



# City of Tigard

## Memorandum

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**To:** Planning Commission

**From:** Susan P. Shanks, Senior Planner

**Re:** Summary of Proposed Sign Code Amendments

**Date:** October 30, 2017

This memorandum summarizes the key changes being proposed to Chapter 18.435 Signs. It includes an executive summary, a detailed description of existing and proposed sign standards for five sign types, and a tabular comparison of existing and proposed sign allowances for all sign types. It should be noted that the *existing* sign allowances for properties in the Triangle Mixed-Use (TMU), Mixed-Use Central Business District (MU-CBD), and General Commercial (C-G) zones are the same except for the following differences:

- Freeway-oriented signs are allowed in the C-G zone along Highway 217 and Interstate 5.
- Blade and pedestrian-oriented roof signs are allowed in the MU-CBD and TMU zones.

### Executive Summary

Proposed increase in sign allowances for all properties in the TMU zone and most properties in the MU-CBD zone:

- A-frame signs allowed on a permanent basis on private property or in public rights-of-way (ROW).
- More signs explicitly allowed to project or be located in the public ROW.
- Additional awning signage allowed if a certain amount of awnings provided.
- Additional projecting signage allowed if pedestrian-oriented, e.g. blade signs
- Electronic information and reader-board signs explicitly allowed in more situations.
- Backlit signs explicitly allowed.

Proposed decrease in sign allowances for all properties in the TMU zone and most properties in the MU-CBD zone:

- Freestanding signs still allowed but size and height allowances significantly reduced. For example, there are currently 10 pole signs (all over 10 feet tall) and 4 monument signs (all under 8 feet tall) on Main Street. All but one monument sign would become nonconforming with this proposal.
- Window signs still allowed but with size restrictions.
- Electronic information signs allowed in more situations but with some size restrictions.
- Internally-lit freestanding signs no longer allowed.

Other:

- The proposed sign standards for the Mixed-Use Central Business District (MU-CBD) zone apply to properties south of Pacific Highway and north of Fanno Creek that do not have frontage on Pacific Highway or Hall Blvd. Sign standards for properties north of Pacific Highway or with frontage on Pacific Highway or Hall Blvd are not proposed to change, i.e. they will be subject to C-G zone sign allowances.
- The existing sign standards for the General Commercial (C-G) zone allow freeway-oriented signs along Highway 217 and Interstate 5. Properties currently zoned General Commercial (C-G) that are proposed to be zoned Triangle Mixed-Use (TMU) will retain this sign allowance where located along Highway 217 and Interstate 5.

## **Comparison of Existing/Proposed Standards for Five Sign Types**

### **A-frame Signs**

Existing Standards:

- Not allowed in ROW
- Allowed on temporary basis (90 days per calendar year)
- 12 square feet/sign face

Proposed Standards for TMU zone and most of MU-CBD zone:

- Allowed in ROW
- Allowed on permanent basis
- 6 square feet/sign face with 3-foot maximum height
- 1 sign/ground floor tenant or for every 30 feet of building frontage
- Allowed when business is open to the public

### **Awning Signs**

Existing Standards:

- Counts as a wall sign for area calculation purposes
- Signs not allowed above awnings but may be allowed below with 8-1/2-foot clearance

Proposed Standards for TMU zone and most of MU-CBD zone:

- Counts as a projecting sign for area calculation purposes
- Signs allowed above and awnings with 8-foot clearance
- Additional awning signage allowed if provide awnings along 50% of width of building façade that project at least 4 feet into the ROW

### **Blade**

Existing Standards:

- Allowed in MU-CBD zone through Downtown Tigard Plan District not Sign Code
- 4.5 square feet/sign face
- 1 sign/building entrance

Proposed Standards for TMU zone and most of MU-CBD zone:

- Allowed in MU-CBD and TMU zones
- 4.5 square feet/sign face
- 1 sign/ground floor tenant

### **Freestanding**

Existing Standards:

- 70 square feet/sign face and 140 square feet for all faces
- 20-foot maximum height
- 1 sign/property (somewhat unclear)

Proposed Standards for TMU zone and most of MU-CBD zone:

- 32 square feet/sign face and 64 square feet for all faces
- 3.5 feet maximum height
- 1 sign/building
- Electronic information sign component explicitly allowed

### **Projecting**

Existing Standards:

- 32 square feet/sign face and 64 square feet for all faces
- Allowed to project 4 feet into ROW with 10-foot clearance

Proposed Standards for TMU zone and most of MU-CBD zone:

- 32 square feet/sign face and 64 square feet for all faces with blade and some awnings signs allowed in addition to this area allowance
- Allowed to project up to 6 feet into ROW with 8-foot clearance for some sign types

## Comparison of Existing and Proposed Sign Allowances in TMU and MU-CBD Zones

Sign Types	Existing TMU and MU-CBD Sign Allowances	Proposed TMU and MU-CBD Sign Allowances
A-frame	See Memo	See Memo
Awning	See Memo	See Memo
Billboards	Prohibited	***
Bench	Allowed	***
Balloon	Allowed	***
Banner	Allowed	***
Blade	See Memo	See Memo
Cultural institution	Allowed	***
Driveway	Allowed with size restrictions	Allowed without size restrictions
Electronic information	Allowed as wall or freestanding sign	Allowed as wall or projecting sign with size restrictions; Allowed as freestanding or window sign
Entryway	Allowed	***
Flush pitched roof	Allowed as type of wall sign	***
Freestanding	See Memo	See Memo
Freeway	Prohibited	Allowed in TMU Zone
Lawn	Allowed	***
Painted wall	Allowed with height restriction	Allowed without height restriction
Ped-oriented roof	Allowed in MU-CBD Zone	Allowed in MU-CBD and TMU Zones
Projecting	See Memo	See Memo
Reader-board	Allowed as wall or freestanding sign	Allowed as wall or projecting sign with size restrictions; Allowed as freestanding or window sign
Roof	Prohibited with exceptions	***
Revolving	Prohibited	***
Wall	Allowed (awning signs counted as wall signs)	Allowed (awning signs not counted as wall signs)
Window	Allowed without size restrictions	Allowed with size restrictions (25% of window area)
<b>Sign Lighting Methods</b>		
Flashing	Prohibited	***
Internal	Allowed for wall, window, ped-oriented roof, and freestanding signs	Allowed for wall, window, and ped-oriented roof signs
External	Allowed	***
Direct	Unclear where allowed	Allowed for electronic information, reader-board, and neon or similar
Backlit	Unclear where allowed	Allowed
<b>Signs in ROW</b>		
All	Prohibited with one exception	Allowed for A-frame, banner, wall, projecting, and awning signs

\*\*\* No Change Proposed