

# Signs

## 11.15.7902 Purpose

- A. This Chapter regulates signs which are visible from the right-of-way and from beyond the property where erected. These regulations balance the need to protect the public safety and welfare, the need for a well maintained and attractive community, and the need for identification, communication and advertising for all land uses. The regulations for signs have the following specific objectives:
1. To ensure that signs are designed, constructed, installed and maintained so that public safety and traffic safety are not compromised;
  2. To allow and promote positive conditions for meeting sign users' needs while at the same time avoiding nuisances to nearby properties;
  3. To reflect and support the desired character and development patterns of the various zones;
  4. To allow for a variety in number and type of signs in commercial and industrial zones while preventing signs from dominating the visual appearance of the area; and
  5. To ensure that the constitutionally guaranteed right of free speech is protected.
- B. The regulations allow for a variety in number and type of signs for a site. The provisions do not necessarily assure or provide for a property owner's desired level of visibility for the signs.

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These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

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**The following figures** are attached to the end of this document:

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- Figure .7900B. Visibility Triangle
- Figure .7900C. Sign Face Measurements
- Figure .7900D. Sign Face Measurements
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### **11.15.7904 Applicability and Scope**

This Chapter regulates the number, size, placement and physical characteristics of signs. The regulations are not intended to, and do not restrict, limit or control the content or message of signs. The regulations of this Chapter apply to all zones. The regulations of this Chapter are in addition to all other regulations in the Multnomah County Code and State Building Code applicable to signs.

### **11.15.7906 Conformance**

No sign may be erected unless it conforms with the regulations of this Chapter. Sign permits, as required by MCC 11.15.8715, must be approved prior to erection of the sign.

### **11.15.7908 Severability**

If any portion of this Chapter is for any reason ruled invalid or unconstitutional by a court of competent jurisdiction, that portion shall be deemed a separate, distinct and independent provision and such ruling shall not affect the validity of the remaining portions of this Chapter, Title or Code.

### **11.15.7912 Exempt Signs**

The following signs are exempt from the provisions of this Chapter, but may be subject to other portions of the County Code:

- A. Signs not oriented or intended to be legible from a right-of-way, private road or other private property;
- B. Signs inside a building, except for strobe lights visible from a right-of-way, private road or other private property;
- C. Signs legally erected in the right-of-way in accordance with MCC 11.60, the Rules For Street Standards adopted thereunder, and Administrative Rules and Regulations pursuant to MCC 7.20;
- D. Building numbers required by MCC 11.05.500-.575;
- E. Signs carved into or part of materials which are an integral part of the building;
- F. Flags on permanent flag poles which are designed to allow raising and lowering of the flags; and
- G. Banners on permanent poles which are designed and intended as a decorative or ornamental feature.
- H. Painted wall decorations and painted wall highlights.
- I. Bench advertising signs which have been lawfully erected.

### **11.15.7914 Prohibited Signs**

The following signs are prohibited and shall be removed:

- A. Strobe lights and signs containing strobe lights which are visible beyond the property lines;
- B. Signs placed on or painted on a motor vehicle or trailer and parked with the primary purpose of providing a sign not otherwise allowed for by this Code;
- C. Abandoned signs;
- D. Balloon signs; and
- E. Signs in the right-of-way in whole or in part, except signs legally erected for informational purposes by or on behalf of a government agency.

### **11.15.7916 Determination of Frontages**

#### **A. Primary Building Frontages**

Primary building frontages are derived from each ground floor occupant's qualifying exterior walls (See Figure .7900 A).

#### **B. Corner Signs**

These documents are provided for informational purposes only. If you have specific legal concerns you must contact the office.

Corner signs facing more than one street shall be assigned to a frontage by the applicant. The sign must meet all provisions for the frontage it is assigned to.

### **11.15.7918 Non-Conforming Signs**

Non-conforming signs are not subject to the provisions of MCC 11.15.8805, Non-Conforming Uses. Unless previously approved through an exception process, signs not conforming to the regulations of this Chapter are subject to the following provisions:

#### **A. Permanent signs in all zones**

In all zones lawfully erected non-conforming signs may continue to exist and are subject to the following regulations:

1. Maintenance, repairs and changing of sign faces, when no structural alterations are made, are allowed.
2. Signs and sign structures which are moved, replaced or structurally altered shall be brought into conformance with the current sign regulations.

#### **B. Temporary Signs**

Non-conforming temporary signs shall be removed.

### **11.15.7920 Variances**

Under the provisions of MCC 11.15.8500, variances may be requested for all sign regulations except as provided herein, and except for prohibited signs.

### **11.15.7930 Base Zone Sign Regulations**

Signs are allowed in unincorporated Multnomah County depending on the zoning district in which a property is situated as described in MCC .7932, et seq. Signs are allowed on properties that are zoned OP, PD, FH and LH or have CS designations to the extent that signs are allowed in the underlying zoning district except as provided herein. Signs are allowed in the SPA subdistricts to the extent provided for in the regulations for each such subdistrict.

### **11.15.7932 Signs Generally in GC, EC, LM, GM, HM, C-2, M-4, M-3, M-2, and M-1 Zones**

For all uses and sites in the above listed zones, the following types, numbers, sizes and features of signs are allowed. All allowed signs must also be in conformance with the sign development regulations of MCC 11.15.7962 - .7978.

