

PART II – CDO Ordinance Update **Parking, Access, and Sign Standards**

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Off-Street Parking and Loading

14.011 Range of allowed parking spaces.

**Table 14.011-1
Range of Variance for Parking Spaces**

Number of Spaces per Section 14.005 (Off-Street Parking Requirements)	Allowable Increase	Allowable Reduction
1-2	Up to 100%	None
3-10		Up to 10%
11+	20 total spaces or 50%, whichever is greater	ADA-required spaces may not be reduced under this section

Site Access and Boundaries

14.050 Access and driveways.

A. Improvements Required.

1. Each lot and parcel shall abut upon improved streets ~~with paving, sidewalks, curbs, gutters, storm drainage, and planter strip landscaping~~ for the entire length of all lot frontages. Half-street improvements shall be provided along all site frontages that do not meet applicable roadway cross-section standards at the time of development unless otherwise approved by the Public Works Director. See Item 3 below. Half-street improvements shall meet PWES or other approved cross-section standards.
2. A lot or parcel which abuts only the end of a public street, not terminating in a cul-de-sac, shall not be considered as abutting an improved street, nor shall an alley be considered as an improved street.
3. At the discretion of the Public Works Director, when neighboring, adjacent site frontages are not fully developed to current City standards, a lot or parcel abutting a dedicated and substandard street ~~shall~~ may not be required to fully improve the abutting portion of the street as a condition of development permit approval, provided that the street has been constructed to the minimum emergency access standards of subsection B, and
 - a. the property owner executes and records a deferred improvement agreement, in a form provided by the Director, setting forth a date and/or triggering condition on which the deferred improvements, meeting the City standards on the date or at the time of triggering, must then be constructed by the property owner or any successor, and/or
 - b. the property owner executes ~~a recordable~~ and records a ~~local improvement contract non-remonstrance~~ agreement, in a form provided by the Director, waiving their right and encumbering any future property owner's right to remonstrate the formation of a local improvement district.

B. Minimum Emergency Access Standards.

1. Unobstructed street width and uniform surface of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet six inches.
2. Roads shall be designed and maintained to support the imposed loads of a 60,000-pound vehicle and be provided with a surface so as to provide all-weather driving capabilities.
3. No through streets 150 feet or greater in length shall be provided with approved provisions for the turning around of fire apparatus.

4. The required street width shall not be obstructed in any manner, including parking of vehicles. Minimum widths shall be maintained at all times.
- C. All new development and redevelopment shall meet the access requirements in the City Code Section 8.570 and the Public Works Engineering Standards.
- D. The surface of driveways shall be of material meeting the standards of Section 14.040(A). All driveways shall be well-drained to prevent ponding greater than one-half inch in depth or two feet in diameter and the provisions for drainage shall be approved by the City Engineer. (Ord. 17-10, 2017)

Signs

14.324 Exempt signs.

No sign shall be placed within the vision clearance area of Section 14.390.

- A. Any public notice or warning required by a valid and applicable Federal, State or local law, regulation or ordinance;
- B. Any sign placed by the City on City property or within the right-of-way, at the discretion of the City Manager.
- C. Any sign that is not visible beyond the boundaries of the lot or parcel on which it is located or from any public thoroughfare or right-of-way;
- D. Works of art, located on private property, that do not include a commercial message;
- E. Holiday displays, located on private property, that do not include a commercial message, but the holiday message shall not be displayed more than 40 days prior to the holiday and no more than 15 days past the holiday;
- F. Traffic control signs on private property, such as stop, yield and similar signs, the face of which meet Department of Transportation standards;
- G. Real Estate Signs. One temporary non-illuminated real estate sign per lot, located on private property, that does not exceed eight square feet in area and four feet in height, within residential zones and 32 square feet in area and seven feet in height, in all other zones, but only if the sign remains in place no more than seven days after the sale or rental of the property;
- H. Construction Signs. Construction signs, located on private property, with a maximum of 32 square feet of total signage area limited to the duration of the construction period;
- I. Political Signs. Temporary non-illuminated political sign(s), located on private property, that do not exceed 12 square feet in area and three and one-half feet in height, within residential zones, but only if the sign remains in place no more than seven days after the applicable election. Temporary non-illuminated political sign(s), located on private property, that do not exceed 32 square feet in area and seven feet in height, in all other zones, but only if the sign remains in place no more than seven days after the applicable election;
- J. Flags. Located on private property;
- K. Signs, located on private property, having an area of not more than one and one-half square feet, the message of which is limited to conveying street numbers, the name of the owner of the premises and the name of the occupants of the premises;
- L. An institutional church shall be permitted one bulletin board, located on private property, per lot without interior illumination having an area not exceeding 25 square feet;
- M. Signs, on private property, indicating only the date of construction of a building and having an area not exceeding four square feet;

- N. Lost Animal and Garage Sale Signs. One temporary sign per lot placed on private property with the permission of the owner for a period not to exceed 10 days;
- O. Window Signs. A window sign of no more than four square feet in area and placed no more than 25 feet above finished grade, if the sign area fills less than 25% of the area of the window and such signs do not exceed 25% of the total allowable sign area for the premises. The area of a window sign not exempt from permit requirements under this subsection is calculated as a part of and limited by the total allowable sign area for the premises;
- P. Signs Carried by a Person. A sign carried by a person and not set on or affixed to the ground; and
- Q. Inflated balloons having an area of not more than two square feet.

