



Oregon

Theodore R. Kubitschki, Governor

Department of Land Conservation and Development
635 Capitol Street, Suite 150
Salem, OR 97301-2540
(503) 373-0050
Fax (503) 378-5518
www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

10/22/2009

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Florence Plan Amendment
DLCD File Number 001-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Wednesday, November 04, 2009

This amendment was submitted to DLCD for review prior to adoption. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Melissa Anderson, City of Florence
Gloria Gardiner, DLCD Urban Planning Specialist
Dave Perry, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner

<paa> YA

PROF 2

DLCD

Notice of Adoption

**THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18**

DEPT OF

OCT 13 2009 Only

**LAND CONSERVATION
AND DEVELOPMENT**

Jurisdiction: **City of Florence**

Local file number: **PC 09 04 TA 01**

Date of Adoption: **October 12, 2009**

Date Mailed: **October 13, 2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Select one** Date: April 16, 2009

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

The original proposal initiated amendments to Florence City Code (FCC) Title 8, 9, 10 and 11 to adopt development standards for landscaping, access and circulation, public facilities, sign regulations and related housekeeping amendments.

The adopted amendment consists of only a portion of the original proposal to address housekeeping amendments to the sign code and to add sign standards for the Professional Office/Institutional District. The remaining amendments are still being considered by the City Council and DLCD will be notified when these are adopted as well.

Does the Adoption differ from proposal? Yes, Please explain below:

The adopted amendment consist of only a portion of the original proposal to address housekeeping amendments to the sign code and to add sign standards for the Professional Office/Institutional District.

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **N/A**

Acres Involved: **N/A**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD FILE No 001-09A (17524) [15761]

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

DLCD, ODOT, Lane County, Central Lincoln PUD, Charter Communications, Qwest, Siuslaw Valley Fire & Rescue

Local Contact: **Melissa Anderson**

Phone: (541) 997-8237 Extension:

Address: 250 Hwy. 101 N.

Fax Number: 541-997-4109

City: Florence

Zip: 97439

E-mail Address: Melissa.andrson@ci.florenc.or.us

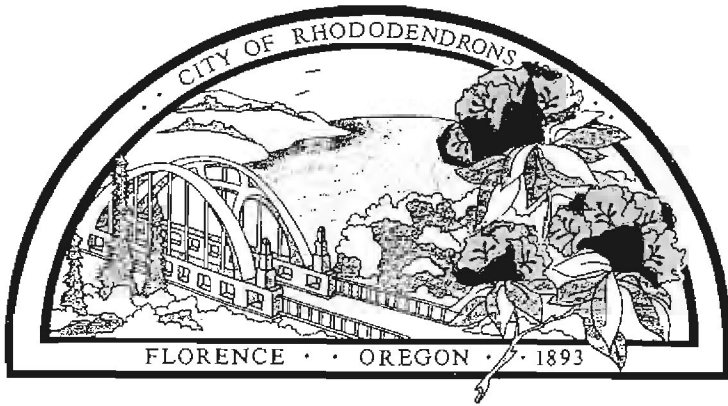
ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO Complete Copies (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, or by emailing larry.french@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **twenty-one (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to larry.french@state.or.us - **Attention: Plan Amendment Specialist**.



City of Florence

Community Development Department
Planning, Building Inspection and Economic Development

250 Highway 101
Florence, OR 97439-7628
TDD: (541) 997-3437

PH: (541) 997-8237
PH: (541) 997-2053
FAX: (541) 997-4109

NOTICE OF DECISION CITY OF FLORENCE

On September 14, 2009, the Florence City Council adopted **Ordinance No. 14, Series 2009** to amend the width of sidewalks in the Main Street District.

IN THE MATTER OF AMENDING THE FLORENCE CITY CODE (FCC) TITLE 10 CHAPTER 27 MAIN STREET DISTRICT.

The amendment to FCC Title 10 Chapter 27 Main Street District and adopted findings is attached as Ordinance 14, Series 2009.

If you wish to appeal the Council's decision, you must file a notice of intent to appeal to the Land Use Board of Appeals and the City of Florence within 21 days of the date of this notice. Please refer to Oregon Revised Statutes (ORS) 197.830-197.845 for specifics about the appeal process. If you have any questions, you may contact Melissa Anderson, Associate Planner, at 541-997-8237.

This notice of decision will be deposited in the mail on October 14, 2009.

