

Chapter 18.780
SIGNS

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18.780.010 Purpose

A. General purposes. The purposes of this chapter are:

1. To protect the health, safety, property and welfare of the public;
2. To promote the neat, clean, orderly and attractive appearance of the community;
3. To accommodate the need of sign users while avoiding nuisances to nearby properties;
4. To insure for safe construction, location, erection and maintenance of signs;
5. To prevent proliferation of signs and sign clutter; and
6. To minimize distractions for motorists on public highways and streets.
7. To regulate solely on the basis of time, place and manner of a sign, not on its content.

B. Sign quality. In addition, it is the purpose of this chapter to regulate the design, quality of materials, construction, location, electrification, illumination and maintenance of all signs visible from public property or from public rights-of-way.

C. Compliance with other laws and regulations. It is not the purpose of this chapter to permit the erection or maintenance of any sign at any place or in any manner unlawful under any other ordinance, or state or federal law. (Ord. 04-03)

18.780.012 Effective Date of this Chapter

All references made in this chapter to the effective date of this chapter shall mean November 9, 1983, unless otherwise specifically stated in an ordinance revision.

18.780.015 Definitions

A. Definitions. As used in this title, unless the context requires otherwise, the following words and phrases shall have the meanings set forth in this chapter. The definitions to be used in this chapter are in addition to Chapter 18.110, Definitions, and are as follows:

1. “‘A’-frame sign” means any double face temporary rigid sign.
2. “Abandoned sign” means a structure not containing a sign for 90 continuous days or a sign not in use for 90 continuous days.
3. “Area” - see Section 18.780.085 for definition of sign area.
4. “Awning sign” means a wall sign incorporated into or attached to an awning.
5. “Balloon” - see “Temporary sign.”
6. “Banner” - see “Temporary sign.”
7. “Bench sign” means a bench designed to seat people with a sign painted or affixed on the surface.
8. “Billboard” means a freestanding sign in excess of the maximum size allowed, with adjustments, in the locations where it is located or proposed to be located. Billboards are prohibited by Tigard Municipal Code 18.780.070.M, Certain Signs Prohibited.
9. “Building official” means officer or designee of the city empowered to enforce the Uniform Building Code.
10. “Business” means all of the activities carried on by the same legal entity on the same premises and includes charitable, fraternal, religious, educational or social organizations. “Legal entity” includes, but is not limited to, individual proprietorships, partnerships, corporations, nonprofit corporations, associations or joint stock companies.
11. “Construct” means every type of display in the form of letters, figures, characters and/or representations.
12. “Cultural institution auxiliary sign” means a sign placed and maintained by, or on behalf of, a subordinate commercial use in a cultural institution.
13. “Cutout” means every type of display in the form of letters, figures, characters and/or representations in cutout or irregular form attached to or superimposed upon a sign.
14. “Development review” means the site development review process set forth in Chapter 18.360.
15. “Directional sign” means a permanent sign which is designed and erected solely for the purpose of traffic or pedestrian direction and placed on the property to which the public is directed.

16. "Display surface" means the area made available by the sign structure for the purpose of displaying the advertising or identification message.
17. "Electrical sign" means any sign utilizing electrical wiring.
18. "Electronic information sign" means signs, displays, devices or portions thereof with lighted messages that change at intermittent intervals, each lasting more than two seconds, by electronic process or remote control. Electronic information signs are not identified as rotating, revolving or moving signs. Also known as an automatic changeable copy sign or electronic variable message center.
19. "Entryway sign" means a sign placed by the city at an entry to the city.
20. "Face of a building" means all windows and wall areas of a building in one or more parallel planes.
21. "Flashing sign" means any sign which is illuminated by an intermittent or sequential flashing light source whose interval is two seconds or less in duration, or which is in any other way animated so as to create the illusion of movement without actual physical movement or the illusion of a flashing or intermittent light or light source.
22. "Flush pitched roof sign" means a sign attached to a mansard or similar type of vertically aligned roof.
23. "Freestanding sign" means a sign erected and mounted on a freestanding frame, mast or pole and not attached to any building.
24. "Freeway interchange" means any intersection of an exit off-ramp of Interstate Highway 5 or State Highway 217 with a surface street.
25. "Freeway-oriented sign" means a sign primarily designed to be read by a motorist traveling on a highway designated by the Oregon State Highway Department as a freeway or expressway; specifically, these shall be Interstate 5 and Oregon State Highway 217, and shall not include Highway 99W.
26. "Frontage" means the length of the property line of any one premises along a public roadway.
27. "Housing complex" means a grouping of one or more single-family attached residential units or one or more multifamily residential units.
28. "Immediate or serious danger" means:
 - a. Whenever any portion of the structure is damaged by fire, earthquake, wind, flood or other cause, and any member or appurtenance is likely to fail, become detached or dislodged, or to collapse and thereby injure persons or damage property;
 - b. Whenever any portion of the structure is not of sufficient strength or stability or is not so anchored, attached or fastened in place as to be capable of resisting a wind pressure of one-half of that specified in the Uniform Building Code for this type structure or similar structure, and will not exceed the working stresses permitted in the Uniform Building Code for such structures; and

- c. Whenever the location of the sign structure obstructs the view of motorists traveling on the public streets or private property, and thus causes damage to property or thereby injures persons.
29. “Industrial park” means a parcel of land which complies with the requirements set forth in Chapter 18.530.
30. “Lawn sign” - see “Temporary sign.”
31. “Lighting methods” means:
- a. Direct - exposed lighting or neon tubes on the sign face;
 - b. Flashing - lights which blink on and off randomly or in sequence;
 - c. Indirect or external - the light source is separate from the sign face or cabinet and is directed so as to shine on the sign; and
 - d. Internal - the light source is concealed within the sign.
32. “Maintenance” means normal care needed to keep a sign functional such as cleaning, oiling, changing and repair of light bulbs and sign faces. Does not include structural alteration.
33. “Nonconforming sign” means a sign or sign structure lawfully erected and properly maintained that would not be allowed under the sign regulations presently applicable to the site.
34. “Non-structural trim” means the moldings, battens, caps, nailing strips and latticing, letters and walkways which are attached to a sign structure.
35. “Painted wall decorations” means displays painted directly on a wall, designed and intended as a decorative or ornamental feature. Decorations may also include lighting.
36. “Painted wall highlights” means painted areas which highlight a building’s architectural or structural features.
37. “Painted wall sign” means a sign applied to a building wall with paint and which has no sign structure.
38. “Person” means individuals, corporations, associations, firms, partnerships and joint stock companies.
39. “Premises” means one or more lots on which are constructed or on which are to be constructed a building or a group of buildings designed as a unit.
40. “Projecting sign” means a sign attached to a building other than a wall sign in which the sign face is not parallel to the wall. Such sign shall not project above the wall of the building to which it is attached, except where there is an existing parapet.
41. “Projection” means the distance by which a projecting sign extends from a building.

