

ORDINANCE SERIES OF 2025, NO. 008

An Ordinance amending Title 16 – *Development* of the Estacada Municipal Code.

The City of Estacada ordains as follows:

Section 1. Title 16 – Development of the Estacada Municipal Code (EMC) shall be amended as shown in this ordinance file;

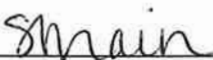
Considered at the Council meeting of October 27, 2025, passed by a vote of 6 ayes and 0 nays, and considered for the second time at the meeting of November 10, 2025, and passed by a vote of 7 ayes and 0 nays, this 10th day of November, 2025.

DULY ADOPTED by the City Council of the City of Estacada this 10th day of November, 2025.



Sean Drinkwine, Mayor

ATTEST:



Sadie Main, City Recorder

Title 16 Draft Code Amendments (redlined format)

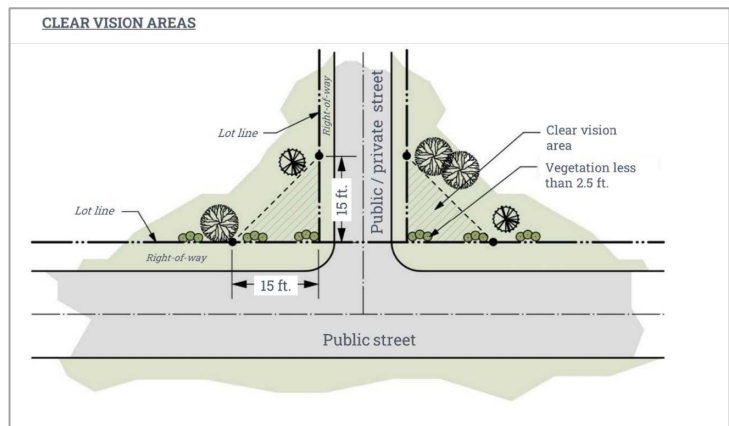
Ordinance 2025-008 amends Title 16 of the Estacada Municipal Code (EMC) as outlined below. Proposed amendments are presented in ~~strikeout~~ (removed)/ underline (added) format. Sections not amended are omitted unless needed for context; omitted sections are indicated by [...].

Chapter 16.08 DEFINITIONS

16.08.010 Definitions

[...]

"Clear vision area" means a triangular area on a lot at the intersection of two public rights-of-way, a street and a railroad, or private street and a public right-of-way, two sides of which are lines measured from the corner intersection to a distance of fifteen (15) feet. The third side of a triangle is a line across the corner of the lot connecting the lines of the other two sides. The clear vision area contains no signs or other obstructions higher than two and a half feet or lower than eight feet measured from the grade of the street centerline, though a single pole having a diameter of eighteen (18) inches or less is permitted.



[...]

"Lot line" means the property line bounding a lot. See also "Property line".

[...]

"Property line" means the line denoting the limits of legal ownership of property. See also "Lot line".

[...]

Chapter 16.26 DOWNTOWN (D)

[...]

16.26.050 Downtown Design Guidelines And Standards

[...]

B. Applicability. The standards of EMC 16.26.050 apply to new structures and exterior remodels of structures in the Downtown zone, as follows:

[...]

8. Signs shall comply with requirements of EMC 16.72 Signs. If visible from Hwy 224, signs may require ODOT approval per ORS Chapter 377.

[...]

Chapter 16.34 RIVERFRONT COMMERCIAL (R-C)

[...]

16.34.060 Standards

H. Signs:

1. Signs shall comply with the requirements of EMC 16.72 and, if visible from Hwy 224, ~~shall be approved by ODOT;~~ may require ODOT approval per ORS Chapter 377;
2. ~~Billboards, flashing signs, and p~~Pole signs, as defined in EMC 16.72.020, are prohibited.

[...]

Chapter 16.35 HIGHWAY COMMERCIAL (H-C)

[...]

16.35.050 Standards

H. Signs:

1. Signs shall comply with the requirements of EMC 16.72 and, if visible from Hwy 224, ~~shall be approved by ODOT;~~ may require ODOT approval per ORS Chapter 377;
2. ~~Development complexes consisting of multiple uses on the same lot shall share any allowed freestanding signs;~~
3. ~~Billboards, flashing signs, and p~~Pole signs, as defined in EMC 16.72.020, are prohibited;
4. ~~Permitted freestanding signs shall be located at the entrance of a development and/or at the interior of the property.~~

[...]

Chapter 16.38 OUTDOOR COMMERCIAL (O-C)

[...]

16.38.060 Standards

G. Signs:

1. Signs shall comply with the requirements of EMC 16.72 and, if visible from Hwy 224 ~~shall be approved by ODOT;~~ may require ODOT approval per ORS Chapter 377;
2. ~~Billboards, flashing signs, and p~~Pole signs, as defined in EMC 16.72.020, are prohibited.

[...]

Chapter 16.60 SUPPLEMENTARY REGULATIONS

16.60.010 Clear Vision Areas

A. A clear vision area, as defined in EMC 16.08.010, shall be maintained on the corners of all property at the intersection of two streets or from the intersection of a private road easement and a public street.

~~A. A clear vision area shall consist of a triangular area, two sides of which are lot lines measured from the corner intersection of the street lines or corner intersection of a private road easement, for a distance specified in this regulation, or, where the lot lines have rounded corners, the lot lines extended in a straight line to a point of intersection so measured, and the third side of which is a line across the corner of the lot joining the nonintersecting end of the other two sides.~~

B. A clear vision area shall contain no planting, fence, wall, sign, banner, structure or temporary or permanent obstruction exceeding 2.5 feet or thirty (30) inches in height measured from the top of the curb, or, where no curb exists, from the established street center line grade, ~~except that~~ Trees exceeding this height may be located in this area, ~~provided,~~ that all branches and foliage are removed to a height of eight feet above grade.