#### **A. Free Standing Signs**

1. Allowable Area Free standing signs are allowed one square foot of sign face area per linear foot of site frontage, up to a maximum of 280 square feet.
2. Number One free standing sign is allowed for the first 300 linear feet of site frontage and one for each additional 300 linear feet of site frontage or fraction thereof. The second sign's area is determined by the length of frontage not part of the initial 300 feet.
3. Height The maximum height of a free standing sign is 30 feet.
4. Extension into the Right-of-Way Free standing signs may not extend into the right-of-way.

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## B. Signs Attached to Buildings

1. Allowable Area For ground floor occupants, the total allowable area for all permanent signs attached to the building is determined as follows:
  - a. .Thirty two square feet of sign face area is allowed, or one square foot of sign face area per linear foot of occupant's primary building frontage, whichever is more.
  - b. If there is no freestanding sign on the primary site frontage toward which the building face is oriented, then 1.5 square feet of sign face per linear foot of the occupant's primary building frontage is allowed or 32 square feet, whichever is more. If the total of all signs attached to the building is more than one square foot of sign face area per linear foot of primary building frontage, then no freestanding sign is allowed.
2. Individual sign face area The maximum size of an individual sign within the total allowable area limits is 280 square feet.
3. Types of Signs Fascia, projecting, marquee, awning and flush pitched roof signs are allowed. Roof top signs are not allowed.
4. Number of Signs There is no limit on the number of signs if within the total allowable area limit. However, only one projecting sign is allowed per building frontage, and shall only be allowed if there is no free standing sign on the same site frontage.
5. Extensions into the Right-of-Way Signs attached to buildings may not extend into the right-of-way.

## C. Sign Features

Permanent signs may have the following features:

1. Signs may be indirectly illuminated downward onto the sign face.
2. Electronic message centers are not allowed.
3. Flashing signs are not allowed.
4. Rotating signs are not allowed.
5. Moving parts are not allowed.

## D. Additional Signs Allowed

In addition to the sign amounts allowed based on the site and building frontages, the following signs are allowed:

1. Directional signs pursuant to MCC 11.15.7974.
2. Temporary lawn, banner and rigid signs.
3. Subdivisions may have a free standing sign at each entrance, up to a total of four, each of which may be up to ten feet in height and 50 square feet in area.
4. Painted wall signs Painted wall signs are allowed on all walls up to 50 percent of the exposed wall area.

## 11.15.7934 Signs Generally in LC, NC, SC, C-4, and C-3 Zones

For all uses and sites in the above listed zones, the following types, numbers, sizes, and features of signs are allowed. All allowed signs must also be in conformance with the sign development regulations of MCC 11.15.7962 - .7978.

### A. Free Standing Signs

1. Allowable Area Free standing signs are allowed one square foot of sign face per linear foot of site frontage, up to a maximum of 75 square feet.
2. Number One free standing sign is allowed per site frontage.
3. Height The maximum height of a free standing sign is 20 feet.
4. Extension into the Right-of-Way Free standing signs may not extend into the right-of-way.

### B. Signs Attached to Buildings

- A. Total Allowable Area For ground floor occupants, the total allowable area for all permanent signs attached to the building is determined as follows:

Thirty square feet of sign face area is allowed, or one square foot of sign face area per linear foot of occupant's primary building frontage, whichever is more.

- B. Individual Sign Face Area The maximum size of an individual sign within the total allowable area limits is 150 square feet, except for projecting signs which are limited to 75 square feet per face.

- C. Types of Signs Fascia, projecting, marquee, awning and painted wall signs are allowed. Roof top and flush pitched roof signs are not allowed.

- D. Number of Signs There is no limit on the number of signs if within the total allowable area limit. However, only one projecting sign is allowed per building frontage.

- E. Extensions into the Right-of-Way Signs attached to buildings may not extend into the right-of-way.

### C. Sign Features

Permanent signs may have the following features:

- A. Signs may be indirectly illuminated downward onto the sign face.
- B. Electronic message centers are not allowed
- C. Flashing signs are not allowed.
- D. Rotating signs are not allowed.
- E. Moving parts are not allowed.

### D. Additional Signs Allowed

In addition to the sign amounts allowed based on the site and building frontages, the following signs are allowed:

- A. Directional signs pursuant to MCC 11.15.7974.
- B. Temporary lawn, banner, and rigid signs.
- C. Subdivisions may have a free standing sign at each entrance, up to a total of four, each of which may be up to ten feet in height and 50 square feet in area.

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## **11.15.7936 Signs Generally in the TLC, TNC, TGC, TO, AND TLM Zones**

For all uses and sites in the above listed zones, the following types, numbers, sizes and features of signs are allowed. All allowed signs must also be in conformance with the sign development regulations of MCC 11.15.7962 - .7978.

### **A. Free Standing Signs**

1. **Allowable Area** Free standing signs are allowed .40 square foot of sign face area per linear foot of site frontage, up to a maximum of 75 square feet.
2. **Number** One free standing sign is allowed per site frontage.
3. **Height** The maximum height of a free standing sign is 30 feet.
4. **Extension into the Right-of-Way** Free standing signs may not extend into the right-of-way.