42. "Reader-board sign" means any sign with changeable copy or a message, except electronic information signs.
43. "Roof line" means the top edge of a roof or building parapet, whichever is higher, excluding any cupolas, chimneys or other minor projections.
44. "Roof sign" means a sign erected fully upon or directly above a roof line or parapet of a building or structure. Exceptions: include approved temporary balloons, signs attached to existing architectural features and flush mounted "roof" signs.
45. "Rotating, revolving or moving sign" means any sign, or portion of a sign, which moves in any manner.
46. "Shopping center" means developments of not less than eight business units.
47. "Shopping plaza" means developments of between two and seven business units.
48. "Sign" means materials placed or constructed primarily to convey a message or other display and which can be viewed from a right-of-way, another property or from the air.
49. "Sign structure" means any structure which supports or is capable of supporting any sign as described in the Uniform Building Code. A sign structure may be a single pole and may or may not be an integral part of a building.
50. "Structural alteration" means modification of the size, shape or height of a sign structure. Also includes replacement of sign structure materials with other than comparable materials, for example metal parts replacing wood parts.
51. "Surface street" means a street which does not have limited access and which is not a freeway or expressway.
52. "Temporary sign" means any sign, banner, lawn sign or balloon which is not permanently erected or permanently affixed to any sign structure, sign tower, the ground or a building:
 - a. Balloon - an inflatable, stationary temporary sign anchored by some means to a structure or the ground. Includes simple children's balloons, hot and cold air balloons, blimps and other dirigibles;
 - b. Banner - a sign made of fabric or other nonrigid material with no enclosing framework;
 - c. Lawn sign - temporary signs placed on private property supported by one stick, post, rod, or A-frame in or on the ground. A lawn sign in residential zones is exempt from sign permit requirements provided the size requirements in Section 18.780.060 can be met. A lawn sign in commercial or industrial zones is subject to temporary permit requirements as provided for in Section 18.780.100.
53. "Tenant sign" means a sign placed in control of a current tenant or property owner.
54. "Uniform building code" means the most recent structural and specialty Oregon Uniform Building Code as adopted by the Oregon Department of Commerce, and which Uniform Building

Code, by this reference, is incorporated in this title to the extent of specific citations thereof in this title.

55. “Wall sign” means any sign attached to, painted on, or erected against the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall.

B. General rule. For the purpose of this chapter, words used in the present tense include the future, the singular number includes the plural, “shall” is mandatory and not directory, and “building” includes “structures” except “sign structures.” (Ord. 09-13; Ord. 06-13; Ord. 06-09; Ord. 04-03; Ord. 04-02)

18.780.020 Permits Required

A. Compliance with regulations. No sign or sign structure shall hereafter be erected, re-erected, constructed, structurally altered or relocated within the city limits except as provided by this title, and a permit for the same sign or sign structure has been issued by the director.

B. Separate permits for each sign. A separate permit shall be required for each sign or signs for each business entity and a separate permit shall be required for each group of signs on a single supporting structure.

C. Compliance with state building code. Separate structural permits under the state building code shall also apply.

D. Electrical permit required. An electrical permit shall be obtained for all illuminated signs, from the enforcing agency subject to the provisions of the state electrical code.

E. Retroactive sign permits. The director may require application for sign permits for all signage at a given address if no existing permits previously had been approved or documented. (Ord. 09-13)

18.780.030 Permit Approval Process

A. Permits for existing signs. Permits for modification of existing signs, or to legalize signs for which a permit was not obtained when it was constructed, will be processed by means of a Type I procedure, as governed by Section 18.390.030, using the requirements of this chapter as approval criteria.

B. Permits for new signs. Permits for new signs will be processed by means of a Type I procedure, as governed by Section 18.390.030, using the requirements of this chapter as approval criteria.

C. Site plan. The applicant shall submit a proposed sign site plan. The director shall provide the applicant with detailed information about this submission requirement.

18.780.040 Expiration of Approval—Standards for Extension of Time

A. Expiration of approval. Sign permit approval shall be effective for a period of 90 days from the date of approval.

B. Reasons for lapsing. The sign permit approval shall lapse if:

1. Substantial construction of the approved plan has not begun within the 90-day period; or
2. Construction on the site is a departure from the approved plan.

- C. Extension of approval. The director shall, upon written request by the applicant, grant an extension of the approval period not to exceed 90 days provided that:
1. No changes are made on the original sign permit plan as approved;
 2. The applicant can show intent of initiating construction of the sign within the 90-day extension period; and
 3. There have been no changes in the applicable policies and ordinance provisions and state building code provisions on which the approval was based.

18.780.050 Inspections

- A. Construction inspection. General requirements for the inspection of signs during and following construction:
1. All construction work for which a permit is required shall be subject to an inspection by the building official in accordance with the state building code and this title:
 - a. A survey of the lot or proposed location for sign erection may be required by the building official to verify compliance of the structure with approved plans; and
 - b. Neither the building official nor the jurisdiction shall be liable for expense or other obligations entailed in the removal or replacement of any material required to allow inspection.
- B. Inspection requests. It shall be the duty of the person doing the work authorized by a permit to notify the building official that such work is ready for inspection. The building official may require that every request for inspection be filed at least one working day before such inspection is desired.
- C. Required interim inspections.
1. Reinforcing steel or structural framework of any part of the proposed structure shall not be covered or concealed without first obtaining approval of the building official;
 2. Foundation inspections shall be made after all required excavations, form work and bolt settings are completed and ready to receive concrete;
 3. All anchorages shall be left exposed for inspection;
 4. Electrical inspection shall be made by the agency issuing electrical permits.
- D. Final inspections. Final inspection shall be called for by the applicant when all work is completed. This inspection shall cover all items required by the building official under state law or city ordinances such as the locations, landscaping if required, and general compliance with the approved plans and requirements of this title.
- E. Director's inspection. The director is authorized and directed to enforce all of the provisions of this chapter:
1. All signs for which permits are required shall be inspected by the director; and

2. Upon presentation of proper credentials, the director may enter at reasonable times any building, structure, or premises in the city to perform any duty imposed upon the position by this chapter.

