an industrial or manufacturing use.
 - ii. With the exception of Wall and Directional Signs, no other type of sign is permitted on the property.

- iii. The property is a minimum of eight acres in size.
 - iv. The sign is spaced at least 600 feet from an existing free-standing sign greater than 25 feet in height.
 - v. The sign is not located in the City's Airport Control (AC) overlay zone.
 - vi. Such signs may contain one square foot of sign area for each two lineal feet of street frontage which abuts the project for the first 100 feet, plus one-half square foot of sign area for each two lineal feet of street frontage which abuts the project over 100 feet, not to exceed a maximum area of 250 square feet.
 - vii. The sign shall be located adjacent to the street frontage providing direct vehicular access into the project.
 - viii. The maximum permitted sign height may be 50 feet.
4. **Directional Signs.** Signs are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height. On arterial streets where the posted speed limit is greater than 50 miles per hour, one directional sign shall be permitted per street frontage, limited to 16 square feet in area.
5. **Building Directory Signs.** Building Directory Signs are limited to three square feet per occupant.
6. **Billboards.** Shall be permitted in the M-1, M-1.5, and M-2 Zones.
- A. No billboard shall be erected within 500 feet of another billboard on the same side of the roadway. The distance between billboards shall be measured along the center line of the road.
 - B. No billboards shall exceed a maximum height of 30 feet.
 - C. The face size of any billboard shall not exceed 12 feet in vertical height or 24 feet in horizontal dimension.
 - D. No new, relocated, or remodeled billboard face shall be internally lit, contain or utilize any electronic or digital component, liquid crystal diodes, light emitting diode, motion signage, rotating louvers, and similar digital technologies.
 - E. Billboards may be installed on public or private property, subject to the consent of the property owner, and City approval based on the City's evaluation of traffic safety issues resulting from the billboard. No billboard shall be installed within any transportation right-of-way.
 - F. All structural supports for billboards shall be constructed of steel.
 - G. Evidence must be provided showing the obtaining of a state permit from the Oregon Department of Transportation (ODOT).
 - H. The applicant shall acquire a Conditional Use Permit from the Community Development Department for each individual billboard prior to installing or relocating any billboard.
 - I. Lighting of Billboards: No sign shall be so illuminated that it interferes with the effectiveness of any official traffic device, impairs the vision of a driver of any motor vehicle, or otherwise interferes with a driver's operation of a motor vehicle. No sign shall be so illuminated that it causes glare to adjacent residential structures.
 - J. All lighting of billboards shall be shielded downcast lighting. The external lighting source for billboards shall be from a solar system or underground electrical line. Overhead electrical lines are prohibited.
7. **Industrial Business Complex Signs.** An industrial business complex may have one ground mounted sign or free-standing sign for each street frontage. Each separate building within the complex may have one monument sign. A ground mounted sign shall not be located within 10 feet of any other sign, within any street right-of-way, or within any

clear vision area. Unless otherwise specified in these standards, ground mounted signs shall have maximum overall dimensions and area not exceeding any of the following:

- A. A maximum height of 10 feet.
- B. A maximum width of 12 feet.
- C. Seventy-five square feet of area.

8. **Awning or Canopy Signs**

- A. Canopy or awning signs are included as part of the allowed wall sign area calculation.
- B. One awning sign per frontage per occupancy is permitted.
- C. Minimum clearance below a sign is eight feet from the sidewalk or ground level.
- D. Canopy or Awning Signs may not project more than three feet above or below the canopy or awning.
- E. Posts or columns beyond the property line will not be permitted.

9. **Temporary Signs.** Pursuant to 11.110.

10. **Illumination.** No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.

- A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
- B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
- C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
- D. Signs on property abutting and facing residential zones shall not be illuminated by any means other than downcast, shielded lighting.
- E. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
- F. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.

11. **Prohibited Signs.** Pursuant to 11.120 and;

- A. Projecting signs.
- B. Roof signs.
- C. Marquee signs.
- D. Awning/Canopy signs.
- E. Daily Display signs.

12. **Permitted Materials.** Pursuant to 11.220.

11.190 Signs Permitted in the Downtown Overlay District (DOD). The Downtown Overlay District signage standards shall apply to all properties within the DOD boundaries. In that district, where a conflict exists between the DOD signage standards and other signage standards in this Code, the DOD signage standards shall be applied.

1. **Wall Signs.** Wall signs shall comply with the following standards.

- A. One wall sign per business façade is allowed.