### **B. Signs Attached to Buildings**

1. **Total Allowable Area** For ground floor occupants, the total allowable area for all permanent signs attached to the building is determined as follows:  
Eighteen square feet of sign face area is allowed, or .60 square feet of sign face area per linear foot of the occupant's primary building frontage, whichever is more.
2. **Individual Sign Face Area** The maximum size of an individual sign within the total allowable area limit is 50 square feet.
3. **Types of Signs** Fascia, projecting, marquee, awning and painted wall signs are allowed. Roof top and flush pitched roof signs are not allowed.
4. **Number of Signs** There is no limit on the number of signs if within the total allowable area limit. However, only one projecting sign is allowed per building frontage.
5. **Extensions into the right-of-way** Signs attached to buildings may not extend into the right-of-way.

### **C. Sign Features**

Permanent signs may have the following features.

1. Signs may be indirectly illuminated downward onto the sign face.
2. Electronic message centers are not allowed.
3. Flashing signs are not allowed.
4. Rotating signs are not allowed.
5. Moving parts are not allowed.

### **D. Additional Signs Allowed** In addition to the sign amounts allowed based on the site and building frontages, the following signs are allowed:

1. Directional signs pursuant to MCC 11.15.7974.
2. Temporary lawn, banner and rigid signs.
3. Subdivisions may have a free standing sign at each entrance, up to a total of four, each of which may be up to ten feet in height and 50 square feet in area.

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## **11.15.7938 Signs Generally in the BPO Zone and for Office and Commercial Uses in the MR-4, MR-3, HR-2, HR-1, A-2, A-1-B, TMR, and THR Zones and for Uses Permitted Under Prescribed Conditions in the LC, NC, GC, EC and SC Zones**

The following signs are permitted for all uses and sites in the BPO zone, and in the case of an office, clinic or limited commercial use authorized as provided in the zones listed above.

### **A. Free-Standing Signs**

1. Allowable Area Free standing signs are allowed .40 square feet of sign face area per linear foot of site frontage, up to a maximum of 50 square feet.
2. Number One free standing sign is allowed per site frontage.
3. Height The maximum height of a free standing sign is 20 feet.
4. Extension into the Right-of-Way Signs may not extend into the right-of-way.

### **B. Signs Attached to Buildings**

1. Total Allowable Area For ground floor occupants, the total allowable area for all permanent signs attached to the building is determined as follows:  
Eighteen square feet of sign face area is allowed, or .60 square feet of sign face area per linear foot of the occupant's primary building frontage, whichever is more.
2. Individual Sign Face Area The maximum size of an individual sign within the total allowable area limit is 32 square feet.
3. Types of Signs Fascia, marquee, awning and painted wall signs are allowed. Projecting roof top and flush pitched roof signs are not allowed.
4. Number of Signs There is no limit on the number of signs if within the total allowable area limit.
5. Extensions into the Right-of-Way Signs attached to buildings may not extend into the right-of-way.

### **C. Sign Features**

Permanent signs may have the following features:

1. Signs may be indirectly illuminated downward onto the sign face.
2. Electronic message centers are not allowed.
3. Flashing signs are not allowed.
4. Rotating signs are not allowed.
5. Moving parts are not allowed.

### **D. Additional Signs Allowed**

In addition to the sign amounts allowed based on the site and building frontages, the following signs are allowed:

1. Directional signs pursuant to MCC 11.15.7974.
2. Temporary lawn, banner and rigid signs.



3. Subdivisions may have a free standing sign at each entrance, up to a total of four, each of which may be up to ten feet in height and 50 square feet in area.

### **11.15.7940 Signs Generally in the MR-4, MR-3, HR-2, HR-1, A-2, A-1-B, TMR and THR Zones**

For all uses and sites in the above listed zones, except as provided in MCC 11.15.7938 for office and commercial uses in those zones, the following types, numbers, sizes and features of signs are allowed. All allowed signs must also be in conformance with the sign development regulations of MCC 11.15.7962 - .7978.

#### **A. Free Standing Signs**

1. Allowable Area Free standing signs are allowed .20 square feet of sign face area per linear foot of site frontage, up to a maximum of 40 square feet.
2. Number One free standing sign is allowed per site frontage.
3. Height The maximum height of a free standing sign is 16 feet.
4. Extension into the Right-of-Way Free standing signs may not extend into the right-of-way.

#### **B. Signs Attached to Buildings**

1. Total Allowable Area For ground floor occupants, the total allowable area for all permanent signs attached to the building is determined as follows:  
Twelve square feet of sign face area is allowed, or .20 square feet of sign face area per linear foot of the occupant's primary building frontage, whichever is more.
2. Individual Sign Face Area The maximum size of an individual sign within the total allowable area limit is 20 square feet.
3. Types of Signs Fascia and painted wall signs are allowed. Projecting roof top and flush pitched roof signs are not allowed.
4. Number of Signs There is no limit on the number of signs if within the total allowable area limit.
5. Extensions into the Right-of-Way Signs attached to buildings may not extend into the right-of-way.

#### **C. Sign Features**

Permanent signs may have the following features:

1. Signs may be indirectly illuminated downward onto the sign face.
2. Electronic message centers are not allowed.
3. Flashing signs are not allowed.
4. Rotating signs are not allowed.
5. Moving parts are not allowed.

#### **D. Additional Signs Allowed**

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In addition to the sign amounts allowed based on the site and building frontages, the following signs are allowed:

1. Directional signs pursuant to MCC 11.15.7974.
2. Temporary lawn, banner and rigid signs.
3. Subdivisions may have a free standing sign at each entrance, up to a total of four, each of which may be up to ten feet in height and 50 square feet in area.