18.780.060 Permit Exemptions

A. Exemptions from permit requirements. The following signs and operations shall not require a sign permit but shall conform to all other applicable regulations of this chapter and the provisions of Subsection B of this section:

1. Lawn signs which do not exceed the maximum allowable area on one premises regardless of the number of signs as follows:
 - a. A total of 24 square feet in residential zones;
 - b. A-frame signs shall be no greater than six square feet per face in any residential zone. Lawn signs shall not exceed 12 square feet per face in the R-1, R-2, R-3.5, R-4.5, and R-7 zones. Lawn signs shall be placed on private property and not within the public right-of-way nor shall such signs obstruct the clear vision area described in Chapter 18.795. A-frame signs are permitted only between the hours of 8 a.m. and 6 p.m.;
2. Signs not oriented or intended to be legible from a right-of-way, other property or from the air;
3. Signs inside a building, except for strobe lights visible from a right-of-way, other property or from the air;
4. Painted wall decorations;
5. Painted wall highlights;
6. Signs affected by stipulated judgments to which the city is a party, entered by courts of competent jurisdiction;
7. Directional signs;
8. Interior window signs;
9. Nothing in this title shall prevent the erection, location or construction of directional signs on private property when such signs are solely designed to direct pedestrians or vehicular traffic while on the parcel of real property on which the signs are located. No sign permit or fee shall be required for such signs; and
10. Nothing in this title shall prevent the erection, location or construction of signs on private property where such erection, construction or location is required by any law or ordinance, nor shall any public agency or utility be prohibited from erecting signs on private property when otherwise permitted. No sign permit or fee shall be required for such signs.

B. Requirements for exempted signs. All signs exempt from permit requirements under Subsection A above shall meet the following requirements:

1. The sign shall be erected on private property with the consent of the lawful possessor of the property and shall not be placed on utility poles or in the public right-of-way; and

2. At least one sign shall be permitted per parcel of land; additional signs on such parcel shall be spaced at least 50 feet apart in residential zoning districts and 30 feet apart in nonresidential zoning districts.

C. Exceptions. The sign permit provisions of this section shall not apply to repair, maintenance or change of copy on the same sign (including, but not limited to the changing of a message on a sign specifically designed and permitted for the use of changeable copy), or unlawfully erected or maintained signs. (Ord. 04-02)

18.780.070 Certain Signs Prohibited

A. Prohibited display of flags and banners. It is a violation of this chapter to erect or maintain strings of pennants, banners or streamers, festoons of lights, clusters of flags, strings of twirlers or propellers, flashing or blinking lights, flares, balloons and similar devices of carnival character. Exceptions include:

1. National, state and institutional flags properly displayed;
2. Signs and banners approved as temporary signs; and
3. Balloons as allowed in 18.780.090.C.

B. Unsafe signs or improperly maintained signs. No sign shall be constructed, erected or maintained unless the sign and sign structure is so constructed, erected and maintained as to be able to withstand the wind, seismic and other requirements as specified in the state building code or this title.

C. Signs at intersections. No sign shall be erected at intersections of any streets in such a manner as to materially obstruct free and clear vision. All signs shall be consistent with Chapter 18.795 of this title:

1. No sign shall be erected at any location where, by reason of the position, shape or color, that interferes with, obstructs the view of, or could be confused with any authorized traffic signal or device; and
2. No sign shall be erected which makes use of the word “stop,” “look,” “danger,” or any other similar word, phrase, symbol, or character in such manner as is reasonably likely to interfere with, mislead or confuse motorists.

D. Obscenity. No sign shall bear or contain statements, words or pictures in which the dominant theme of the material, taken as a whole, appeals to the prurient interest in sex or is patently offensive because it affronts the contemporary community standard relating to the description or representation of sexual material which is utterly without redeeming social value.

E. Traffic obstructing signs. No sign or sign structure shall be constructed in such a manner or at such a location that it will obstruct access to any fire escape or other means of ingress or egress from a building or any exit corridor, exit hallway or exit doorway. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that it will substantially limit access to the building in case of fire.

F. Bare light bulbs. Strings of bare lights shall not be constructed, erected, or maintained within view of any private or public street or right-of-way except if designed as part of a structure’s architectural design. This subsection shall not apply to lighting displays as described in subsection A.2 of this

section.

- G. Roof signs. Roof signs of any kind are prohibited, including temporary signs with the sole exception of approved temporary balloons.
- H. Revolving signs. Revolving, rotating or moving signs of any kind are prohibited.
- I. Flashing signs. A sign which displays flashing or intermittent or sequential light, or lights of changing degrees or intensity, with each interval in the cycle lasting two seconds or less. Exposed reflective type bulbs, strobe lights, rotary beacons, par spots, zip lights, or similar devices shall be prohibited.
- J. Temporary signs with illumination or changeable copy. A sign not permanently erected or affixed to any sign structure, sign tower or building which is an electrical or internally illuminated sign or a sign with changeable message characteristics.
- K. Right-of-way. Signs in the public right-of-way in whole or in part, except signs legally erected for informational purposes by or on behalf of a government agency.
- L. Signs on a vehicle. Any sign placed on or painted on a motor vehicle or trailer, as defined by ORS Chapter 801, with the primary purpose of providing a sign not otherwise allowed for by this chapter.
- M. Billboards. Billboards are prohibited. (Ord. 09-13)

18.780.080 Sign Illumination

- A. Surface brightness. The surface brightness of any sign shall not exceed that produced by the diffused output obtained from 800 milliamperes fluorescent light sources spaced not closer than eight inches, center on center.
- B. No exposed incandescent lamps. Any exposed incandescent lamp which exceeds 25 watts shall not be used on the exterior surface of any sign so as to expose the face of such bulb or lamp to any public street or public right-of-way with the exception of electronic information signs.