Certified by: Kelli Weese
Kelli Weese, Assistant Planner



City of Florence
Ordinance No. 14, Series 2009

IN THE MATTER OF AMENDING TITLE 10 CHAPTER 27 TO REDUCE SIDEWALK WIDTH REQUIREMENTS TO ALLOW FOR A 6-FOOT CLEAR WALKWAY ALONG CERTAIN COLLECTOR STREETS IN THE MAINSTREET DISTRICT AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission began working on updating the City zoning code in 2006 to implement the Realization 2020 Comprehensive Plan and to address problems of the current code;

WHEREAS, the Planning Commission initiated the proposed amendments to the City code by passing Resolution 09 04 TA 01 on April 14, 2009;

WHEREAS, subsequent to the Planning Commission's initiation of the code amendments, the Planning Commission agreed to consider reducing sidewalk width requirements to allow for 6-feet of clear walkway along certain collector streets in the Mainstreet District;

WHEREAS, the Planning Commission held a duly advertised public hearing on the code amendments, including the change to sidewalk width for Chapter 27 on June 3, 2009;

WHEREAS, the Planning Commission continued the public hearing to June 30, 2009 and deliberated to a decision for a recommendation to the City Council on August 11, 2009;

WHEREAS, one of the proposed text amendments to Title 10 Chapter 27 Main Street District allows for a 6-foot clear walkway certain collector streets; and

WHEREAS, the City Council, after holding a duly advertised public hearing on September 14, 2009, finds the proposed text amendments are consistent with applicable criteria in Florence Realization 2020 Comprehensive Plan and specifically the Florence Downtown Implementation Plan as shown below.

THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

Section 1. Amend FCC 10-27-5-C-2 as follows (new text shown with double underline):

FCC 10-27: MAINSTREET DISTRICT

10-27-5 Site and Development Provisions

C. Access

1. Access Management Plan: All access points to Highway 101 shall be governed by the Access Management Plan for Highway 101 in Downtown Florence.
2. Sidewalks abutting buildings on Highway 101, Highway 126, and local streets within the Mainstreet District shall be at least 8' in width, except collector streets within the Mainstreet District without on-street parking as described below. Sidewalk area beyond the standard 6' sidewalk width may be surfaced with pavers, brick or other similar materials. Maintenance and repair of pavers, brick, etc. are the responsibility of the business/property owner.
 - a. Sidewalks on collector streets within the Mainstreet District may be reduced to 6' in width with 6' of clear walkway if there is no on-street parking on that side of the street.
3. Access to all floors of all commercial buildings and structures shall meet ADA requirements.

Section 2. This code amendment is consistent with Comprehensive Plan policy as follows:

Downtown Plan Objectives

3. *To enhance the downtown through the promotion of mixed-use development, pedestrian and bicycle accessibility, provisions of useful public open space, and attractive site and architectural design to create one of Florence's special places.*
4. *To provide safe, convenient, and attractive choices for people to walk, bike, and drive throughout the downtown.*

Characteristics of Mainstreets:

- *Wide sidewalks*
- *On-street parallel or diagonal parking*

The code amendment maintains a sufficient sidewalk width of 6' clear walkway area to continue to provide for an attractive walking area that is safe for pedestrians. It also recognizes that in areas where there are not conflicts created between parked cars and pedestrians (e.g. doors swinging open over sidewalk in the case of parallel parking or cars overhanging sidewalks in the case of diagonal parking), that a 6' sidewalk width is sufficient and does not need to be 8' in width like the standard sidewalk width in Downtown Florence. Therefore, the code amendment is compliant with these provisions of the Downtown Plan as cited in the Realization 2020 Comprehensive Plan.

Section 3. Inasmuch as it is necessary for the immediate consideration of the library that is currently under construction, an emergency is hereby declared to exist and this Ordinance shall take effect immediately following its adoption by the Council and approval by the Mayor.

Passed by the Florence City Council this 14th day of September, 2009.

AYES 4 – Councilors Franzen, Roberts, Xavier and Mayor Brubaker
NAYS 0
ABSTAIN 0
ABSENT 1 – Councilor Burns

APPROVED BY THE MAYOR, this 15th day of September, 2009.

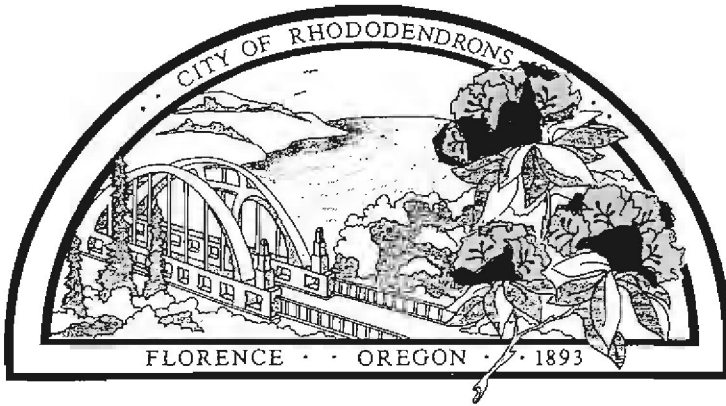


Phil Brubaker, MAYOR

ATTEST:



Barbara Miller, CITY RECORDER



City of Florence

Community Development Department
Planning, Building Inspection and Economic Development

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NOTICE OF DECISION CITY OF FLORENCE

On October 12, 2009, the Florence City Council adopted **Ordinance No. 16, Series 2009** to address sign standards for the Professional Office/Institutional District and housekeeping amendments to the sign code.