~~In all zones the minimum distance shall be fifteen (15) feet, or at intersections including an alley, ten (10) feet.~~

[...]

Chapter 16.62 SHORT-TERM RENTALS

[...]

16.62.070 Signs

A. Residential. ~~Only one ground or wall nonilluminated wood sign totaling a maximum six square feet in size shall be allowed~~ Signs for short-term rentals in the R-1, R-2, R-3, and NCR zones shall adhere to applicable standards under EMC 16.72.090.A.

B. Commercial. Signs for ~~commercial~~ short-term rentals in commercial or mixed-use zones shall adhere to ~~the sign~~ all applicable standards ~~within the applicable commercial zoning district per the standards of~~ under EMC 16.72.

[...]

Chapter 16.72 SIGNS

16.72.010 Purpose

The purpose of this chapter is to provide a safe, consistent, equitable and legal system of signing. The regulations of such factors as size, location, construction, etc., will encourage the communication of information and orientation for both visitors and citizens; provide for the effective identification and advertisement of business establishments; eliminate visual blight; and provide standards to safeguard life, health, property and public welfare.

16.72.020 Definitions

As used in this chapter, the following words and terms shall have the meanings ascribed to them in this section:

"A-frame sign" means a double-faced sign hinged or connected at the top which is spread for stabilization and set upon the ground. See also "Daily display sign" and "Sandwich board".

"Banner" means a temporary sign made of cloth, canvas, light fabric, thin plastic, vinyl, or other light material with no enclosing framework or electrical components that is supported or anchored on two or more edges or at all four corners. See also "Temporary sign" and "Cross-street banner".

"Billboard" means a sign or structure 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 premises the billboard is located on.

"Building frontage" means the linear frontage of a building measured along a street or alley between two lines projecting perpendicular from the street to the corners of the building.

~~"Canopy" means a structure made of cloth, metal or other material with frames affixed to the building.~~

~~"Construction sign" means any information sign located on vacant property that has received land use or building permit approval in the last five years which identifies the architect, engineers, contractors, and other individuals or firms involved with the construction of a building, or announcing the character of the building or enterprise, which is erected during the building construction period.~~

"Cross-street banner" means and includes every type of decoration or banner displayed over, upon, or across city streets on a temporary or seasonal basis, whether attached to utility poles or any other structure. See also "Banner" and "Temporary sign".

~~"Daily display sign" means a double-faced sign hinged or connected at the top which is spread for stabilization and set upon the ground nonpermanent on premises sign normally associated with business activity that 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, or a single- or double-faced sign mounted on a single pedestal, or other similar construction, and are intended to be unlit and easily moved. See also "A-frame sign" and "Sandwich board".~~

"Electronic changing sign" means an electronic sign upon which the entire copy or message may appear or change from time to time upon a lamp bank, such as time and temperature displays, which by its nature and intensity is not a flashing sign.

"Flashing sign" means any sign which contains or is illuminated by a light source which produces a brilliant flash and darkness on an alternating basis, which results in a pulsating effect designed primarily to attract attention.

"Flat roof" means a building roof with a pitch or slope less than ten (10) degrees.

"Freestanding sign" means any sign set apart with no structural attachments to a building structure and affixed to the ground, and is meant to include ground-mounted signs or pole signs for the purpose of these regulations.

"Grade" means the relative finished ground level within twenty (20) feet of ~~the a~~ sign.

"Ground sign" means a sign which is mounted on the ground and supported by one or more uprights, poles or braces in or upon the ground other than a pole sign as defined. The bottom of such signs shall be no higher than three feet, and they shall extend no higher than eight feet. Ground signs are a type of freestanding sign, and therefore subject to freestanding sign standards.

"Height or height of sign" means the vertical distance from the average grade within twenty (20) feet of the structure to the highest point of a sign or any vertical projection thereof, including its supporting columns.

"Incidental sign" means small signs, less than two square feet in surface area, ~~of a noncommercial nature, intended primarily for the convenience of the public.~~ Included are including signs designating restrooms, address numbers, hours of operation, entrances to buildings, directions, help wanted, public telephone, etc. Also included in this group of signs are those designed to guide vehicular traffic to an area or place on the premises of a business, building or development by means of a directory designating names and addresses only.

"Lighting, indirect or internal" means any ~~illuminated sign constructed so that the~~ immediate source of illumination that is visible when ~~the a~~ sign is lighted, and which does not exceed ten (10) candle power per square foot measured at ten (10) feet from the sign.

"Moving sign" means any sign which produces apparent motion of the visual image, including, but not limited to, illusion of moving objects, moving patterns or bands of light, expanding or contracting shapes, rotation or any similar effect of animation which is designed or operated in a manner primarily to attract attention.

"Pole sign" means a single or multiple-faced sign eight or more feet above grade, supported by one or more uprights in the ground and detached from any building or structure. Pole signs are a type of freestanding sign, and therefore subject to freestanding sign standards.

~~"Political sign" means a sign advertising a candidate or candidates for public elective office, or a political party, or a sign urging a particular vote on a public issue decided by ballot.~~

"Portable sign" means any sign not meeting the anchorage requirements of the Uniform Sign Code.

"Projecting sign" means a single or multiple-faced sign which is designed and constructed to be mounted to the wall of a building and which will extend more than twelve (12) inches from the wall.