18.780.085 Sign Measurement

- A. Projecting and freestanding signs.
 - 1. The area of a freestanding or projecting sign shall include all sign faces counted in calculating its area. Regardless of the number of sign cabinets or sign faces, the total allowable area shall not be exceeded.
 - 2. The area of the sign shall be measured as follows if the sign is composed of one or more individual cabinets or sides:
 - a. The area around and enclosing the perimeter of each cabinet, sign face or module shall be summed and then totaled to determine total area. The perimeter of measurable area shall not include embellishments such as pole covers, framing and decorative roofing, provided there is no written advertising copy, symbols or logos on such embellishments;
 - b. If the sign is composed of more than two sign cabinets, sign facia or modules, the area enclosing the entire perimeter of all cabinets and/or modules within a single, continuous

geometric figure shall be the area of the sign. Pole covers and other embellishments shall not be included in the area of the sign measurement if they do not bear written advertising copy, symbols or logos; and

- c. The overall height of a freestanding sign or sign structure is measured from the grade directly below the sign to the highest point of the sign or sign structure and shall include architectural and structural embellishments.

B. Wall signs.

1. The area of the sign shall be measured as follows:

- a. The area around and enclosing the perimeter of each cabinet, sign face or module shall be summed and then totaled to determine total area. The perimeter of measurable area shall not include embellishments such as pole covers, framing and decorative roofing, provided there is no written advertising copy, symbols or logos on such embellishments;
- b. If the sign is composed of individual letters or symbols using the wall as the background with or without added decoration, the total sign area shall be calculated by measuring the area within the perimeter of all symbols and letters or other decoration including logos;
- c. Measurement of the wall area pertaining to flush pitched “roof” signs shall be calculated as if the sign were mounted directly on the wall face immediately below the sign; and
- d. Measurement of the wall area pertaining to awning or canopy signs shall be calculated to include the vertical surface of the awning or canopy on which the sign is to be mounted and the wall surface of the structure to which it is attached.

18.780.090 Special Condition Signs

- A. Applicability. Special-condition signs shall have special or unique dimensional, locational, illumination, maximum number or other requirements imposed upon them in addition to the regulations contained in this chapter.

B. Bench signs.

1. Bench signs shall only be permitted at designated transit stops in commercial, industrial and the R-12, R-25 and R-40 zones where no bus shelter exists:
 - a. There shall be no more than one bench sign per allowable transit stop;
 - b. Placement of the bench sign shall not interfere with pedestrian traffic or be located within a vision clearance area or a public right-of-way unless otherwise determined to be permissible by the city engineer;
 - c. Application for a bench sign shall include the signature of the affected property owner, proof of liability insurance and any required permits from the state highway division or Washington County, where applicable; and
 - d. The sign area shall be limited to a total of 14 square feet.

C. Balloons.

1. One inflatable, stationary balloon or one cluster of children's balloons firmly secured shall be allowed only if all of the following conditions are satisfied:
 - a. A City of Tigard sign permit is obtained for each single or cluster of balloons;
 - b. Each owner or legal occupant of property or a building shall be allowed one balloon per year;
 - c. A balloon sign shall be allowed to remain up for a period of no longer than 10 days per year;
 - d. A permit issued for a balloon will serve as one of the three sign permits allowed per business in a calendar year;
 - e. Balloons may be permitted as roof signs with a city sign permit;
 - f. The size of a balloon shall not exceed 25 feet in height; and
 - g. The balloon shall be secured to a structure on the ground and shall not be allowed to float in the air higher than 25 feet above the nearest building roof line.

D. Electronic message centers.

1. Electronic message center (variable message) sign regulations shall be subject to all of the following restrictions:
 - a. Electronic message center signs shall be permitted only in the C-G, MUC, and MU-CBD zones, and at schools that front an arterial street where the sign is not less than 200 feet from an abutting residential use and is oriented to the arterial street;
 - b. The maximum height and area of an electronic message center sign shall be that which is stipulated in Section 18.780.130 and any other applicable standards of this title;
 - c. Electronic message centers may not be substituted for a nonconforming sign or mounted upon a nonconforming sign or sign structure, unless the sign and sign structure are brought into compliance with all of the provisions of this title;
 - d. An electronic message center shall be allowed to substitute for one freestanding sign or one wall sign except in the MUC zone where an electronic message center may only be substituted for one freestanding sign and no other sign type. Electronic message centers shall not be substituted for any other sign types set forth in this title, and shall not be allowed to replace or supplement a billboard, freeway-oriented sign, or any other sign types other than those specifically allowed above;
 - e. One electronic message center sign shall be allowed per premises; and
 - f. With regard to light patterns:
 - i. Traveling light patterns ("chaser effect") shall be prohibited;

- ii. Messages and animation shall be displayed at intervals of greater than two seconds in duration.

E. Freestanding freeway-oriented signs.

1. For signs requiring a permit under the Oregon Motorist Information Act, the city will determine pursuant to a Type 1 process whether the sign meets all applicable city standards and provide that determination to any applicant for a state permit consistent with ORS 377.723.
2. Freeway-oriented signs shall be permitted only in the C-G, I-P, I-L and I-H zoning districts.
3. Freeway-oriented signs shall be permitted to be located within 200 feet of Highway 217 and/or Interstate Freeway No. 5 rights-of-way as shown in the freeway-oriented sign (FOS) overlay zone maps in Figure 1. (Figure 1 is on file in the city recorder's office.)
4. One freestanding freeway-oriented sign shall be allowed per premises.
5. The maximum height of a freeway-oriented sign shall not exceed 35 feet from the ground level at its base.
6. For freestanding signs a total maximum sign area of 160 square feet per face (320 square feet total) shall be allowed.
7. Freeway-oriented signs shall be oriented to be viewed from the freeway.
8. In addition to a freeway-oriented sign, each parcel, development complex or premises shall be allowed one freestanding sign provided all other provisions of this chapter can be met and both signs are located on separate frontages with different orientations.
9. Freeway-oriented signs are not permitted as roof, tenant, temporary, balloon, wall and awning signs.

F. Awning signs.

1. Awning signs shall be permitted in all zoning districts;
2. The copy on awning signs may not extend above the upper surfaces of the awning structure. They may be hung below the awning if the sign clears the sidewalk by at least 8-1/2 feet;
3. Awning signs may be internally or externally illuminated; and
4. Awning signs may extend into the public right-of-way 6-1/2 feet or 2/3 of the distance to the roadway, whichever is less. However, no sign may extend within two feet of the roadway. State highway division approval shall be necessary for awning signs on state highways.