**11.15.7942 Signs Generally in the EFU, CFU, MUA-20, MUF, RR, RC, SR, UF-20 and UF-10 ZONES and for Community Service Uses and Conditional Uses in the LR-40, LR-30, LR-20, LR-10, LR-7.5, LR-7, LR-5, R-40, R-30, R-20, R-10, R-7, R-4, and TLR-5 Zones**

For all uses and sites in the above listed zones, the following types, numbers, sizes and features of signs are allowed. All allowed signs must also be in conformance with the sign development regulations of MCC 11.15.7962 - .7978.

**A. Free Standing Signs:**

1. Allowable Area Free standing signs are allowed .25 square feet of sign face area per linear foot of site frontage, up to a maximum of 40 square feet.
2. Number One free standing sign is allowed per site frontage.
3. Height The maximum height of a free standing sign is 16 feet.
4. Extension into the Right-Of-Way Free standing signs may not extend into the right-of-way.

**B. Signs Attached to Buildings:**

1. Total Allowable Area The total allowable area for all permanent signs attached to the building is determined as follows:  
Eighteen square feet of sign face area is allowed, or .25 square feet of sign face area per linear foot of the occupant's primary building frontage, whichever is more.
2. Individual Sign Face Area The maximum size of an individual sign within the total allowable area limit is 50 square feet.
3. Types of Signs Fascia, marquee, awning and painted wall signs are allowed. Projecting roof top and flush pitched roof signs are not allowed.
4. Number of Signs There is no limit on the number of signs if within the total allowable area limit.
5. Extension into the Right-Of-Way Signs attached to buildings may not extend into the right-of-way.

**C. Sign Features**

Permanent signs may have the following features:

1. Signs may be indirectly illuminated downward onto the sign face.
2. Electronic message centers are not allowed.
3. Flashing signs are not allowed.

4. Rotating signs are not allowed.
5. Moving parts are not allowed.

D. Additional Signs Allowed In addition to the sign amounts allowed based on the site and building frontages, the following signs are allowed in all zoning districts for all usages:

1. Directional signs pursuant to MCC 11.15.7974.
2. Temporary lawn, banner and rigid signs.
3. Subdivisions may have a free standing sign at each entrance, up to a total of four, each of which may be up to ten feet in height and 50 square feet in area.

### **11.15.7952 Billboard Regulations**

Billboards are allowed in unincorporated Multnomah County as described in MCC 11.15.7920 *et. seq.*

#### A. Number of Billboards within Unincorporated Multnomah County

1. No billboard, other than as provided in this ordinance, may be erected in unincorporated Multnomah County.
2. The Planning Director shall prepare an inventory of all billboards in existence in the unincorporated area of Multnomah County on the effective date of this ordinance. A billboard shall be considered to be in existence if it meets the definition criteria of MCC 11.15.7982 and is currently being adequately maintained or has been issued a building permit prior to the effective date of this ordinance. The inventory shall be known as the Total Billboard Allowance for Unincorporated Multnomah County.
3. After the inventory has been established, one permit shall be established for each poster face billboard and two permits shall be established for each paint face billboard.
4. Each permit shall reflect the location, size and height of each billboard as well as any other information deemed pertinent by the County.
5. The size, shape, orientation or height of any billboard in existence on the effective date of this ordinance shall not be changed unless such modifications bring the billboard closer to or into, conformance with the provisions of this ordinance, except that "cut-out" extensions may be temporarily added to any billboard in order to conform to an advertiser's specifications.
6. An existing billboard may be upgraded by substituting two permits authorizing two poster face billboards for one paint face billboard, and likewise may substitute one paint face for two poster face, provided the upgraded billboard(s) meets the requirements of this ordinance.
7. As areas are annexed to Cities, the number of billboards located in the annexed area will be subtracted from the Total Billboard Allowance for Unincorporated Multnomah County.

#### B. Limitation on the Relocation of Existing Billboards

1. An existing billboard may be relocated to a new location, as described in this ordinance, only in the event that such relocation is necessitated because:
  - a. the owner is unable to continue the existing lease for the premises upon which the existing billboard is located;

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- b. the billboard structure has been destroyed by other than the owner or has deteriorated and is no longer in safe condition;
  - c. the economic viability of the existing location has been substantially impaired solely as a result of the full or partial obstruction of the billboard or changes in the automobile traffic pattern moving past the existing location; or
  - d. the owner has lost a billboard site or sites as a result of acquisition of real property by a public entity for a public purpose.
2. The owner shall notify the County prior to the removal or relocation of any billboard.
  3. Regardless of the number of billboards which are eligible for relocation at any time, within one calendar year the owner shall not relocate more than five percent of the total number of billboards that it maintains, provided however, that the owner shall have sole discretion in accordance with B (1) above which billboards are to be relocated and when a particular relocation shall occur.
  4. The owner of a billboard shall not maintain any greater number of billboards on interstate highways in unincorporated Multnomah County than were established prior to the effective date of this Ordinance. However, in the event that the owner is unable to continue the lease for the property upon which the existing billboard is located, the owner may relocate that billboard to another location on an interstate highway, except that any relocated billboard structure must be a minimum of two thousand feet from any other billboard structure subject to this subparagraph and in no event shall the owner relocate more than one billboard subject to this subparagraph within a calendar year.
  5. The owner of a billboard may, upon notice to the County, interchange two existing side-by-side poster face billboards with one paint face billboard and likewise may interchange one paint face with two side-by-side poster faces.
  6. No billboard relocated pursuant to this Ordinance shall be required to go through design review.
  7. Upon removal of an existing billboard, the permit for such billboard shall be deemed a relocation permit authorizing relocation of a billboard to a new site. There shall be no time limit on the owner's eligibility to utilize such relocation permits and the owner shall have the right to accumulate the number of permits for billboards to be relocated.
  8. When the owner elects to construct a relocated billboard, he/she may select from the size and height of those permits available to it and may interchange size and height among permits; however, the owner may not accumulate height by adding heights from more than one permit.
  9. The procedure followed for authorizing relocation permits and the fees attendant thereto shall be the procedures followed, and fee charged for, building permits for other equivalent structures.