~~"Property line" means the line denoting the limits of legal ownership of property.~~

~~"Readerboard" means a sign or part of a sign on which the letters are readily replaceable such that the copy can be changed from time to time at will.~~

"Roof sign" means any sign erected upon, against, or directly above a roof or on top of or above the parapet of a building, including a sign affixed to any equipment attached to the building.

"Sandwich (A) board" means a double-faced sign hinged or connected at the top which is spread for stabilization and set upon the ground. See also "A-frame sign" and "Daily display sign".

"Sign" means any medium, including its structure and component parts, other than paint on a building, which is used or intended to be used to attract attention to the subject matter for communication purposes.

"Sign area" means the surface contained within a single continuous perimeter which encloses the entire sign cabinet but excluding any support or framing structure that does not convey a message. Where signs are of a three-dimensional, round, or other solid shape, the largest cross-section viewed as a flat projection shall be used for the purpose of determining the sign area. Signs visible from more than one direction or without clearly defined sign faces shall be considered as having two faces and each face calculated in the total allowable area.

"Street frontage" means street(s), alley(s), or public right(s)-of-way parallel to the property line used to compute the area of sign(s) intended to be located in such a manner as to have primary exposure on that street or right-of-way.

"Temporary sign" means any sign, banner, pendant, valance, or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard, plywood, thin plastic, vinyl, or other light material that is easily moveable and has no footing, intended to be displayed for a period of less than six months ~~sixty (60) days~~ in any calendar year. See also "Banner" and "Cross-street banner".

"Vertical clearance" means the vertical distance between grade (the relative finished ground level) and the bottom surface of an overhead sign or other overhead obstruction.

~~"Vision clearance area" means a triangular area on a lot at the intersection of two public rights-of-way, a street and a railroad, or point of vehicular access and a public right-of-way, two sides of which are lines measured from the corner intersection to a distance of twenty (20) feet. The third side of a triangle is a line across the corner of the lot connecting the lines of the other two sides. The vision clearance area contains no signs higher than three feet or lower than eight feet measured from the grade of the street centerline, though a single pole having a diameter of eighteen (18) inches or less is permitted.~~

"Wall sign" means a single-face sign which does not extend more than twelve (12) inches from the wall ~~and the copy of which runs parallel to the wall to which it is attached.~~

"Window sign" means a sign which is applied to, attached to, or located within the interior of a window.

16.72.025 Sign Code Picture Glossary
A-frame sign (a type of Daily display sign)



Banner (a type of Temporary sign)



Construction sign



Cross-street banner



Daily display sign



Electronic changing sign



Ground sign (a type of Freestanding sign)



Pole sign (a type of Freestanding sign)



Incidental sign



Portable sign



Projecting sign



Roof sign



Sandwich board (a type of daily display sign)



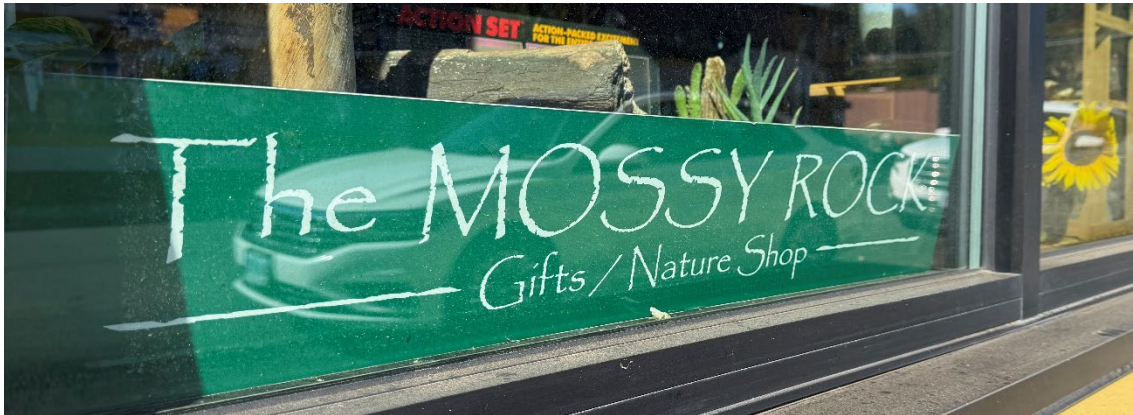
Temporary sign



Wall sign



Window sign



16.72.030-~~General Regulations~~ How To Use The Sign Code

Read through the questions and answers below to determine what standards, if any, will apply to your sign.

Will my sign need a permit?

1. First, check the City's official Zoning Map to determine the zone designation for the property where the sign will be installed. If the property has an Estacada address but does not have a city zoning designation, then the property is outside city limits, and the City's sign code standards would not apply.
2. Once you've confirmed that the property is within Estacada city limits, look through the picture glossary under EMC 16.72.025 to determine which type of sign you'd like to display.
3. Once you know the sign type, read through EMC 16.72.040 to find out if that type is exempt from sign code regulation. If it is listed as exempt, then no sign permit application, fee, or permit is required. If the sign type is not listed as exempt, read through EMC 16.72.050 to find out if it is prohibited.
4. If your sign will be displayed within Estacada city limits, and the sign type is neither exempt nor prohibited, it may be permitted by the City, provided that a sign application and fee are submitted, and all applicable code standards are met.

Note: No sign that is subject to the City's sign regulations may be erected, structurally altered, or relocated without first receiving a sign permit from the City.

What standards will apply to my sign?