G. Flush pitched "roof" sign.

1. Flush pitched roof signs shall be allowed in all zoning districts except residential;
2. The face of flush pitched roof signs may not extend more than six inches above the roof line;

3. Flush pitched roof signs shall be parallel to the building face. They may not extend beyond the building wall. Such surfaces shall be considered part of a wall surface in the calculation of total wall area;
 4. Such signs shall be attached to a mansard or other near vertical roof where the roof angle is greater than 45° from horizontal; and
 5. All code provisions applicable to wall signs shall also be applicable to this type of sign.
- H. Painted wall signs. Wall signs, including symbols or logos, which are painted directly onto the wall surface shall not exceed in gross wall area that percentage normally allowed for a wall sign in that zoning district; however, the vertical dimension of the sign cannot exceed 20% of the height of the wall.
- I. Entryway signs. Entryway signs shall be permitted in all districts.
- J. Cultural institution auxiliary signs.
1. Cultural institution auxiliary signs shall be permitted in all zoning districts.
 2. Cultural institution auxiliary signs are limited to one sign and must be either within the same sign structure as another freestanding sign on the property where the cultural institution is located or on a wall of the primary building of the cultural institution. A wall sign must be consistent in structure and materials with any existing wall sign on the cultural institution. The sign area of a cultural institution auxiliary sign shall not exceed four square feet per face. (Ord. 15-05 §2; Ord. 10-04 §1; Ord. 06-13, Ord. 06-09, Ord. 04-03)

18.780.100 Temporary Signs

- A. Authorization. The director shall be empowered to authorize temporary signs not exempted by Section 18.780.060 by means of a Type I procedure, as governed by Chapter 18.390, using approval criteria contained in Chapter 18.385. The director shall attach such conditions to the issuance of a permit for a temporary sign as may be necessary to ensure discontinuance of the use of the sign in accordance with the terms of the authorization, and to ensure substantial compliance with the purpose of this title.
- B. Expiration.
1. A temporary sign permit shall terminate within 30 days from the date of issuance; and
 2. No permit shall be issued for a period longer than 30 days, but a permit may be reissued by the director for two additional permit periods of 30 days each per calendar year.
- C. Types and locations. Types and locations of temporary signs shall be as follows:
1. The total number of temporary signs issued by permit shall not exceed one for any use at any one period of time; such signs are not permitted for single-family and duplex dwellings. Exempted lawn signs in residential zones are not governed by this provision;
 2. The total area of a temporary sign shall not exceed 24 square feet and no more than 12 square feet per face; such signs are not permitted for single-family and duplex dwellings. The permitted area

for a banner shall be no more than 24 square feet per face with the total sign area not to exceed 24 square feet;

3. See 18.780.015.A.52 for the types of temporary signs which may be approved;
 4. Special event banners to be hung across public right-of-ways may be permitted by the city manager's designee;
 5. A balloon as provided in 18.780.090.C.
- D. Location. The location of a temporary sign requiring a permit shall be as approved by the director. Exempted lawn signs shall be placed only on private property, outside of the public right-of-way, and may not obstruct the clear vision area.
- E. Attachment. Temporary signs may not be permanently attached to the ground, buildings or other structures. (Ord. 04-02)

18.780.110 Nonconforming Signs

- A. Applicability. For the purposes of this chapter, nonconforming signs will be defined as follows:
1. Except as provided in this chapter, signs in existence on March 20, 1978, in accordance with Ordinance Nos. 77-89 and 78-16, which do not conform to the provisions of this chapter, but which were constructed, erected or maintained in compliance with all previous regulations, shall be regarded as nonconforming signs which may be continued until March 20, 1988.
 2. Signs in existence on January 11, 1971, which do not conform to the provisions of this chapter, but which were constructed, erected or maintained in compliance with all previous regulations, were regarded as nonconforming signs and could be continued for a period of 10 years from January 11, 1971. All such signs which were not brought into compliance with the standards in Ordinance Nos. 77-89 and 78-16 and the extensions granted, are now in violation of this chapter.
 3. Signs located on premises annexed into the city after January 11, 1971, which do not comply with the provisions of this chapter, shall be brought into compliance with this chapter within a period of ten years after the effective date of the annexation.
 4. Any sign which is structurally altered, relocated or replaced shall immediately be brought into compliance with all of the provisions of this chapter, except the repairing and restoration of a sign on site or away from the site to a safe condition. Any part of a sign or sign structure for normal maintenance shall be permitted without loss of nonconforming status.
- B. Restrictions. For purposes of this title, a sign face or message change shall be subject to the following provisions:
1. A sign face or message change on a nonconforming sign is not allowed as an alteration when the affected property and sign structure have been abandoned for greater than 90 days;
 2. A sign face or message change shall be allowed as an alteration only for existing conforming signs and for nonconforming signs prior to their amortization expiration date; and
 3. No sign permit shall be required for allowable sign face or message changes.

- C. Reconstruction. Should a nonconforming sign or sign structure or nonconforming portion of structure be destroyed or repaired by any means to an extent of more than 50% of its replacement cost, it shall not be reconstructed except in conformity with the provisions of this title.
- D. Requirements for conformance. Signs in existence on the effective date of this chapter which do not comply with provisions regulating flashing signs; use of par spotlights or rotating beacons; rotating and revolving signs; flags, banners, streamers, or strings of lights, or temporary or incidental signs; shall be made to conform within 90 days from the effective date of this chapter. (Ord. 04-03)

