



MEMORANDUM

TO: Planning Commission
FROM: Stacy Clauson, Lane Council of Governments
DATE: March 12, 2013
RE: Sign Standards – Modifications to the Sign Code to address Banner Signs

ISSUE:

The Community Development Committee has been investigating how to initiate an Open Banner sign program, similar to those in the cities of Corvallis and Springfield. The current sign regulations provide a barrier to implementation of this program and would need to be amended. This memorandum outlines proposed amendments in response to direction from the Community Development Committee.



Photo: City of Corvallis, showing vertical banner sign.

BACKGROUND

The City's Zoning Ordinance contains the following language with respect to temporary signs installed either on-site or in the public right-of-way:

Definition: Daily Display Signs. "Daily display sign" means a nonpermanent on-premises sign normally associated with business activity which is placed out-of-doors during business hours for display and returned indoors during off hours. Daily display signs may be constructed in a sandwich board (A-frame) style, mounted on a single pedestal, or other similar construction, and are intended to be unlit and easily moved.

Allowance: C. Prohibited Signs. The following signs are prohibited: 2. Portable signs, except as allowed under provisions for daily display signs;

Standards:

H. 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 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 is to meet vision clearance requirements of JCMC [17.95.090](#).
- e. The sign is properly maintained as required by subsection (A) 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.
- g. Sign dimension shall not exceed a maximum width of four feet nor a maximum above ground level height of four and one-half feet.
- h. One sign per business is allowed.

2. Daily display signs may be allowed off the premises, or within the public right-of-way in front of a business with which the sign is not associated subject to the following standards:

- a. All applicable standards of subsection (H)(1) of this section.
- b. Both the sign owner and owner of the business where the sign is placed must sign a city liability exemption document as provided in subsection (H)(1)(f) of this section.
- c. The off-premises daily display sign will take the place of the daily display sign allowance for both the business site where it is placed and the business placing the sign.
- d. The off-premises daily display sign will count towards the square footage requirements for both the business where it is placed and the business placing the sign.

Analysis

The existing regulations, which limit signs to a maximum width of four feet and a maximum above ground level height of four and one-half feet, would not accommodate the type of banner sign that has been installed in other communities. In addition, there has been desire expressed to increase the allowed number of daily display signs.

As discussed with the Planning Commission at your February 19th meeting, the draft revisions (see Attachment 1) include the following changes:

1. Revisions to allow up to two off-premise daily display signs, with additional allowances if the property has multiple frontages or more than 25 feet of street frontage (note: This is an increase over the one sign currently permitted);
2. New provisions addressing spacing standards for the two daily display signs similar to those incorporated by the City of Corvallis; and
3. Revisions increasing the size of the daily display signs.

In addition, at the request of the Planning Commission, the City did e-mail several business organizations and representatives to advise them of your consideration of changes to the City's regulations on daily display signs (see Attachment 2).

ACTION REQUESTED

Provide direction for revisions to the daily display sign regulations in preparation for a public hearing at the next Planning Commission meeting.

ATTACHMENTS

1. Draft sign regulation changes
2. E-mail to business representatives

17.115.020 Definitions.

“Banner” means signs constructed of non-rigid materials such as canvas, nylon, vinyl, or other flexible, weather-resistant fabric, with no enclosing framework, Banner signs are one type of construction that can be used in constructing a daily display sign.

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17.115.050 General sign regulations.

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 of Junction City.

A. Installation Requirements. All signs shall comply with the following requirements and those specified by zoning district:

1. Construction shall satisfy the requirements of the Uniform Sign Code.
2. Electrical requirements for signs shall be governed by 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.

B. Exempt Signs. The following signs shall be exempt from the application, permit and fee requirements of this chapter:

1. Impermanent construction and subdivision signs not exceeding 32 square feet in area;
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;

Attachment 1

6. Official flags of the United States of America, states of the United States, 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, provided such signs shall not exceed four square feet in area or be posted more than 90 days before the election to which they relate and are removed within 15 days following the election;
9. Real estate signs not exceeding four square feet in area in residential districts or 32 square feet in commercial or industrial districts;
10. Residential identification signs;
11. Structures intended for a separate use such as phone booths, Goodwill containers, etc.;
12. Temporary signs;
13. Wall signs less than one inch thick with no electrical permits required;
14. Window signs.