If you've determined that your sign is regulated by the Estacada sign code, follow these steps to find out which standards apply:

1. Check the City's official Zoning Map on the city website to determine the zoning designation for the property where the sign will be installed.
2. If the zone is R-1, R-2, R-3, or NCR, then the property is located in a residential zone, and the standards under EMC 16.72.090.A may apply.
3. If the zone is anything other than the four residential zones listed above, then the property is in a commercial, industrial, or mixed-use zone, and the standards under EMC 16.72.090.B may apply.
4. Look over sections EMC 16.72.090.D through J to determine whether additional standards will apply, based on the sign type.

How do I apply for a sign permit?

Read EMC 16.72.070 for a detailed description of the process and requirements for obtaining a sign permit in Estacada. To summarize:

- A completed sign permit application must be submitted, including a site plan and all other requested information.
- A sign permit fee must be paid before City Staff will review the application.
- If structural or electrical permitting is required, the applicant must pay any costs incurred by the City in reviewing and inspecting the sign.

What construction and maintenance standards will my sign have to meet?

See EMC 16.72.080 for a list of construction, electrical, and maintenance standards that signs must meet. In some cases, construction and electrical standards include references to state, federal, and international building codes.

- ~~A.—No sign governed by the provisions of this chapter shall be erected, structurally altered or relocated without first receiving a sign permit from the city. Where ODOT jurisdiction applies, ODOT regulations supersede this chapter.~~
- ~~B.—All signs shall comply with the following requirements and those specified by zoning district:~~
- ~~1.—Construction shall satisfy the requirements of current version of the Uniform Sign Code.~~
 - ~~2.—Electrical requirements for signs shall be governed by the current version of the National Electrical Code and Oregon Electrical Specialty Code Amendments.~~
 - ~~3.—Except for exempt signs and approved daily display signs, all signs shall be securely attached to a building or the ground.~~
 - ~~4.—All signs shall conform to all vision clearance requirements.~~
 - ~~5.—All signs, together with their supports, braces, and guys shall be maintained in a safe and secure manner.~~
 - ~~6.—All illuminated signs shall be internally or indirectly illuminated.~~
 - ~~7.—Unless otherwise permitted, all signs shall be erected and maintained entirely on private property with the consent of the occupant of the premises. No signs shall be erected or maintained on utility poles or upon trees, rocks or other natural features. Signs shall not be placed in the public right-of-way or vision clearance areas.~~
- ~~C.—The following signs shall be exempt from the application, permit and fee requirements of this title:~~
- ~~1.—Impermanent construction and subdivision signs not exceeding thirty two (32) square feet in area; such signs shall be removed within thirty (30) days of project completion;~~
 - ~~2.—Directional, warning or information signs or structures required or authorized by law, or by federal, state, county or city authority;~~
 - ~~3.—Historical site plaques;~~
 - ~~4.—Incidental signs;~~

- ~~5. Official and legal notices issued by any court, public body, person or officer in performance of a public duty or in giving any legal notice;~~
 - ~~6. Official flags of the United States of America, counties, municipalities, official flags of foreign nations, and flags of internationally and nationally recognized organizations;~~
 - ~~7. On premises signs not readable from the public right of way, i.e., menu boards, etc;~~
 - ~~8. Political signs;~~
 - ~~9. Real estate signs not exceeding four square feet in area in residential districts or thirty two (32) square feet in commercial or industrial districts;~~
 - ~~10. Residential identification signs not exceeding two square feet;~~
 - ~~11. Structures intended for a separate use such as phone booths, Goodwill containers, etc;~~
 - ~~12. Temporary signs not exceeding four square feet;~~
 - ~~13. Window signs.~~
- ~~D. The following signs are prohibited;~~
- ~~1. Flashing and moving signs;~~
 - ~~2. Portable signs, except as allowed under provisions for daily display signs;~~
 - ~~3. Signs attached to utility, streetlights, or traffic control standard poles or otherwise located in the public right of way without a permit;~~
 - ~~4. Signs in a dilapidated or hazardous condition;~~
 - ~~5. Signs on doors, windows, or fire escapes that restrict free ingress or egress;~~
 - ~~6. Signs which purport to be, are an imitation of, or resemble an official traffic sign or signal, could cause confusion with any official sign, or which obstruct the visibility of any traffic sign or signal;~~
 - ~~7. Swinging signs;~~
 - ~~8. Billboards.~~
- ~~E. All freestanding signs shall comply with the following provisions:~~
- ~~1. One freestanding sign shall be permitted along each street frontage, or each three hundred (300) feet of street front, with one additional freestanding sign allowed on the property.~~
 - ~~2. A freestanding sign shall be placed behind the property line and no closer than ten (10) feet to any adjacent private property line.~~
 - ~~3. Freestanding signs may project over the public property line, provided they conform to the standards established for projecting signs.~~
- ~~F. All projecting signs shall comply with the following provisions:~~
- ~~1. No projecting sign shall extend above the highest structural component of the building to which it is attached.~~
 - ~~2. Signs over the public right of way, including freestanding signs, shall conform to the following standards:~~

Clearance	Maximum Projection
Less than 8 feet	Not permitted
8 feet	1 foot
9 feet and above	2 feet for every foot above 8 feet in height but no more than 9 feet

- ~~3. No sign shall project within two feet of the curb line.~~
- ~~G. All roof signs shall comply with the following provisions:~~
- ~~1. All roof signs shall be installed or erected in such a manner that no support structure is visible from any abutting public right of way.~~
 - ~~2. Roof signs may be erected so as to appear from all sides as a wall sign applied to an existing penthouse which appears to be a part of the building itself.~~
 - ~~3. Roof signs shall not exceed the highest point of the building or structure. On flat roofs, the roof sign shall not exceed eight feet above the highest point of the building. In no case shall a sign exceed the maximum allowable height of the building within the zone in which it is located.~~
- ~~H. All wall signs shall conform to the following provisions:~~
- ~~1. Wall signs may be attached flat to, or pinned away from the wall, but shall not project more than twelve (12) inches from the wall.~~
 - ~~2. Wall signs shall not extend above the height of the wall to which it is attached.~~
- ~~I. Daily Display Signs in Public Right of Way/Off Premises.~~
- ~~1. In zoning districts that permit daily display signs, a daily display sign may be allowed within the public right of way in front of the premises with which it is associated, provided, all of the following conditions are met:

 - ~~a. A city sign permit is obtained that shows location of daily display sign in the right of way. This permit shall be revocable in case of condition of noncompliance.~~
 - ~~b. The sign is to be set back behind the curb so as not to interfere with on-street parking, or a minimum of ten (10) feet from the edge of the nearest street travel lane where curbs are not in place.~~
 - ~~c. The sign is to be placed so as to allow at least five feet of unimpeded pedestrian sidewalk maneuvering space, such maneuvering space being located as close as possible to the building frontage.~~
 - ~~d. The sign meets vision clearance requirements.~~
 - ~~e. The sign is properly maintained as required by Subsection B of this section.~~
 - ~~f. The applicant shall assume all liability for incidents involving the sign, and execute a document satisfactory to city, releasing and indemnifying city for all liability arising from claims pertaining to the sign.~~~~

~~necessary to bring such sign into full compliance with the provisions of this chapter.~~

- ~~4. The remedies provided in this chapter for violations of or failure to comply with provisions of this ordinance shall be cumulative and shall be in addition to any other remedy provided by law.~~

16.72.040 ~~Signs In Residential Zones, R-1, R-2 And R-3 Zones~~ Exempted Signs

The following signs shall be exempt from the application, permit, and fee requirements of this title.

- A. Impermanent construction signs not exceeding thirty-two (32) square feet in area;~~One name plate or identification sign with a maximum of two faces not exceeding two square feet per face per dwelling unit is permitted. Uses allowed conditionally may be allowed to erect one sign per street frontage not to exceed thirty two (32) square feet.~~
- B. Directional, warning, or information signs or structures required or authorized by law, or by federal, state, county, city, or other public authority;~~Signs permitted outright in the R-1, R-2, and R-3 zones may be located anywhere on the premises; however, no freestanding sign may exceed eight feet in height or project beyond any property line. Building mounted signs shall be wall mounted and shall not be erected on any building roof.~~
- C. Historical site plaques;
- D. Incidental signs;
- E. Official and legal notices issued by any court, public body, person, or officer in performance of a public duty or in giving any legal notice;
- F. Flags of the United States of America, cities, counties, municipalities, foreign nations, and internationally and nationally recognized organizations;
- G. Signs not readable from the public right-of-way, e.g., menu boards;
- H. Signs posted upon and related to structures intended for a separate use, e.g., bus shelters, Goodwill containers, etc.;
- I. Temporary signs up to four square feet on properties whose primary use is residential;
- J. Temporary signs on properties whose primary use is commercial or industrial, subject to the standards of EMC 16.72.090.B.5;
- K. Window signs.

16.72.050 ~~Signs In Commercial And Industrial Zones~~ Prohibited Signs

- A. Flashing and moving signs, except as allowed under EMC 16.72.040.B;
- B. Portable signs, except as allowed under EMC 16.72.090.J;
- C. Signs attached to utility, streetlights, or traffic control standard poles, or otherwise located in the public right-of-way without a permit;
- D. Signs in a dilapidated or hazardous condition;
- E. Signs on doors, windows, or fire escapes that restrict free ingress or egress;
- F. Signs which obstruct the visibility of any traffic sign or signal;

G. Swinging signs;

H. Billboards;

I. Pole signs in the Riverfront Commercial (R-C), Highway Commercial (H-C), and Outdoor Commercial (O-C) zones, and in any residential zone (R-1, R-2, R-3, NCR);

J. Temporary signs over four square feet on properties whose primary use is residential.

~~A. Except as may be limited by the regulations of the applicable zoning district, the size of allowable area of signs shall be as follows:~~

~~1. A total sign area of two square feet for each lineal foot of building frontage or one square foot for each lineal foot of lot frontage, whichever results in the larger sign area.~~

~~2. Freestanding or projecting signs shall be limited to one hundred fifty (150) square feet per face. Such signs shall not exceed thirty (30) feet in height from grade to the highest element.~~

~~3. One daily display sign per business, for which the maximum permitted area shall be eight square feet per display surface and sixteen (16) square feet overall, with a maximum height limit of four and one-half feet above ground level.~~

~~B. Except as otherwise provided, permitted signs may be located anywhere on the premises.~~

~~1. Where frontage is on more than one street, only the signs computed with the frontage of that street shall be located on that street.~~

~~C. Within shopping centers, each individual business shall be allowed a total sign area as calculated in accordance with Subsection A, 1 of this section. In addition to the sign area allowed for individual businesses, shopping centers with more than one hundred thousand (100,000) square feet of floor area shall be allowed one double-faced indirectly lighted sign on each street right-of-way. Such signs shall neither extend beyond the property line nor be placed in the right-of-way and shall be used solely to identify the shopping center, shopping area, or business or activities conducted therein. These signs shall not exceed three hundred (300) square feet per face and shall not exceed thirty (30) feet in height from the grade to the highest element of the sign.~~

16.72.060 Nonconforming Signs

A. If, at the time of passage of the ordinance codified in this chapter, a sign does not conform to the provisions of said ordinance, the sign may be continued and maintained in reasonable repair. This grandfather status, however, shall not prevent the eCity from taking action under EMC 16.72.030~~100~~ where a clear and immediate threat to the public safety and welfare exists.