- B. A combination of wall sign and one other sign type is allowed but sign area encompasses all signs on single facade (not including temporary banner or portable signs).
 - C. No wall sign shall extend above the roofline or the top of a parapet wall.
 - D. Mounted flush against the façade and not extending beyond the building face more than the depth of the sign being installed.
2. **Awning or Canopy Signs**
- A. May not be located higher than first floor of a building or 15 feet above the sidewalk whichever is less.
 - B. Minimum clearance below an awning on which signage is hung or displayed is eight feet from the sidewalk or ground level to the lowest portion of the awning or suspended sign whichever is lowest.
 - C. One awning sign per frontage per occupancy is permitted.
 - D. Sign area is included in the total calculated sign area allowed per façade.
3. **Ground Mounted or Monument Signs**
- A. Shall not exceed 20 square feet in area and not more than five feet high. A base not to exceed two feet in height is allowed. Sign calculation is only based on the sign area.
 - B. Not within 10 feet of any other sign.
 - C. Outside of the clear vision area.
 - D. No more than one monument/ground mounted sign per street frontage.
 - E. One illuminated or cabinet sign is allowed subject to the following standards:
 - i. Shall include a dark background and light-colored text. White or light-colored backgrounds are prohibited.
 - ii. Only one ground mounted illuminated cabinet sign is allowed on a property.
4. **Banners, Permanent**
- A. Hung with permanent attachments.
 - B. Must have a matte finish.
 - C. Must be in a permanent frame.
5. **Projecting Signs**
- A. Affixed to the face of the building and project in a perpendicular manner.
 - B. Must project more than 12 inches from building face, but not beyond the outside edge of the sidewalk.
 - C. Area calculated in overall wall signage for façade.
 - D. Permanently attached at top with the bottom of the sign allowed to swing freely.
 - E. Must be at a minimum of eight feet above the sidewalk.
6. **Daily Display Signs**
- A. One allowed per 25 feet of street-facing frontage.
 - B. One allowed per business.
 - C. Sign dimension shall not exceed a maximum width of three feet and a maximum height, from ground level, of four feet, but in no case shall exceed nine square feet.
 - D. Set back behind the curb so as not to interfere with on-street parking, or a minimum of 10 feet from the edge of the nearest street travel lane where curbs are not in place.
 - E. Signs may be located either on private property or in the public right-of-way, shall comply with the Americans with Disabilities Act (ADA), and shall not interfere with pedestrian movement of wheelchair access to, through, and around the site. A minimum access width of five feet shall be maintained along all sidewalks and building entrances accessible to the public. Signs should be placed either next to

- the building / business or at the curbside by a street tree or other public amenity so as not to block on-street parking accessibility.
- F. A City right-of-way permit must be obtained prior to approval of a sign permit. The applicant shall provide a map showing where the sign will be placed. The sign permit and City right-of-way permit shall be revocable.
 - G. Shall not be placed in the clear vision triangle.
 - H. The sign shall not be placed within three feet of public art.
 - I. Shall not encroach into required off-street parking areas, public roadways, or alleys.
 - J. Shall be utilized only during regular business hours and shall be removed during non-business hours.
 - K. Shall be adequately supported and shall have a weighted base capable of keeping the sign upright.
 - L. Materials shall be of a permanent nature and not be subject to fading or damage from weather. Paper or cloth is not permitted unless located within a glass or plastic enclosure. A wood base is recommended.
 - M. May not be illuminated, internally or otherwise.
 - N. Sign shall appear professionally designed, manufactured, and be continuously maintained. All lettering shall be fixed. 40% of the sign may be chalk/white board.
 - O. A sign permit application for a Daily Display Sign to be located on public property and/or public right-of-way shall be accompanied by a certificate of insurance showing that the owner has Commercial General Liability coverage as defined in the application.
 - P. The sign owner shall assume all liability for incidents involving the sign by signing a document exempting the city from liability.
7. **Illumination.** No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public.
- A. No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - B. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.
 - C. When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.
 - D. Signs on property abutting and facing residential zones shall not be illuminated by any means other than downcast, shielded lighting.
 - E. No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.
 - F. No sign may be erected or maintained if it contains, includes, or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather, or similar information.
8. **Prohibited Signs.** Pursuant to 11.120 and;
- A. Pole or free-standing signs.
 - B. Particle Board signs.
 - C. Wall-mounted cabinet signs.

- D. Any sign or combination of signs that blocks more than 10 percent of window panel whether inside or outside.
 - E. Roof signs.
 - F. Marquee signs.
 - G. Directional signs.
 - H. Billboards.
9. **Material.** Pursuant to 11.220. Signs shall be constructed of at least one or more of the following types of material. No other materials will be permitted.
- A. Copper, brass, textured aluminum, or other natural look finishes.
 - B. Wrought iron.
 - C. Decorative scrolling.
 - D. Natural wood.
 - E. Neon or LED tubing for lettering or graphics.
 - F. Plastic elements with applied techniques for natural look finishes.
 - G. Dimensional letters mounted onto façade with no frame (raceway mounting is required to match the building's color).
 - H. Masonry.