14.328 Prohibited signs.

All signs not expressly permitted under this act or exempt from regulation hereunder in accordance with the previous section, are prohibited by the City. Such signs include, but are not limited to:

- A. Beacons;
- B. Pennants;
- C. Strings of colored lights not permanently mounted to a rigid background, except those exempt under the previous section;
- D. Electronic message signs;
- E. Moving signs;
- F. Illusion signs;
- G. No unofficial sign which purports to be, is an imitation of or resembles an official traffic sign or signal or which attempts to direct the movement of traffic or which hides from view any official traffic sign or signal;
- H. Roof signs **not in the Downtown Business zone**; and
- I. Vehicle signs, if:
 1. The vehicle is not in operable condition;
 2. The sign is roof mounted and has more than two faces or any face exceeds four square feet in area;
 3. The principle use of the vehicle at the time of the display is for display of the signs; or
 4. It is a commercial sign and the vehicle is not used in the normal course of business as a delivery vehicle for persons or goods. (Ord. 17-10, 2017)

14.338 Portable signs (right-of-way).

Signs may be permitted on sidewalks in the public rights-of-way in the Neighborhood Commercial, General Commercial ~~on East Main Street~~, and Downtown Business Zones, provided the following requirements are met:

14.348 Computations.

**Table 14.348-1
Permitted Signs by Type and Zone**

Zoning (Sign Type)	SF	MD	A	NC	MU	PUBPF ¹	GC	LI	I	DB ²
Freestanding										
Residential	N	N	P	N	N	N	N	N	N	N
Incidental ⁴	N	N	p ⁵	p ⁵	P	p ⁵	P	P	P	P
Other	N	N	S ³	S	S	S	S	S	S	S
Temporary ⁸	N	N	N	S ¹⁰	N	N	S ¹⁰	N S ¹⁰	N S ¹⁰	N S ¹⁰
Building										
Banner	N	N	N	S		N	S	S	S	S
Building Marker	P	P	P	P	P	P	P	P	P	P
Canopy	N	N	N	S	S	N	S	S	S	S
Identification ⁶	P	P	P	P	P	P	P	P	P	P
Incidental ⁴	N	N	p ⁶	p ⁶	P	P	P	P	P	P
Marquee ⁷	N	N	N	N	S	N	S	N	N	S
Projecting ⁷	N	N	N	S	S	N	S	S	S	S
Residential ³	P	P	P	N	N	N	N	N	N	N
Roof	N	N	N	N	N	N	N	N	N	S
Roof, Integral	N	N	N	N	S	N	S	N	N	S
Suspended ⁷	N	N	N	N	N	P	N	N	N	P
Temporary ⁸	N	N	N	S ¹⁰	N	N	S	N S ¹⁰	N S ¹⁰	N S ¹⁰
Wall	S ⁹	S ⁹	S ⁹	S	S ¹⁰	P	S	N	N	N
Miscellaneous										
Portable (Private)	N	N	N	N	S	N	S	N	N	S
Portable (ROW)	N	N	N	S	S	N	S	N	N	S

Notes:

- 1 This column does not represent a zone. It applies to institutional uses permitted under the zoning ordinance in residential and public facility zones. Such uses may include, but are not necessarily limited to, churches, schools, funeral homes and cemeteries.
- 2 Must comply with ~~Downtown Business Zone Design Review Standards~~, Section 14.354 (Downtown signs).
- 3 No commercial message allowed on sign.
- 4 No commercial message of any kind allowed on sign if such message is legible from any location off the lot on which the sign is located.
- 5 May include only building name, date of construction or historical data on historic site, must be cut or etched into masonry, bronze or similar material.
- 6 Only address and name of occupant allowed.
- 7 If such a sign is suspended or projects above the public right-of-way, the issuance and continuation of a sign permit shall be conditioned on the sign owner obtaining a right-of-way encroachment permit. Signs projecting over State highway right-of-way are subject to the permitting requirements of the Oregon Department of Transportation.
- 8 The conditions of Section 14.352 apply.
- 9 Wall signs in residential zones shall be restricted to locations with licensed home occupations and residential ~~businesses and these signs shall not exceed four square feet.~~
- 10 Banner signs only. All other non-portable temporary signs are prohibited. Temporary signs have the same number and dimensional requirements as building or freestanding sign types, but totals are calculated separately.