B. Nonconforming signs which are structurally altered, relocated or replaced shall comply immediately with all provisions of this chapter.

C. If a nonconforming sign is destroyed by any cause to the extent of more than sixty (60) percent of its value, then and without further action by the planning commission, the sign shall be subject to all applicable regulations of this chapter. For the purpose of this

chapter, the value of any sign shall be the estimated cost to replace the sign in kind, as determined by the building inspector.

16.72.070 ~~Banner Signs~~ Permit Application Process

- A. No sign governed by the provisions of this chapter shall be erected, structurally altered or relocated without first receiving a sign permit from the City. Where ODOT jurisdiction applies, ODOT regulations supersede those of this chapter. Definition. As used in this section, "banner signs" means and includes every type of decoration or banner displayed over or upon the city streets of the city on a temporary or seasonal basis, whether attached to utility poles or any other structure.
- B. A property owner or their authorized agent shall apply to the City for a sign permit by filing an application with the City using forms prescribed for the purpose. A site plan and construction drawing shall accompany the application. The City may require other drawings or information necessary to determine compliance with sign regulations. The applicant shall pay a fee as established by resolution or ordinance of the City Council in effect at the time the application is filed. Prior to being issued a permit, the applicant shall pay, in addition to the fee established by the City Council, any costs incurred by the building official/engineer in reviewing the proposed sign.

Permits.

- ~~1. No person, firm, corporation or association shall display or cause to be displayed over or upon the city streets of the city any banner signs without having first obtained a permit, the permit being subject to the approval and authorization of the public works superintendent.~~
 - ~~2. A request for a banner permit shall be on forms provided by the city and shall show the approximate location of the proposed installation or installations, height above street or sidewalk, location on pole or building, the approximate size of banner sign to be displayed, whether the banner sign is to be attached to utility poles, buildings or other structures, together with the date of installation and the date of removal.~~
 - ~~3. Upon satisfactory evidence that all requirements of this section have been fully complied with by the applicant, and upon satisfactorily showing that permission of the property owner has been obtained and that all conditions, rules and regulations required by the property owner have been complied with, the public works superintendent shall issue a permit for the installation as requested, providing that, in his or her judgment, no other requirements or additional safeguards other than those mentioned herein, would be in the interest of the public safety.~~
- C. ~~Insurance Requirement. The grantee shall file with the permit application a certificate of insurance naming the city and the property owner as additional insured at a minimum of five hundred thousand dollars (\$500,000.00) combined single limit bodily injury and property damage. The insurance to be for the protection of any persons sustaining bodily~~

~~injury or property damage resulting from the placement, maintenance or removal of the banner signs.~~

~~D.—Installation/Removal Requirements:~~

- ~~1.—Banner signs other than those installed by utility company crews are to be installed from a mechanical hoist or OSHA approved procedures and equipment, so that the individuals making installations do not have to climb utility poles.~~
- ~~2.—The holder of a permit for a banner sign shall be responsible for the maintenance of the banner sign in a safe condition at all times and for its safe and prompt removal upon the expiration of the permit authorized or in the event the sign may become a hazard upon the public streets at any time.~~
- ~~3.—Banners shall be prohibited as a permanent sign and are limited to sixty (60) days, unless an extension is approved by the planning commission.~~
- ~~4.—The public works superintendent as well as the property owner involved, shall have the right to remove or cause to be removed any unauthorized, not maintained, improperly hung banners, or banners that are a hazard upon the public street without notice to the person, firm, corporation or association responsible for the display of the banner sign.~~

16.72.080 ~~Political Signs~~ Construction And Maintenance Requirements

All signs shall comply with the following requirements and those specified by zoning district:

- A. Construction shall satisfy the requirements of current version of the Uniform Sign Code.
- B. Electrical requirements for signs shall be governed by the current version of the National Electrical Code and Oregon Electrical Specialty Code Amendments.
- C. Except for exempt signs and approved daily display signs, all signs shall be securely attached to a building or the ground. No signs shall be erected or maintained on utility poles or upon trees, rocks, or other natural features.
- D. Signs shall not be placed in clear vision areas, as defined in EMC 16.08.010.
- E. All signs, together with their supports, braces, and guys shall be maintained in a safe and secure manner.
- F. All illuminated signs shall be internally or indirectly illuminated.
- G. Unless otherwise permitted, all signs shall be posted and maintained entirely on private property with the consent of the occupant of the premises.
- H. Cross-street banners shall be permitted, insured, installed, maintained, and removed according to the standards of EMC 16.72.090.H.

~~A.—Allowed Time Frame. Political signs may not be posted more than sixty (60) days before the election to which they relate, and must be removed within fifteen (15) days following election day.~~

~~B.—Permits. No application, permit, or fee shall be required for political signs.~~

~~C.—Standards.~~

1. ~~On a property whose primary use is residential, a political sign may not be larger than four square feet.~~
 2. ~~On a property whose primary use is commercial or industrial, a political sign may not be larger than thirty two (32) square feet.~~
- D. ~~Confiscation of Nonconforming Signs. The City may order the removal of any political sign erected or maintained in violation of this section, subject to the standards of EMC 16.72.030 Subsection K. Confiscated signs will be held by the City for thirty (30) days, during which time they will be available for retrieval by the property owner. Signs not retrieved within thirty (30) days of confiscation are subject to disposal.~~