### C. Standards Governing the Relocation of Billboards

1. There shall not be more than four billboard faces in either direction within any 660 lineal feet on the roadway measured to include streets intersecting the initially measured roadway.

2. A single billboard structure cannot be located within less than 330 lineal feet of zoning in which billboards are permitted in this ordinance. There shall be a minimum of 660 feet of contiguous zoning to allow two or more billboards.
3. The zoning on the opposite side of the street from the proposed relocation also must permit billboards. However, in areas zoned LM, GM, HM, M-1, M-2 or M-3, if the lands on the opposite side of the road are indicated as residential on the most current comprehensive plan and have only a rear lot line adjacent to the road, billboards will be allowed with the following setback requirements:

<b>Zone</b>	<b>Setback</b>
LM	90 feet inclusive of the right-of-way
GM	90 feet inclusive of the right-of-way
HM	90 feet inclusive of the right-of-way
M-1	90 feet inclusive of the right-of-way
M-2	90 feet inclusive of the right-of-way
M-3	90 feet inclusive of the right-of-way

4. There shall be at least 100 feet from any billboard to any residential zone fronting on the same side of the street.
5. No painted billboard shall be relocated on a thoroughfare with less than two lanes utilized for traffic in one direction at all times.
6. Districts in Which Billboards are Permitted, pursuant to the other requirements of this ordinance:

NC	Neighborhood Commercial
GC	General Commercial
EC	Extensive Commercial
C-3	Retail Commercial
C-2	General Commercial
LM	Light Manufacturing
GM	General Manufacturing
HM	Heavy Manufacturing
M-3	Light Manufacturing
M-2	General Manufacturing
M-1	Heavy Manufacturing

7. Sign free areas

No billboard shall be relocated to the following areas:

- a. Any lot approved for a Community Service land use;

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- b. Along N.E. Marine Drive from N.E. 185th Avenue to 330 feet east of Blue Lake Park;

#### D. Development Standards

1. When a billboard is erected, its maximum height shall be determined by available relocation permits. A permit may be used for the height of the prior billboard or for a lesser height. However, in no case may a billboard be erected which is above the allowable height of the zone where located, or 50 feet, whichever is lower.
2. All height measurements are measured from the top of the sign to the grade below the middle of the sign. Height measurements do not include temporary cutouts.
3. No billboard shall have an area less than 288 square feet nor more than 672 square feet, except that cutout extensions may be temporarily added to any billboard from time to time in order to conform to an advertiser's specifications.
4. Billboards shall be maintained in safe condition and all maintenance and reconstruction as may be necessary shall be in conformance with applicable County building regulations.
5. No billboard shall be located on a roof.
6. No billboard shall be located so that any portion of it extends over a property line and/or a public right-of-way.
7. Billboards located within 45 feet of an intersection shall comply with Section 8.14 of the Administrative Rules and Regulations under MCC 7.20.060(A)(14).
8. No single billboard structure shall support more than two painted billboards or four poster faces.
9. No billboard shall contain moving parts or flashing or intermittent lights.
10. No permit shall be required to change the message on a billboard or to add or remove a cutout.
11. Billboard lights shall be placed so the light is not directed toward a street or adjacent residential unit.
12. Access to solar radiation for an existing solar energy collector shall be protected from encroachment by placement of a billboard.
13. No billboard shall be located in a landscape area as required by design review on an approved site plan.
14. V-shaped faces shall be allowed if located on a single billboard structure and the angle is less than 90 degrees.
15. In addition to the *Sign Free Areas* listed above, relocated billboards must be positioned with care and consideration of the preservation of panoramic views of the rivers, the mountains and downtown Portland.

- E. Variances No variances are allowed pursuant to the provisions of MCC 11.15.7952.

## **11.15.7962 Applicability**

All signs allowed under the base zone provisions must comply with the development regulations of the following Sections.

## **11.15.7964 Sign Placement**

### A. Placement

All signs and sign structures shall be erected and attached totally within the site except when allowed to extend into the right-of-way.

### B. Frontages

Signs allowed based on the length of one site frontage may not be placed on another site frontage. Signs allowed based on a primary building frontage may be placed on a secondary building frontage.

### C. Vision Clearance Areas

1. No sign may be located within a vision clearance area as defined in subsection C.2. below. No support structure(s) for a sign may be located in a vision clearance area unless the combined total width is 12 inches or less and the combined total depth is 12 inches or less.
2. Location of vision clearance Areas Vision clearance areas are triangular shaped areas located at the intersection of any combination of rights-of-way, private roads, alleys or driveways. The sides of the triangle extend 45 feet from the intersection of the vehicle travel area (See Figure .7900 B). The height of the vision clearance area is from three feet above grade to ten feet above grade.

### D. Vehicle Area Clearances

When a sign extends over a private area where vehicles travel or are parked, the bottom of the sign structure shall be at least 14 feet above the ground. Vehicle areas include driveways, alleys, parking lots, and loading and maneuvering areas.