Table 14.348-2
Number, Dimensions and Location of Individual Signs by Zones
 (Individual signs shall not exceed the applicable maximum number dimensions or setbacks shown on this table)

	Zoning (all dimensions are in feet)									
	SF	MD	A	NC	MU	PUB ¹	GC ¹²	LI	I	DB ²
Freestanding Signs⁹										
Maximum Area (sq. ft.) (per sign face)	N/A ⁸	N/A ⁸	6 ⁸ / 32 ¹¹	32	80	32/ 80 ¹¹	80	80	80	40
Maximum Height	N/A ⁸	N/A ⁸	5 ⁸	8	10	25	30 ¹²	25	25	8
Setback for Signs										
• ≤10 feet in height	N/A ⁸	N/A ⁸	5	5	5	5	5	5	5	0
• >10 to 15 feet in height	N/A	N/A	N/A	N/A	N/A	15	15	15	15	N/A
• >15 to 30 feet in height	N/A	N/A	N/A	N/A	N/A	25	25	25	25	N/A
Number permitted per lot	1	1	N/A	N/A	N/A	1	N/A	N/A	N/A	N/A
Number permitted per 175 feet of street frontage	N/A	N/A	1	1	1	N/A	1	1	1	1
Building										
Area	N/A ¹⁰	N/A ¹⁰	N/A ¹⁰	N/A ³	N/A ⁴	N/A ³	N/A ⁴	N/A ⁴	N/A ⁴	N/A ⁴
Percent ⁶ of Wall Area ⁵	N/A ¹⁰	N/A ¹⁰	N/A ¹⁰	10%	15%	N/A	15%	5%	5%	5%
Projecting ⁷ (sq. ft. per face)	N/A	N/A	N/A	12	24	12	24	24	24	12

Notes:

- 1 This column does not represent a zone. It applies to institutional uses permitted under the zoning ordinance in public facility and residential zones. Such uses may include, but are not necessarily limited to, churches, schools, funeral homes and cemeteries.
- 2 Must comply with Downtown Business Zone Design Review Standards.
- 3 Total building sign area permitted equals 1.25 square feet for each linear foot of total building frontage for the first 200 feet of frontage, plus ½ square foot for each additional linear foot of building frontage.
- 4 Total building sign area permitted equals 2 square feet for each linear foot of total building frontage for the first 200 feet of frontage, plus ½ square foot for each additional linear foot of building frontage.
- 5 This total area percentage shall include temporary signs.
- 6 The percentage figure here shall mean the percentage of the area of the wall of which such sign is a part or to which each such sign is most nearly parallel.
- 7 Maximum projection of any projecting sign shall not exceed four feet.

- 8 Freestanding signs identifying the name of a neighborhood or subdivision in residential zones shall be permitted with a maximum of two signs: one per street frontage, 50 square feet per face and 7.5 feet in height.
- 9 Multi-tenant centers or buildings—Multi use building or structure may have one ~~ground-mounted~~ freestanding sign facing each street which the building has frontage. The maximum size restriction may be increased up to 50% if three or more occupants share the same freestanding sign.
- 10 Wall mounted signs for residences with licensed home occupations and residential businesses shall be limited to 4 square feet and 12 square feet, respectively.
- 11 With an approved CUP.
- 12 On properties that are developed, abut Highway 97 right-of-way, and are zoned General Commercial, the maximum size and height restrictions of one freestanding sign may be increased by up to 50% if the lot or parcel on which it is placed is larger than 5 acres and/or contains more than 25,000 sq ft of gross building floor area.

14.352 Design, construction and maintenance.

All signs shall be designed, constructed and maintained in accordance with the following standards:

- B. Except for ~~banners~~, flags, temporary signs and window signs conforming in all respects with the requirements of this article, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building or another structure by direct attachment to rigid wall, frame or structure.

14.360 Compliance

- B. Except as otherwise provided herein, the owner of any lot or other premises on which exists a sign that does not conform with the requirements of this act or for which there is no current and valid sign permit shall be obligated to remove such sign or in the case of a nonconforming sign, to bring it into conformity with the requirements of this article. *Any expansion of or action furthering the use of existing nonconforming signs is expressly prohibited.*
- C. No person shall fail to maintain a sign or sign structure component on such person's premises, including signs exempt from the permit requirements, in good repair, free from deterioration, in a neat, clean, legible, and safe structural condition at all times. The City shall inspect and may order the painting, repair, alteration or removal of a sign *not kept in good condition that constitutes a hazard to safety, health or public welfare* because of inadequate maintenance, dilapidation or obsolescence, under the procedures prescribed by Section 10.203.