18.780.120 Sign Removal Provisions—Nonconforming and Abandoned Signs

- A. Conformance required. All signs erected after the effective date of this title, which are in violation of any provisions of this chapter, shall be removed or brought into conformance upon written notice by the director.
- B. Removal. All signs which do not comply with this chapter, but were erected prior to the effective date of the ordinance codified in this chapter, shall be removed or brought into conformance within 60 days from written notice by certified mail given by the director.
- C. Enforcement. If the owner of sign, building, structure or premises fails to comply with the written order, the director may then cite the owner into court subject to Chapter 18.230, Enforcement. The following exceptions apply:
 - 1. Section 18.780.110, Nonconforming Signs, provides for certain time limits and other conditions for certain signs as described therein.
 - 2. Any sign that by its condition or location presents an immediate or serious danger to the public, by order of the building official, shall be removed or repaired within the time the building official may specify. In the event the owner of such sign cannot be found or refuses to comply with the order to remove, the building official shall then have the dangerous sign removed and the owner cited for noncompliance and recovery of any damage or expense.
 - 3. All temporary signs shall be removed as provided in 18.780.100.B.1, or in the case of temporary balloons as provided in 18.780.090.C.1.
- D. Responsible party for removal. Any person who owns or leases a nonconforming or abandoned sign or sign structure shall remove such sign and sign structure when the expiration of the amortization period for the sign(s) as provided in Section 18.780.110 has occurred or the sign has been abandoned:
 - 1. If the person who owns or leases such sign fails to remove it as provided in this section, the director shall give the owner of the building, structure or premises upon which such sign is located, 60 days written notice to remove it;
 - 2. If the sign has not been removed at the expiration of the 60 days notice, the director may remove such sign at cost to the owner of the building, structure or premises;
 - 3. Signs which are in full compliance with city sign regulations, which the successor to a person's business agrees to maintain as provided in this chapter, need not be removed in accordance with this section; and

4. Costs incurred by the city due to removal, may be made a lien against the land or premises on which such sign is located, after notice and hearing, and may be collected or foreclosed in the same manner as liens otherwise entered in the liens docket of the city.

18.780.130 Zoning District Regulations

A. In the R-7, R-4.5, R-3.5, R-2 and R-1 zones. No sign of any character shall be permitted in an R-7, R-4.5, R-3.5, R-2 or R-1 zone except the following:

1. Wall sign(s) may not exceed a combined total area of four square feet;
2. Every housing complex shall be allowed one permanent freestanding sign at each entry point to the housing complex from the public right-of-way, with the site properly landscaped, and not exceeding 32 square feet per face in area. Illumination may be approved as long as it does not create a public or private nuisance, as determined by the director considering the purpose of the zone;
3. Every platted subdivision shall be allowed one permanent, freestanding sign at each entry point to the subdivision from the public right-of-way, with the site properly landscaped and not exceeding 32 square feet per face in area. Illumination may be approved as long as it does not create a public or private nuisance, as determined by the director considering the purpose of the zone;
4. For nonresidential uses, one illuminated or non-illuminated freestanding sign not exceeding six feet in height and 32 square feet in area per sign face for uses approved under the site development review or conditional use process will be permitted. Wall signs may not exceed five percent of the gross area of the wall face on which the sign is mounted;
5. Directional signs on private property when such signs are solely designed to identify driveway entrances and exits for motorists on adjoining public streets will be permitted. One sign with an area of four square feet per face shall be permitted per driveway. Such signs shall be consistent with Chapter 18.795, Visual Clearance Areas;
6. The signs specified in 18.780.060.A shall be allowed, subject to any restrictions imposed by this title;
7. Temporary signs in accordance with Sections 18.780.090 and 18.780.100;
8. Lawn signs in accordance with 18.780.060.A.1, A.6, and B.2;
9. Special condition signs in accordance with Section 18.780.090; and
10. Additional permitted sign include awning sign(s) and painted wall sign(s).

B. In the R-12, R-25 and R-40 zones. No sign shall be permitted in the R-12, R-25 or R-40 zone except for the following:

1. Wall sign(s) may not exceed a combined total area of one square foot per dwelling unit and may not project from the wall face;
2. Every housing complex shall be allowed one permanent freestanding sign at each entry point to the housing complex from the public right-of-way, with the site properly landscaped and not

exceeding 32 square feet in area per sign face. Illumination may be approved as long as it does not create a public or private nuisance, as determined by the director considering the purpose of the zone;

3. Every platted subdivision shall be allowed one permanent freestanding sign at each entry point to the subdivision from the public right-of-way, with the site properly landscaped, and not exceeding 32 square feet in area per sign face. Illumination may be approved as long as it does not create a public or private nuisance, as determined by the director considering the purpose of the zone;
 4. For nonresidential uses, one illuminated or non-illuminated freestanding sign not exceeding six feet in height and 32 square feet in area per sign face for uses approved under the site development review or conditional use process will be permitted. Wall signs may not exceed five percent of the gross area of the wall face on which the sign is mounted;
 5. Directional signs on private property when such signs are solely designed to identify driveway entrances and exits for motorists on adjoining public streets will be permitted. One sign with an area of four square feet per face shall be permitted per driveway. Such signs shall be consistent with Chapter 18.795, Visual Clearance Areas;
 6. The signs specified in 18.780.060.A shall be allowed, subject to any restrictions imposed by this title;
 7. Temporary signs in accordance with Sections 18.780.090 and 18.780.100;
 8. Lawn signs in accordance with 18.780.060.A.1, A.6, and B.2;
 9. Special condition signs in accordance with Section 18.780.090; and
 10. Additional permitted sign including awning sign(s) and painted wall sign(s).
- C. In the C-G and MU-CBD zones. No sign shall be permitted in the C-G and MU-CBD zones except for the following:
1. Freestanding signs shall have certain limitations and conditions when permitted on properties in commercial zones:
 - a. One multi-faced, freestanding sign shall be permitted subject to conditions and limitations as stated herein,
 - b. A reader-board assembly may be an integral part of the freestanding sign,
 - c. The maximum square footage of signs shall be 70 square feet per face or a total of 140 square feet for all sign faces. No part of any freestanding sign shall extend over a property line into public right-of-way space,
 - d. The sign area may be increased one square foot for each lineal foot the sign is moved back from the front property line to which the sign is adjacent. If the street is curbed and paved, the measurement may be taken from a point which is 15 feet from the pavement. This increase in sign area is limited to a maximum of 90 square feet per face or a total of 180 square feet for all faces, and