### E. Pedestrian Area Clearances

When a sign extends over private sidewalks, walkways or other spaces accessible to pedestrians, the bottom of the sign structure shall be at least 8-1/2 feet above the ground.

### F. Required Yards and Setbacks

Signs may be erected in required yards and setbacks.

### G. Parking Areas

1. Unless otherwise provided by law, accessory signs shall be permitted on parking areas in accordance with the provisions specified in each district, and signs designating entrances, exits or conditions of use may be maintained on a parking or loading area.
2. Any such sign shall not exceed four square feet in area, one side. There shall not be more than one such sign for each entrance or exit to a parking or loading area.

## **11.15.7966 Fascia Signs**

### A. Height

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Fascia signs may not extend more than six inches above the roof line.

**B. Extensions**

No point on the face of a fascia sign may extend more than 18 inches from the wall to which it is attached, except for electronic message signs which may be up to 24 inches in thickness. Fascia signs may not extend beyond the corner of buildings.

**11.15.7968 Projecting Signs**

**A. Height**

The face of projecting signs may not extend more than six inches above the roof line.

**B. Placement**

Projecting signs are not allowed on roof tops or on pitched roofs.

**C. Support Structures**

Support structures shall be designed so that there is the minimum visible support structure above the sign face. There shall be no more than one foot of support structure between the building wall and the sign.

**11.15.7970 Flush Pitched Roof Signs**

**A. Height**

The face of flush pitched roof signs may not extend more than six inches above the roof line.

**B. Placement**

Flush pitched roof signs shall be parallel to the building face. They may not extend beyond the building wall.

**C. Visual Backing**

When viewed straight on, flush pitched roof signs shall have a visual backing formed by the roof.

**D. Support Structures**

Support structures shall be designed so that there is no visible support structure above the sign.

**11.15.7972 Marquees and Awnings**

Signs may be placed on or incorporated into marquees and awnings provided they do not extend above the upper surfaces of the structure. Signs may be hung below marquees and awnings if the sign clears the sidewalk by at least 8-1/2 feet.

**11.15.7974 Directional Signs**

Directional signs shall comply with the following provisions:

<b>Table .7974 Directional Signs</b>	
<b>Maximum Sign Face Area</b>	Six Square Feet
<b>Types of Signs Allowed</b>	Free Standing,

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	Fascia, Projecting, Painted Wall
<b>Maximum Height - Free Standing</b>	42 Inches
<b>Maximum Height - Fascia and Projecting</b>	8 Feet
<b>Extensions into R/W</b>	Not Allowed
<b>Lighting</b>	Indirect or Internal
<b>Flashing Lights</b>	Not Allowed
<b>Electronic Message Centers</b>	Not Allowed
<b>Moving or Rotating Parts</b>	Not Allowed

### 11.15.7976 Temporary Signs

#### A. Time Limit

Temporary signs and support structures, if any, must be removed within six months of the date of erection

#### B. Attachment

Temporary signs may not be permanently attached to the ground, buildings, or other structures.

#### C. Lawn Signs

Lawn signs may not be greater than three square feet in area and may not be over 42 inches in height.

#### D. Banners

One banner is allowed per primary building frontage and may not exceed 60 square feet. Additional temporary flags and pennants are allowed, but may not extend into the right-of-way.

#### E. Temporary Rigid Signs

1. Type Rigid signs may be free-standing or placed on building sides.
2. Size The maximum size of a rigid sign is 32 square feet.
3. Number One rigid sign is allowed per site frontage.
4. Height Rigid signs on buildings may not be placed above roof lines. The maximum height free standing is eight feet.
5. Extensions into the Right-of-Way Rigid signs may not extend into the right-of-way.
6. Lighting and Movement Rigid signs may not be illuminated or have moving or rotating parts.

### 11.15.7968 Projecting Signs

#### A. Height

The face of projecting signs may not extend more than six inches above the roof line.

#### B. Placement

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Projecting signs are not allowed on roof tops or on pitched roofs.

#### C. Support Structures

Support structures shall be designed so that there is the minimum visible support structure above the sign face. There shall be no more than one foot of support structure between the building wall and the sign.

### **11.15.7982 Sign Related Definitions**

- A. Abandoned Sign A sign structure not containing a sign for 120 continuous days or a sign not in use for 120 continuous days.
- B. Awning Sign A sign incorporated into or attached to an awning.
- C. Balloon Sign An inflatable temporary sign anchored by some means to a structure or developed parcel.
- D. Banner A temporary sign made of fabric or other non-rigid material with no enclosing framework.
- E. Bench Advertising Sign An outdoor advertising sign that is placed on a stationary object that is used primarily for sitting.
- F. Billboard Billboard shall mean a sign face supported by a billboard structure.
  - 1. A painted billboard shall mean a 14' x 48' billboard.
  - 2. A poster billboard shall mean a 12' x 24' billboard.
- G. Billboard Structure Billboard structure shall mean the structural framework which supports a billboard.
- H. Building Frontage
  - 1. Primary Primary building frontages are exterior building walls facing a right-of-way or private roadway, and any other exterior building wall facing a parking lot which contains a public entry to the occupant's premises.
  - 2. Secondary Secondary building frontages are exterior building walls which are not classified as primary frontages.
- I. Cutout Every type of display in the form of letters, figures, characters or other representations in cutout or irregular form attached to or superimposed upon a billboard
- J. Directional Sign 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.
- K. Electronic Message Center Signs whose message or display is presented with patterns of lights that may be changed at intermittent intervals by an electronic process.
- L. Fascia Sign A single faced sign attached flush to a building.
- M. Flush Pitched Roof Sign A sign attached to a roof with a pitch of one to four or greater and placed parallel to the building wall.
- N. Free Standing Sign A sign on a frame, pole or other support structure which is not attached to any building.