C. Prohibited Signs. The following signs are prohibited:

1. Flashing and moving signs;
2. Portable signs, except as allowed under provisions for daily display signs;
3. Sandwich ("A") boards, except as allowed under provisions for daily display signs;
4. Signs attached to utility, streetlight, or traffic control standard poles or otherwise located in the public right-of-way without a permit;
5. Signs in a dilapidated or hazardous condition;
6. Signs on doors, windows, or fire escapes that restrict free ingress or egress;
7. 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.

D. Free-Standing Signs. All free-standing signs shall comply with the following provisions:

Attachment 1

1. One free-standing sign shall be permitted along each street frontage, or each 300 feet of street frontage, with one additional free-standing sign allowed on the property.
2. A free-standing sign shall be placed behind the property line and no closer than 10 feet to any adjacent private property line.
3. Free-standing signs may project over the public property line provided they conform to the standards established for projecting signs.

E. Projecting Signs. 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 free-standing 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

No sign shall project within two feet of a curb line.

3. In addition, no sign or sign structure shall project into any public alley below a height of 14 feet above grade, nor project more than 12 inches where the sign structure is located 14 feet to 16 feet above grade. The sign or sign structure may project not more than 36 inches into the public alley where the sign or sign structure is located more than 16 feet above grade.

F. Roof Signs. 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 maximum allowable height of the building within the zone in which it is located.

G. Wall Signs. All wall signs shall conform to the following provisions:

Attachment 1

1. Wall signs may be attached flat to or pinned away from the wall, but shall not project more than 12 inches from the wall.
2. For purposes of this chapter, wall signs shall be exempt from the area limitations in calculating allowable sign area.
3. Wall signs shall not extend above the height of the wall to which it is attached.

H. 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 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 is to meet vision clearance requirements of JCMC [17.95.090](#).
- e. The sign is properly maintained as required by subsection (A) 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.

g. Sign dimensions and area.

1. For A-frame or similar stype signs, the sign shall not exceed a maximum width of four feet nor a maximum above ground level height of four and one-half feet.
2. For banners, the banners shall be no larger than six sq. ft., shall be mounted on a pole or pedestal secured into the sidewalk in a flush mounted fashion that does not create a trip hazard, and shall be secured at the top and bottom where the sign attaches to the pole.

h. One ~~The number of allowed daily display signs for a subject property shall be determined based upon the following:~~ sign per business is allowed;

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Attachment 1

3. 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 of the erection, use or display of any sign not in compliance with all the provisions of this chapter is unlawful and upon conviction, the violator may be punished by a fine of not more than \$250.00 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.

4. The remedies provided in this section for violations of or failure to comply with provisions of this chapter shall be cumulative and shall be in addition to any other remedy provided by law. [Ord. [1066](#) § 1, 1999; Ord. [1053](#) § 1, 1998; Ord. [949](#) § 3, 1991.]

Article III. Zoning District Requirements

17.115.060 Residential – Single-family and duplex.

A. General. This section shall apply to all residential districts designated as single-family residential (R1) and duplex residential (R2).

B. Size and Height. 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 32 square feet.

C. Location. Signs permitted outright in the R1 and R2 districts may be located anywhere on the premises; however, no free-standing 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. [Ord. [949](#) § 4, 1991.]

17.115.070 Residential – Multifamily and multi-structure.

A. General. This section of the sign ordinance shall apply to all residential districts designated as multifamily residential (R3) and multi-structure residential (R4).

B. Size and Height. Signs permitted in the R1 and R2 districts are permitted in the R3 and R4 zones. For multiple-family dwellings, permitted mobile home parks and conditional uses in the R3 and R4 zones, one identification sign totaling 32 square feet in area shall be permitted for each street frontage.

C. Location. Signs permitted in these residential districts may be located anywhere on the premises; however, no free-standing sign shall exceed eight feet in height or extend beyond a property line. Building-mounted signs shall be wall-mounted and shall not be erected on any building roof. [Ord. [949](#) § 5, 1991.]