IN THE MATTER OF AMENDING THE FLORENCE CITY CODE (FCC) TITLE 10 CHAPTER 26 SIGN REGULATIONS.

The amendment to FCC Title 10 Chapter 26 Sign Regulations and adopted findings is attached as Ordinance 16, Series 2009 with Exhibit A.

If you wish to appeal the Council's decision, you must file a notice of intent to appeal to the Land Use Board of Appeals and the City of Florence within 21 days of the date of this notice. Please refer to Oregon Revised Statutes (ORS) 197.830-197.845 for specifics about the appeal process. If you have any questions, you may contact Melissa Anderson, Associate Planner, at 541-997-8237.

This notice of decision will be deposited in the mail on October 14, 2009.

Certified by: Kelli Weese
Kelli Weese, Assistant Planner



City of Florence
Ordinance No. 16, Series 2009

IN THE MATTER OF AMENDING TITLE 10 CHAPTER 26 TO PROVIDE STANDARDS FOR SIGNAGE IN THE PROFESSIONAL OFFICE INSTITUTIONAL ZONING DISTRICT, ADDRESS HOUSEKEEPING MEASURES AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission began working on updating the City zoning code in 2006 to implement the Realization 2020 Comprehensive Plan and to address problems of the current code;

WHEREAS, the Planning Commission initiated the proposed amendments to the City code by passing Resolution 09 04 TA 01 on April 14, 2009;

WHEREAS, subsequent to the Planning Commission's initiation of the code amendments, the Planning Commission agreed to consider standards for signage in the Professional Office Institutional Zoning District and to address sign code housekeeping amendments;

WHEREAS, the Planning Commission held a duly advertised public hearing on the code amendments, including signage changes on June 3, 2009;

WHEREAS, the Planning Commission continued the public hearing to June 30, 2009 and deliberated to a decision for a recommendation to the City Council on August 11, 2009;

WHEREAS, the proposed text amendments to Title 10 Chapter 26 provide for signage standards in the Professional Office Institutional Zoning District; and

WHEREAS, the City Council, after holding a duly advertised public hearing on September 14, 2009, and receiving comments from Peace Health Oregon, the City Council left the record open to receive a response from the Planning Commission regarding the signage standards;

WHEREAS, the Planning Commission deliberated to a decision for a recommendation on the signage standards to the City Council on September 22, 2009;

WHEREAS, the City Council deliberated to a decision on October 12, 2009 and finds the proposed text amendments are consistent with applicable criteria in Florence Realization 2020 Comprehensive Plan and specifically the Commercial Section of the Land Use Chapter in the Realization 2020 Comprehensive Plan as shown below.

THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

Section 1. Amend FCC Title 10 Chapter 26 (Exhibit A).

Section 2. This code amendment is consistent with Comprehensive Plan policy as follows:

Chapter 2 Land Use:

Commercial Policy #4: The City shall encourage commercial developments which enhance their surroundings through the on-site use of attractive architecture, relative scale, abundant landscaping, vehicular access improvements and appropriate signage. (pg. 11-9)

The proposal for these actions is consistent with this policy because commercial development must address the following Design Review criteria:

- Design review criteria FCC 10-6-5-G requires signs to meet the standards set forth in FCC 10-26, Sign Regulations and Matrix.
- Additionally, new sign standards have been established in the sign matrix of FCC 10-26 to ensure appropriate signage for the Professional Office/Institutional District is applied.

Therefore, the code amendment is compliant with this provision of the Commercial Section of the Land Use Chapter in the Realization 2020 Comprehensive Plan.

Section 3. Inasmuch as it is necessary for Peace Health to install new signs this fall, an emergency is hereby declared to exist and this Ordinance shall take effect immediately following its adoption by the Council and approval by the Mayor.

Passed by the Florence City Council this 12th day of October, 2009.

AYES 4 - Councilors: Burns, Roberts, Xavier and Mayor Brubaker
NAYS 0
ABSTAIN 0
ABSENT 1 – Councilor Franzen

APPROVED BY THE MAYOR, this 13th day of October, 2009.