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O. Interstate Highway. Every state highway that is part of the National System of Interstate and Defense Highways established pursuant to Section 103(d), Title 23, United States Code.

P. Lighting Methods:

1. Direct Exposed lighting or neon tubes on the sign face.
2. Flashing Lights which blink on and off randomly or in sequence.
3. Indirect The light source is separate from the sign face or cabinet and is directed so as to shine on the sign.
4. Internal The light source is concealed within the sign.

Q. Maintenance Normal care needed to keep a sign functional such as cleaning, oiling and changing of light bulbs.

R. Marquee Sign A sign incorporated into or attached to a marquee or permanent canopy.

S. Moving Parts Features or parts of a sign structure which through mechanical means are intended to move, swing or have some motion.

T. Non-Conforming Sign A sign or sign structure lawfully erected and properly maintained that would not be allowed under the sign regulations presently applicable to the site.

U. Painted Wall Decorations Painted wall decorations are displays painted directly on a wall and are designed and intended as a decorative or ornamental feature.

V. Painted Wall Sign A sign applied to a building wall with paint and which has no sign structure.

W. Permanent Sign A sign attached to a building, structure, or the ground in some manner requiring a permit and made of materials intended for more than short-term use.

X. Projecting Sign A sign attached to and projecting out from a building face or wall and generally at right angles to the building. Projecting signs include signs projecting totally in the right-of-way, partially in the right-of-way or fully on private property.

Y. Repair Fixing or replacement of broken or worn parts. Replacement is of comparable materials only. Repairs may be made with the sign in position or with the sign removed.

Z. Right-of-Way Any way, street, alley or road dedicated to the use of the public.

AA. Rigid Sign A temporary sign, other than a lawn sign, made of rigid materials such as wood, plywood, plastic.

BB. Roof Line The top edge of a roof or building parapet, whichever is higher, excluding any cupolas, chimneys or other minor projections.

CC. Roof Top Sign A sign on a roof with a pitch of less than one to four.

DD. Rotating Sign Sign faces or portions of a sign face which revolve around a central axis.

EE. Secondary Building Wall Exterior building walls or faces which are oriented toward another lot, not a right-of-way or private roadway.

FF. Sign Materials placed or constructed primarily to convey a message or other display and which can be viewed from a right of-way, private roadway or another property.

GG. Sign Face Area

1. The area of sign faces enclosed in frames or cabinets is determined based on the outer dimensions of the frame or cabinet surrounding the sign face (see Figure .7900 C). Sign area does not include foundations, supports, and other essential structures which are not serving as a backdrop or border to the sign. Only one side of a double faced sign is counted.
2. When a sign is on a base material and attached without a frame, such as a wood board or Plexiglas panel, the dimensions of the base material are to be used unless it is clear that part of the base contains no sign, related display or decoration.
3. When signs are constructed of individual pieces attached to a building wall, sign area is determined by a perimeter drawn (the greatest height multiplied by the greatest width) around all the pieces (See Figure .7900 D).
4. For sign structures containing multiple modules oriented in the same direction, the modules together are counted as one sign face (See Figure .7900 E).
5. The maximum surface area visible at one time of a round or three dimensional sign is counted to determine sign area.
6. When signs are incorporated into awnings, the entire panel containing the sign is counted as the sign face unless it is clear that part of the panel contains no sign, related display or decoration.

HH. Sign Height The vertical distance from the natural ground elevation at the midpoint of the sign to the highest point of the sign display surface, including cutouts.

II. Sign Structure A structure specifically intended for supporting or containing a sign.

JJ. Site A plot, parcel or area of land owned by or under the lawful control and in the lawful possession of one distinct ownership.