16.72.085 Sign Type Allowances By Zone Table

Type of Sign*	Zone														
	R-1	R-2	R-3	NCR	D	CMU	MMU	C-1	C-2	R-C	H-C	O-C	M-1	A-P	O-S
Banner	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Billboard	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange
Construction sign	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Cross-street banner	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Daily display sign / A-frame / sandwich board	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Flashing sign	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange
Freestanding sign (8 ft. tall or less)	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Freestanding sign (8 - 32 ft. tall)	Orange	Orange	Orange	Orange	Green	Green	Green	Green	Green	Orange	Orange	Orange	Green	Green	Green
Ground sign	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Incidental sign	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Moving sign	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange
Pole sign	Orange	Orange	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Portable sign (not including daily display sign)	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange
Projecting sign	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Roof sign	Orange	Orange	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Swinging sign	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange	Orange
Temporary sign	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue	Blue
Wall sign	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Window sign	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green

*see EMC 16.72.020 and .025 for sign definitions and pictures	Key:	Allowed for up to six months per calendar year; no sign permit required	Allowed outright; no sign permit required	May be permitted according to sign code standards	Prohibited			
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16.72.090 Sign Standards

A. Signs In Residential Zones: R-1, R-2, R-3, And NCR

1. No freestanding sign, pole sign, or ground sign may exceed eight feet in height or project beyond any property line.
2. Building-mounted signs shall be wall-mounted and shall not be erected on any building roof.
3. Short Term Rentals. Only one ground or wall nonilluminated wood sign no more than six square feet in size shall be allowed for residential short term rentals, regardless of zone.

4. Home Occupations. One sign not exceeding six square feet in area shall be permitted, regardless of zone. The sign shall either be attached to the exterior of the building, placed in a window of the building or, if detached from the building, shall not be located in a required front or street setback.
 5. Other commercial uses allowed conditionally may be permitted to erect one sign per street frontage not to exceed thirty-two (32) square feet.
 6. On a property whose primary use is residential, a temporary sign may not exceed four square feet in area.
- B. Signs In Commercial, Industrial, and Mixed-Use Zones
1. A total sign area per lot shall not exceed two square feet for each lineal foot of building frontage. Temporary signage shall not count toward total sign area.
 2. Freestanding or projecting signs shall be limited to one hundred fifty (150) square feet per face. Such signs shall not exceed thirty (30) feet in height from grade to the highest element.
 3. One daily display sign is allowed per business or use, per EMC 16.72.090.J.
 4. Where frontage is on more than one street, only the signs computed with the frontage of that street shall be located on that street.
 5. A temporary sign may not exceed thirty-two (32) square feet. Temporary signage shall not count toward the total sign area limit outlined in Subsection B,1 of this section. Only the first one hundred (100) square feet of temporary signage shall be exempt from the application, permit, and fee requirements of this title.
 6. No pole signs are allowed in the R-C, H-C, or O-C zones.
 7. Within shopping centers, each individual business shall be allowed a total sign area as calculated in accordance with Subsection B,1 of this section. In addition to the sign area allowed for individual businesses, shopping centers with more than one hundred thousand (100,000) square feet of floor area shall be allowed one double-faced indirectly lighted sign on each street right-of-way. Such signs shall neither extend beyond the property line nor be placed in the right-of-way and shall be used solely to identify the shopping center, shopping area, or business or activities conducted therein. These signs shall not exceed three hundred (300) square feet per face and shall not exceed thirty (30) feet in height from the grade to the highest element of the sign.
 8. Home Occupations. Signs shall conform to the standards under EMC 16.72.090.A.4.

C. Signs Visible From Hwy 224

Signs visible from Hwy 224, regardless of zone, may require ODOT approval per ORS Chapter 377.

D. Freestanding, Ground, And Pole Signs

Freestanding signs, which include ground signs and pole signs, shall comply with all of the following provisions:

1. One freestanding sign shall be permitted along each street frontage, or each three hundred (300) feet of street front, with one additional freestanding sign allowed on the property.
2. Freestanding signs shall be placed behind the property line and no closer than ten (10) feet to any adjacent private property line.
3. Freestanding signs may project over the public property line, provided they conform to the standards established for projecting signs.
4. Pole signs are prohibited in the R-C, H-C, and O-C zones, as well as in all residential zones (R-1, R-2, R-3, and NCR).

E. Projecting Signs

1. No projecting sign shall extend above the highest structural component of the building to which it is attached.
2. Signs posted over the public right-of-way, including freestanding signs, shall conform to the following standards:

<u>Vertical Clearance</u>	<u>Maximum Projection Over Right-Of-Way</u>
<u>Less than 8 feet</u>	<u>Not permitted</u>
<u>8 feet</u>	<u>1 foot</u>
<u>9 feet and above</u>	<u>2 feet for every foot above 8 feet in height but no more than 9 feet</u>

3. No sign shall project within two feet of the curb line.

F. Roof Signs

1. Roof signs shall be installed or erected in such a manner that no support structure is visible from any abutting public right-of-way.
2. Roof signs may be erected so as to appear from all sides as a wall sign applied to an existing penthouse which appears to be a part of the building itself.
3. Roof signs shall not exceed the highest point of the building or structure. On flat roofs, the roof sign shall not exceed eight feet above the highest point of the building.
4. In no case shall a sign exceed the maximum allowable height of the building in the zone in which it is located.

G. Wall Signs

1. Wall signs may be attached flat to, or pinned away from the wall, but shall not project more than twelve (12) inches from the wall.
2. Wall signs shall not extend above the height of the wall to which it is attached.