MAINTENANCE, CONSTRUCTION AND SAFETY STANDARDS

11.200 Maintenance. All signs together with all of their supports, braces, guys, and anchors shall be kept in good repair and be maintained in a safe condition. All signs and the site on which they are located shall be maintained in a neat, clean, and attractive condition.

11.210 Construction. All signs shall be designed and constructed in compliance with the Oregon Structural Specialty Code (OSSC).

PERMITTED MATERIALS

11.220 Permitted Materials. Materials for construction of signs and sign structures shall be of the quality and grade as specified in the Oregon Structural Specialty Code (OSSC).

INSPECTION AND ENFORCEMENT

11.230 Inspection. The Community Development Director, or designee, may inspect signs to determine conformance with these standards.

11.240 Enforcement. The Community Development Director, or designee, is hereby authorized and directed to enforce the provisions of these standards:

1. **Sign Enforcement:** The removal of any sign erected or maintained in violation of the provisions of these standards may be ordered. Except as provided in (2), (3), or (4), below, 30 days written notice shall be given to the owner of the sign or the owner of the building, structure, or premises upon which the sign is located to remove the sign or bring it in compliance with the provisions of these standards. If the owner of the sign, building, structure or premises fails to comply or remove the sign, the removal of such sign may be at the expense of the owner of the sign, building, structure or premises on which the sign is located and such costs and expenses including but not limited to the notifications, transportation, may be a lien against the land or premises on which the sign is located and may be collected or foreclosed in the same manner as liens are entered in the lien docket of the City.

2. **Temporary or Prohibited Signs:** The immediate removal of any temporary sign erected or maintained in violation of the provisions of the temporary sign standards may be ordered. A 48-hour notice, verbal or written, to the owner of the sign or the owner or representative of the building, structure, or premises upon which the sign is located to remove the sign or bring it in compliance with the provisions of these standards shall be given.
3. **Non-Conforming Signs:** The removal of non-conforming signs which have been non-conforming for seven years as described in Section 11.250 may be ordered. A 180-day written notice to the owner of the sign or the owner of the building, structure, or premises upon which the sign is located to remove the sign or bring it in compliance with the provision of these standards shall be given. If the owner of the sign, building, structure or premises fails to comply or remove the sign, the Community Development Director, or designee, may order the removal of such sign at the expense of the owner of the sign, building, structure or premises on which the sign is located and such costs and expenses including but not limited to the notifications, transportation, may be a lien against the land or premises on which the sign is located and may be collected or foreclosed in the same manner as liens are entered in the lien docket of the City.
4. **Summary Emergency Enforcement:** If it is determined that the supports, braces, grip anchors, etc. are not kept in good repair or safe condition, and if the sign presents an immediate and serious danger to the public, the Community Development Director, or designee, without prior written notice, may order its immediate removal. In the event that the person responsible for such sign cannot be found, or such person fails to repair or remove it, the City may do so. The owner of the building, structure, or premises upon which the sign is located, is jointly and severally liable for the costs of its removal and/or repair.
5. **Sign Enforcement Appeal:** Any order for removal of signs or actual removal of a sign pursuant to the provisions of this section may be appealed to the Hearings Body by filing written notice of appeal within 15 days of the order.

NON-CONFORMING AND ABANDONED SIGNS

11.250 Non-Conforming Signs. Except as provided within Sections 11.260 and 11.300, permanent signs in existence on the effective date of these standards (Ordinance 2023-XX) which are not in conformance with the provisions of these standards shall be regarded as non-conforming signs and must be brought into compliance with these standards upon any modification to size and/or type.

11.260 Special Requirements for Non-Conforming Signs. A non-conforming sign which is structurally altered, relocated, or replaced shall immediately conform to the requirements of these standards except that:

1. A sign may be removed from its sign structure for the purpose of repair, maintenance, or a change of copy within the dimensions of the existing sign.
2. Signs may be structurally altered where such alteration is necessary for public safety.
3. Such signs may be reconstructed if they are moved for construction or repair of public works or public facilities and such reconstruction is completed within one year.
4. Such signs may be reconstructed if they are damaged by a natural hazard, provided such damage does not exceed 50 percent of the cost of reconstruction of the entire sign, and provided that such sign is reconstructed within 180 days of the date the sign is damaged.

11.270 Abandoned Signs. A sign shall be removed within 30 days by the owner or lessee of the premises upon which the sign is located when the advertised business is no longer conducted on the premises. A billboard allowed under these standards where a person has merely leased a contracted advertising space need not be removed in accordance with this section. Abandoned signs may be removed and costs may be collected as provided in Sections 11.230-11.240.

VARIANCES

11.280 Variance Application. An applicant for a sign permit or an applicant owning or leasing a sign that is not in conformance with the provisions of these standards, may seek a variance to the provisions of these standards pursuant to the Variances section of Article I of the Redmond Development Code.