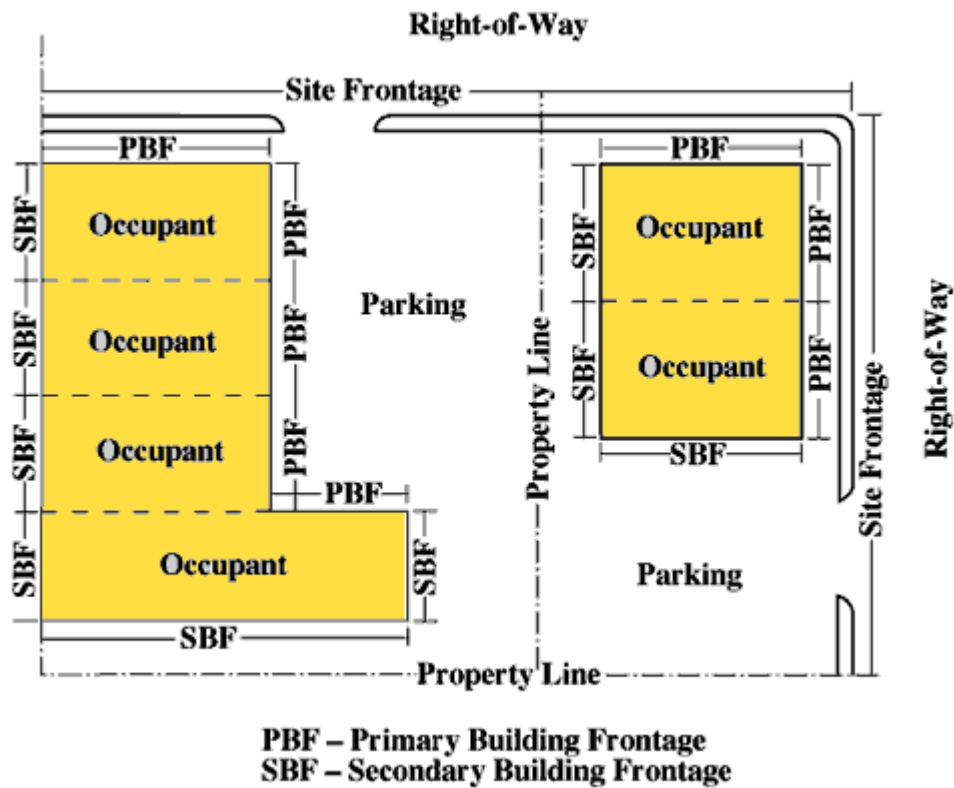
KK. Site Frontage That portion of a lot on one side of a street between two intersecting streets, accessways, or other rights-of-way (crossing or terminating) measured along the line of the street or for a dead-end street or accessway, all the property between an intersecting street or other right-of-way and the dead-end of the street or accessway.

LL. Structural Alteration 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.

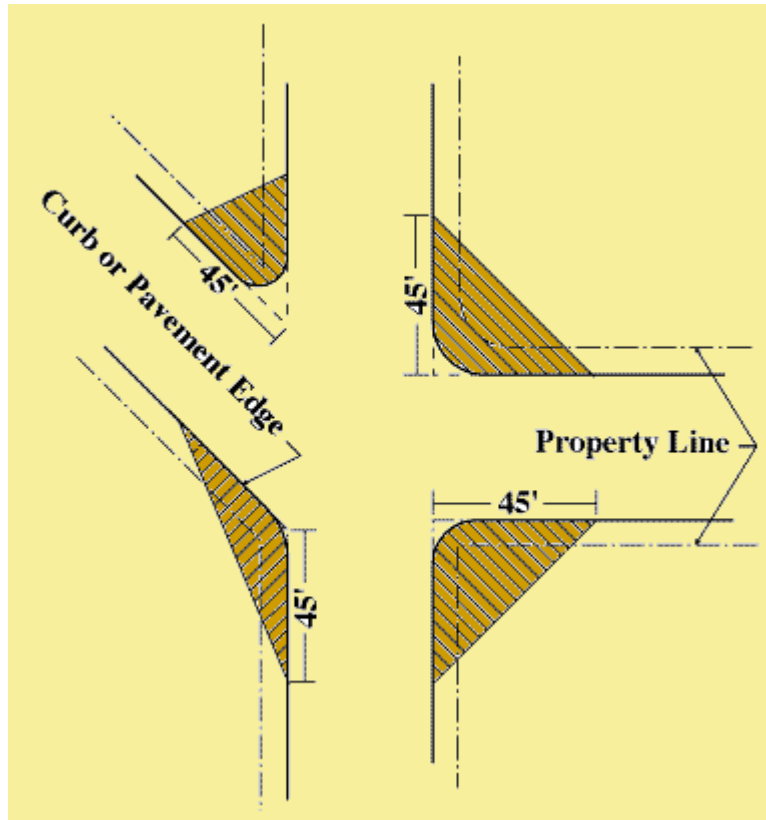
MM. Temporary Sign A sign not permanently attached to a building, structure, or the ground.

NN. Vision Clearance Area Those areas near intersections of roadways and ingress and egress points where a clear field of vision is necessary for public safety.

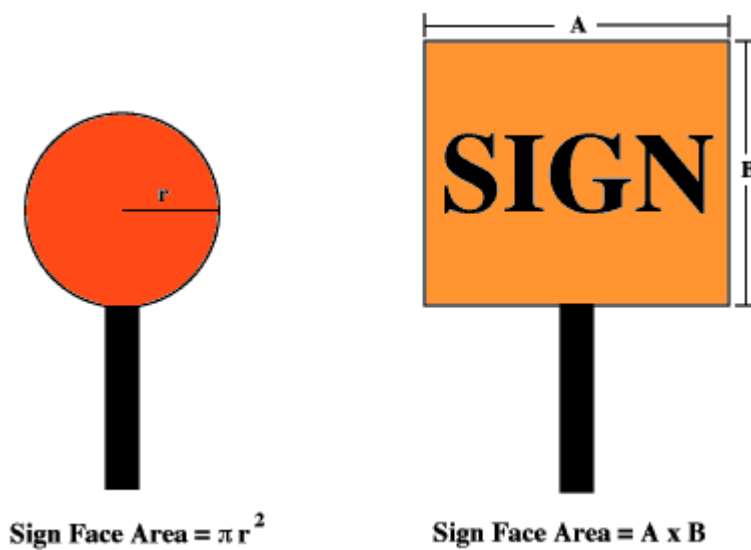
Figure 7900A. Building Frontage Measurement



**Figure 7900B. Visibility Triangle**



**Figure .7900C. Sign Face Measurements**



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Figure .7900D. Sign Face Measurements



Figure .7900E. Sign Face Measurements