H. Cross-Street Banners

1. Permits.
 - a. No person, firm, corporation or association shall display or cause to be displayed over or upon the city streets any cross-street banner

- without having first obtained a permit, the permit being subject to the approval and authorization of the Public Works Director.
- b. A request for a cross-street banner permit shall be on forms provided by the City and shall show the approximate location of the proposed installation or installations, height above street or sidewalk, location on pole or building, the approximate size of cross-street banner to be displayed; whether the cross-street banner is to be attached to utility poles, buildings or other structures, together with the date of installation and the date of removal.
 - c. Upon satisfactory evidence that all requirements of this section have been fully complied with by the applicant, and upon satisfactorily showing that permission of the property owner has been obtained and that all conditions, rules and regulations required by the property owner have been complied with, the Public Works Director shall issue a permit for the installation as requested, providing that, in his or her judgment, no other requirements or additional safeguards other than those mentioned herein, would be in the interest of the public safety.
2. Insurance Requirement. The grantee shall file with the permit application a certificate of insurance naming the City and the property owner as additional insured at a minimum of five hundred thousand dollars (\$500,000.00) combined single limit bodily injury and property damage. The insurance to be for the protection of any persons sustaining bodily injury or property damage resulting from the placement, maintenance or removal of the cross-street banner.
 3. Installation/Removal Requirements.
 - a. Cross-street banners other than those installed by utility company crews are to be installed from a mechanical hoist or by way of OSHA approved procedures and equipment, so that the individuals making installations do not have to climb utility poles.
 - b. The holder of a permit for a cross-street banner shall be responsible for the maintenance of the banner in a safe condition at all times and for its safe and prompt removal upon the expiration of the permit authorized, or in the event the sign may become a hazard upon the public streets at any time.
 - c. Cross-street banners are limited to sixty (60) days, unless an extension is approved by the Planning Commission.
 - d. The Public Works Director, as well as the property owner involved, shall have the right to remove or cause to be removed any unauthorized, not maintained, improperly hung cross-street banners, or cross-street banners that are a hazard upon the public street without notice to the person, firm, corporation or association responsible for the display of said banners.
- I. Temporary Signs
 1. Allowed Time Frame. Temporary signs may not be posted for more than six months in any calendar year.

2. Size Standards.
 - a. On a property whose primary use is residential, a temporary sign may not exceed four square feet in area.
 - b. On a property whose primary use is commercial or industrial, a temporary sign may not exceed thirty-two (32) square feet in area.
 3. Confiscation of Nonconforming Signs. The City may order the removal of any temporary sign erected or maintained in violation of this section, subject to the standards of EMC 16.72.100. Confiscated signs will be held by the City for at least thirty (30) days, during which time they will be available for retrieval by the property owner. Signs not retrieved within thirty (30) days of confiscation are subject to disposal.
- J. Daily Display Signs In Public Right-Of-Way
1. A daily display sign may be allowed within the public right-of-way, provided that all of the following conditions are met:
 - a. A sign permit is obtained that shows location of daily display sign in the right-of-way. This permit shall be revocable in cases of noncompliance.
 - b. The sign is to be set back behind the curb so as not to interfere with on-street parking, or a minimum of ten (10) feet from the edge of the nearest street travel lane where curbs are not in place.
 - c. The sign is to be placed so as to allow at least five feet of unimpeded pedestrian sidewalk maneuvering space, such maneuvering space being located as close as possible to the building frontage.
 - d. The sign meets clear vision area standards, as defined in EMC 16.08.010 and regulated in EMC 16.60.010.
 - e. The sign is properly maintained as required by EMC 16.72.080.
 - f. The applicant shall assume all liability for incidents involving the sign, and execute a document satisfactory to the City, releasing and indemnifying the City for all liability arising from claims pertaining to the sign.
 - g. Sign dimension shall not exceed a maximum of eight square feet per display surface and sixteen (16) square feet overall, with a maximum height limit of four and one-half feet above ground level.
 - h. One daily display sign per use is allowed.
 - i. Daily display signs count toward the total allowance of signage square footage, per EMC 16.72.090.B.1.

16.72.100 Enforcement And Removal Of Signs

- A. Any sign which is not in compliance is an unlawful sign and declared to be a public nuisance.

- B. The City may order the removal of any sign erected or maintained in violation of this chapter. It shall give twenty-four (24) hours' notice in writing to the owner of such sign, or of the building structure, or premises on which the sign is located, to remove the sign or bring it into compliance.
- C. The City may remove a sign immediately and without notice if, in its opinion, the condition of the sign is such as to present an immediate threat to the safety of the public, and is authorized to take such steps as may be necessary to remove the sign. Neither the City nor any of its agents shall be liable for any damage to the sign.
- D. The violation of or failure to comply with any of the provisions of this chapter or the erection, use or display or the allowing of, the permitting of, or the suffering erection, use or display of any sign not in compliance with all the provisions of this title is unlawful and upon conviction, the violator may be punished by a fine of not more than five hundred dollars (\$500.00) and shall be required to remove such sign or to take such other action as shall be determined by the court to be necessary to bring such sign into full compliance with the provisions of this chapter.
- E. The remedies provided in this chapter for violations of or failure to comply with provisions of this ordinance shall be cumulative and shall be in addition to any other remedy provided by law.

Chapter 16.92 HOME OCCUPATIONS

16.92.010 Exemptions

In addition to meeting all other applicable standards listed below, home occupations that involve no customer traffic, retail sales, ~~signs~~ or any other outward appearance of a business shall be exempt from the conditional use process.

[...]

16.92.060 Display/Signs

- A. No window display and no sample commodities displayed outside the building shall be allowed.
- B. Signs shall conform to applicable standards under EMC 16.72.090.A. ~~One sign not exceeding six square feet in area shall be permitted. The sign shall either be attached to the exterior of the building, placed in a window of the building or, if detached from the building, shall not be located in a required front or street setback.~~