11.290 Time Limit on a Permit for a Variance. Authorization of a variance shall be void if the work approved by such variance is not commenced within six months of the date of approval.

HISTORICAL SIGNS

11.300 Application. The Community Development Director, or designee, or an owner of a non-conforming sign in existence on the date of enactment of these standards (Ordinance 2023-XX) may apply for a determination that the sign qualifies as an historical sign under the provisions of these standards.

11.310 Site and Design Review. An application for an historical sign designation shall be reviewed by the Redmond Historic Landmarks Commission. The Commission may designate a sign as historical if it finds the following criteria have been met or can be met:

1. The sign is essentially as constructed, with sufficient original workmanship and material to serve as instruction in period fabrication.
2. Through public interest, sentiment, uniqueness or other factors, the sign has come to connote an historical period.
3. Due to removal of similar objects or the uniqueness of this sign, the sign is singularly appropriate to represent an historical theme or period.
4. The sign is associated with significant past trends in structure materials and design and in conformance with generally accepted principles of good design and architecture.
5. The sign was constructed early in the relative scale of local history and is one of a few of its age remaining in the City.

APPEALS

11.320 Appeals. Any decision of the Community Development Director, or designee may be appealed to the Hearings Body in accordance with the Redmond Development Code Section 8.1500-8.1560.

SPECIAL PROVISIONS

11.330 Fees. Fees for applications and permits shall be established in the City's Fee Schedule as amended.

11.340 Severability. If any part, section, subsections, sentence, or phrase of these standards is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these standards.

11.350 Penalties. A violation of any provision of these standards shall be a Class A Civil Infraction and/or a Class A administrative infraction, with the exception of a violation to the temporary sign provisions (Section 11.110) which shall be a Class B Civil Infraction and/or Class B administrative infraction. Each day shall be a separate violation. Violations will be enforced through the procedures established in City Code, Section 2.750 et seq.

11.360 Interpretation. Where conditions imposed by the provisions of these standards are less restrictive than comparable conditions imposed by any other provisions which are more restrictive the more restrictive shall govern.



CITY OF REDMOND
Community Development Department

411 SW 9th Street
Redmond, OR 97756
Ph: (541) 923-7721
www.redmondoregon.gov

**PROPOSED TEXT AMENDMENTS
TO THE REDMOND CITY CODE, CHAPTER 8
REDMOND DEVELOPMENT CODE (RDC)**

DATE: Prepared for September 20, 2023, Work Session
HEARINGS BODY: Redmond Urban Area Planning Commission
REVIEWING STAFF: Kyle Roberts, Planning Director
TOPIC: Replats

I. Purpose

- Add a provision under the Land Divisions Standards that establishes replatting procedure.

II. Proposed Amendment to RDC

Proposed text amendments are shown in ~~strike-through~~ and **in Red or Red Underline**.

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(***)

**ARTICLE III – LAND DIVISION STANDARDS
REPLATS**

8.2550 Applicability.

1. A replat is the act of platting the lots, parcels, and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to increase or decrease the number of lots in a subdivision.
2. The relocation of a common boundary line between two lots/parcels within a recorded subdivision or partition shall not be considered a replat. A property line adjustment may occur in a platted subdivision or partition pursuant to Section 8.2600 et seq.

8.2555 Replat Process. A replat tentative and final plat shall comply with the tentative and final plat land division processes specified in Sections 8.2200 – 8.2520, as applicable, with the following exceptions:

1. The word “Replat” shall be shown in the title block;
2. The name or reference number of the previous plat and any additional recording information shall be retained in the title of the replat;
3. Blocks, lots/parcels, and portions thereof which are being replatted shall be identified where applicable; and
4. Original plat information being deleted, abandoned or changed by the replat shall be shown lightly sketched or dotted on the drawing with a note of explanation.

//Analysis: A replat is the act of platting the lots, parcels, and easements in a recorded subdivision or partition plat to achieve a reconfiguration of the existing subdivision or partition plat or to increase or decrease the number of lots in a subdivision. In other words, replatting is the process to modify a recorded plat. This land use action is not commonly done. Typically, an applicant will seek modification of a partition or subdivision after tentative plat approval and before parcels/lots are final platted and recorded.

Although replatting is defined in the development code’s definitions and is a permissible land use action, the code does not have an established process replatting. Pursuant to state law (ORS 92.180), an applicant must go through the standard land division review process to replat. This entails obtaining tentative plat approval followed by final plat approval. This is necessary to ensure compliance with all applicable land division standards (e.g., size and orientation requirements for lots, blocks, frontages, etc.). Staff has proposed creating a replat section in Article III (Land Division Standards) of the development code that addresses the applicability and process to replat.//