- e. Freestanding signs located next to the public right-of-way shall not exceed 20 feet in height. Height may be increased one foot in height for each 10 feet of setback from the property line or a point 15 feet from the edge of pavement, whichever is less, to a maximum of 22 feet in height;
2. Wall signs.
 - a. Wall signs, including illuminated reader-boards, may be erected or maintained but shall not exceed in gross area 15% of any building face on which the sign is to be mounted,
 - b. Wall signs may not project more than 18 inches from the wall or extend above the wall to which they are attached, and
 - c. If it is determined under the development review process that the wall sign's visual appeal and overall design quality would be served, an additional 50% of the allowable sign area may be permitted. No copy will be permitted, however, in the additional area permitted. For purposes of this subsection, "copy" includes symbols, logos, and letters;
 3. Directional signs on private property when such signs are solely designed to identify driveway entrances and exits for motorists on adjoining public streets. One sign with an area of four square feet per face shall be permitted per driveway. Such signs shall be consistent with Chapter 18.795, Visual Clearance Areas;
 4. Electronic message centers per 18.780.090.D shall be permitted;
 5. The signs specified in 18.780.060.A shall be allowed, subject to any restrictions imposed by this title;
 6. Temporary signs in accordance with Sections 18.780.090 and 18.780.100;
 7. Lawn signs in accordance with 18.780.060.A.1, A.6, and B.2;
 8. Special condition signs in accordance with Section 18.780.090; and
 9. Additional permitted sign including awning sign(s), flush pitched "roof" sign(s), freeway-oriented sign(s), tenant sign(s), projecting sign(s), and painted wall sign(s).
- D. In the C-P zone. No sign shall be permitted in the C-P zone except for the following:
1. Freestanding signs shall have certain limitations and conditions when permitted on properties zoned C-P including:
 - a. One multifaced, freestanding sign per premises shall be permitted, subject to conditions and limitations as stated herein,
 - b. A reader-board assembly may be an integral part of the freestanding sign,
 - c. The maximum square footage of freestanding signs shall be 32 square feet per face or a total of 64 square feet for all sign faces. No part of any freestanding sign shall extend over a property line into public right-of-way space,

- d. The sign area may be increased one square foot for each lineal foot the sign is moved back from the front property line to which the sign is adjacent. If the street is curbed and paved the measurement may be taken from a point which is 15 feet from the pavement. This increase in sign area is limited to a maximum of 52 square feet per face or a total of 104 square feet for all faces, and
 - e. Freestanding signs located next to the public right-of-way shall not exceed eight feet in height. Height may be increased one foot in height for each 10 feet of setback from the property line or a point 15 feet from the edge of pavement whichever is less to a maximum of 10 feet in height;
2. Wall signs shall have certain limitations and conditions when permitted on properties zoned C-P including:
 - a. Wall signs, including illuminated readerboards, may be erected or maintained but shall not exceed five percent in gross area of any wall face on which the sign is to be mounted,
 - b. Wall signs shall be parallel to the face of the building upon which the sign is located, and
 - c. If it is determined under the development review process that the wall sign's visual appeal and overall design quality would be served, an additional 50% of the allowable sign area may be permitted. No copy will be permitted, however, in the additional area permitted. For purposes of this subsection, "copy" includes symbols, logos and letters;
 3. Directional signs on private property when such signs are solely designed to identify driveway entrances and exits for motorists on adjoining public streets. One sign with an area of four square feet per face shall be permitted per driveway. Such signs shall be consistent with Chapter 18.795, Visual Clearance Areas;
 4. Temporary signs in accordance with Sections 18.780.090 and 18.780.100;
 5. Lawn signs in accordance with 18.780.060.A.1, A.6, and B.2;
 6. Special condition signs in accordance with Section 18.780.090; and
 7. Additional permitted sign including awning sign(s), flush pitched "roof" sign(s) and painted wall sign(s).
- E. In the C-N and C-C zones. No sign shall be permitted in the C-N and C-C zones except for the following:
1. Freestanding signs shall have certain limitations and conditions when permitted on properties zoned C-N or C-C:
 - a. One multifaced, freestanding sign per premises shall be permitted subject to conditions and limitations as stated herein,
 - b. A reader-board assembly may be an integral part of the freestanding sign,

- c. The maximum square footage of freestanding signs shall be 32 square feet per face or a total of 64 square feet for all sign faces. No part of any freestanding sign shall extend over a property line into public right-of-way space,
 - d. The sign area may be increased one square foot for each lineal foot the sign is moved back from the front property line to which the sign is adjacent. If the street is curbed and paved the measurement may be taken from a point which is 15 feet from the pavement. This increase in sign area is limited to a maximum of 52 square feet per face or a total of 104 square feet for all faces, and
 - e. Freestanding signs located next to the public right-of-way shall not exceed 20 feet in height. Height may be increased one foot in height for each 10 feet of setback from the property line or a point 15 feet from the edge of pavement whichever is less to a maximum of 22 feet in height;
2. Wall signs shall have certain limitations and conditions when permitted on properties zoned C-N or C-C:
 - a. Wall signs, including illuminated reader-boards, may be erected or maintained but shall not exceed in gross area 10% of any building face on which the sign is to be mounted,
 - b. Wall signs shall be parallel to the face of the building upon which the sign is located, and
 - c. If it is determined under the development review process that the wall sign's visual appeal and overall design quality would be served, an additional 50% of the allowable sign area may be permitted. No copy will be permitted, however, in the additional area permitted. For purposes of this subsection, "copy" includes symbols, logos and letters;
 3. Directional signs on private property when such signs are solely designed to identify driveway entrances and exits for motorists on adjoining public streets. One sign with an area of four square feet per face shall be permitted per driveway. Such signs shall be consistent with Chapter 18.795, Visual Clearance Areas;
 4. Temporary signs in accordance with Sections 18.780.090 and 18.780.100;
 5. Lawn signs in accordance with 18.780.060.A.1, A.6, and B.2;
 6. Special condition signs in accordance with Section 18.780.090; and
 7. Additional permitted sign including awning sign(s), tenant sign(s), flush pitched "roof" sign(s) and painted wall sign(s).
- F. In industrial zones. No signs shall be permitted in an I-P, I-L or I-H zone except for the following:
1. Freestanding signs shall have certain limitations and conditions when permitted on properties in industrial zones;
 - a. One multifaced, freestanding sign shall be permitted subject to conditions and limitations as stated herein,
 - b. A reader-board assembly may be an integral part of the freestanding sign,

- c. The maximum square footage of signs shall be 70 square feet per face or a total of 140 square feet for all sign faces. No part of any freestanding sign shall extend over a property line into public right-of-way space,
 - d. The sign area may be increased one square foot for each lineal foot the sign is moved back from the front property line to which the sign is adjacent. If the street is curbed and paved, the measurement may be taken from a point which is 15 feet from the pavement. This increase in sign area is limited to a maximum of 90 square feet per face or a total of 180 square feet for all faces, and
 - e. Freestanding signs located next to the public right-of-way shall not exceed 20 feet in height. Height may be increased one foot in height for each 10 feet of setback from the property line or a point 15 feet from the edge of pavement, whichever is less, to a maximum of 22 feet in height;
2. Wall signs shall have certain limitations and conditions when permitted on properties in industrial zones:
 - a. Wall signs, including illuminated readerboards, may be erected or maintained but shall not exceed in gross area 15% of any building face on which the sign is to be mounted,
 - b. Wall signs may not project more than 18 inches from the wall or extend above the wall to which they are attached, and
 - c. If it is determined under the development review process that the wall sign's visual appeal and overall design quality would be served, an additional 50% of the allowable sign area may be permitted. No copy will be permitted, however, in the additional area permitted. For purposes of this subsection, "copy" includes symbols, logos and letters;
 3. Directional signs on private property when such signs are solely designed to identify driveway entrances and exits for motorists on adjoining public streets. One sign with an area of four square feet per face shall be permitted per driveway. Such signs shall be consistent with Chapter 18.795, Visual Clearance Areas;
 4. Temporary signs in accordance with Sections 18.780.090 and 18.780.100;
 5. Lawn signs in accordance with 18.780.060.A.1, A.6, and B.2;
 6. Special condition signs in accordance with Section 18.780.090; and
 7. Additional permitted sign including awning sign(s), tenant sign(s), freeway-oriented sign(s), projecting sign(s), flush pitched "roof" sign(s), and painted wall sign(s).
- G. Additional requirements in commercial and industrial zones. If it is determined under the site development review process that the sign's visual appeal and overall design quality would be served while maintaining the intent and purpose of this chapter, an additional 50% of the allowable sign area and 25% of sign height may be permitted. No copy will be permitted in the additional area or height. For purposes of this subsection the word "copy" includes symbols, logos and figures, as well as letters.

1. Each freestanding sign shall be surrounded by an area set aside to protect the sign from vehicles negotiating in the parking area of the business and the area set aside shall be landscaped.
 - a. The size and shape of the area set aside and the landscaping shall be represented on the plot plan required by permit and shall be subject to the review and control of the director, under the site development review process; and
 - b. On existing sites where a landscape island is not feasible, the minimum clearance between the lowest portion of a freestanding sign and the ground shall be 14 feet in any vehicle maneuvering area.
2. No freestanding sign, nor any portion of any freestanding sign, shall be located or project over any portion of a street, sidewalk or other public right-of-way or property unless an exception has been granted.
3. When a premises contains more than a single tenant but is not defined as a shopping center, the provisions of a freestanding sign shall take into consideration the need for providing a signing system which is harmonious in appearance and legible:
 - a. The building owner shall provide, at his own expense, a common support for all tenant signage; and
 - b. Up to an additional 50% of sign copy area may be permitted under the site development review process so as to adequately identify the separate tenants when determined that the increased sign area will not be inconsistent with the purpose of this chapter.
4. Shopping centers or industrial parks shall establish a single signing format:
 - a. Up to an additional 50% of sign area may be permitted under the development review process to adequately identify the complex when it can be determined that the increased sign area will not be inconsistent with the purposes of this chapter;
 - b. This increase should be judged according to unique identification needs and circumstances which necessitate additional area to make the sign sufficiently legible; and
 - c. When a shopping center or industrial park has more than one main entrance on separate frontages, a second freestanding sign may be allowed under the site development review process. The two allowable signs shall face separate frontages and are not intended to be viewed simultaneously.
5. Legal owners or occupants of properties or buildings which are in shopping plazas and which are directly located or are proposed to be located on a commercially- and industrially-zoned corner property(ies) (one or more contiguous tax lots located at the intersection of two or more public streets), shall be allowed to have one freestanding sign along each street frontage when all of the following are met:
 - a. A sign permit shall be required for each sign prior to its erection;
 - b. The total combined height of two freestanding signs on the premises shall not exceed 150% of what is normally allowed for one freestanding sign in the same zoning district;

- c. Neither of the signs shall exceed the sign height normally allowed in the zoning district in which the signs are located (See Section 18.780.030);
 - d. No more than two freestanding signs shall be permitted;
 - e. The two allowable signs shall face separate frontages and are not intended to be viewed simultaneously; and
 - f. All other provisions of this chapter shall apply.
6. Shopping centers in the C-G zoning district shall be entitled to freestanding signage according to the following optional standards:
- a. A maximum of two freestanding signs shall be permitted per roadway frontage provided they can meet both sign area and sign height requirements as set forth in this subsection;
 - b. The combined height of two signs shall not exceed 150% of the sign height normally allowed for one freestanding sign in the same zoning district; however, neither shall exceed the height normally allowed in the same zoning district;
 - c. Total combined sign area for both signs shall not exceed 150% of what is normally allowed for one freestanding sign in the same zoning district; however, neither shall exceed the area normally allowed in the same zoning district;
 - d. Neither sign shall pose a vision clearance problem or shall project into the public right-of-way;
 - e. A sign permit shall be required prior to erection of any freestanding sign referred to in this subsection. (Ord. 10-02 §2; Ord. 09-13)

18.780.140 Sign Code Adjustments

- A. Adjustments. The director may grant an adjustment to the requirements of this chapter by means of a Type I or Type II procedure, as governed by Chapter 18.390, using approval criteria in 18.370.020.C.8.
- B. If an adjustment is granted, the rights thereby given to the applicant shall continue to exist and to belong to the applicant or any other owner of the land for a period of 1-1/2 years from the date of final approval:
 - 1. If, at the expiration of 1-1/2 years from the date of approval, construction of the structure or initiation of the use giving rise to the need for the adjustment has not begun, the rights given by the adjustment approval shall terminate without further action by the city; and
 - 2. Said rights shall also terminate at or after the expiration of 1-1/2 years from approval if, though commenced within 1-1/2 years, construction ceases and is not resumed within 60 days. (Ord. 09-13) ■