Phil Brubaker, MAYOR

ATTEST:



Pat Heinze, CITY RECORDER

EXHIBIT A

TITLE 10 CHAPTER 26

SIGN REGULATIONS

10-26-1 CODE ADOPTED, PURPOSES, SCOPE:

- A. Code Adopted: 1994 version of the Uniform Sign Code, published and copyrighted by the International Conference of Building Officials, is hereby adopted.
- B. Purpose: The City Council hereby finds and declares that it is necessary to regulate the construction, erection, number and location of signs, and empowers the Sign Review Board to evaluate all applications for sign permits and insure conformance with the intent of this Chapter. It is the intent of this Chapter to:
1. Protect the health, safety, property and welfare of the public.
 2. Maintain the neat, clean, orderly and attractive appearance of the City.
 3. Improve the effectiveness of signs in identifying businesses.
 4. Provide for the safe erection and maintenance of signs.
 5. Eliminate signs that demand, rather than invite, public attention.
 6. Preserve and enhance the unique scenic beauty and the business, recreational, educational, tourist and retirement potential of the City.
- C. Scope: No person shall erect, maintain, alter, repair, remove or use any sign, or cause or permit the same to be done in violation of the provisions of this Chapter. ~~All applications for sign permits for developments that are required to undergo Design Review as per Code Section 10-6-3 shall be subject to Design Review in accordance with the provisions of that section and City Design Review Standards and Guidelines.~~

Nothing in this Chapter shall permit the erection or maintenance of any sign at any place or in any manner unlawful under any other City ordinance or State or Federal law.

10-26-5: PERMITS, AND FEES:

10-26-5-1: PERMITS:

- A. Required:
1. Sign permits are required for installation of all signs except those signs specifically allowed without a permit in subsections 10-26-7-3A through L, inclusive of this Chapter. No permit is required to reface an existing sign.
- C. Fees:
- An administrative processing fee shall be charged for all new signs or changes to the size, location, or configuration of a sign; except banners and temporary signs. Fees will be based on the following square footage of the sign. In cases where a building permit is required to install a sign, plan check and inspection fees will also be charged.
- to 10 square feet
11 to 25 square feet
26 to 50 square feet
over 50 square feet

Any sign requiring an electrical permit shall have an additional fee added pursuant to Section 4-1-1 of Florence City Code.

Any sign erected without first obtaining a sign permit shall be subject to double permit fees in addition to the fees applied by this Section.

10-26-6: RIGHT OF WAY SIGN PERMISSION: Except as specifically provided in this Chapter, all signs in or over public right-of-way shall require a permit. The city may automatically remove any signs within the right-of-way that are not approved.

Temporary signage such as seasonal decorations, banners and other signage related to community events and similar signage may be approved by the Public Works Director after consultation with the Zoning Administrator. The applicant shall show proof of insurance as necessary and shall agree to remove all signage by a specified date. The Public Works Director or his designee following consultation with the Zoning Administrator may remove signage not removed by the specified date from the right-of-way.

Long-term/permanent signs: With the exception of exempt signs under Florence City Code Section 10-26-7-2, all long term signage proposed for location in the public right-of-way must be approved by the City Council pursuant to Florence City Code Section 8-2-4-1-C. Signs requiring approval by the Design Review Board pursuant to Florence City Code Section 10-26-1-C must receive approval from the Design Review Board prior to the application of the City Council.

Approvals shall be for a specified period: Applicants shall show proof of insurance for the sign prior to commencing installation and continuously as long as the sign remains in the right-of-way, with annual proof of renewal of the insurance to be submitted to the City. Installation shall be in accordance with the standards of the ~~Uniform~~ Building Code. The installation shall meet the approval of the Building Official, the Public Works Director and the Zoning Administrator.

SECTION 1-26-8-5: PROFESSIONAL OFFICE/INSTITUTIONAL SIGN STANDARDS

These standards apply to all property zoned Professional Office/Institutional (9th Street west of Ivy St., east of Rhododendron Dr.)

<u>TYPE</u>	<u>MAX NO.</u>	<u>MAX AREA</u>	<u>MAX HEIGHT</u>	<u>SPECIAL PROVISIONS</u>
Wall	2 per building	3% of wall area		
Free Standing Monument (Business Identification)	Per site*	40 sf per sign face	8 ft	Sites are limited to one site/business identification sign. However, if there are multiple public street entrances, a sign is permitted at each entrance so long as the signs are separated by a distance of 100'. Signs greater than 5' in height must be set back 1 foot from a public street ROW, with 1 additional foot of setback for each additional foot of height up to 8'.
Free Standing (Directional)	Per site*	30 sf per sign face	8 ft	Use is limited to internal traffic direction. Internal directional signs indicating traffic movements not exceeding 6 sf and 2.5' in height are exempt from the sign permit process. On private roads/driveways signs may be any form of free standing sign. There is a maximum of one per intersection. Signs of greater than 5' in height must be set back 1 foot from a public street ROW, with 1 additional foot of setback for each additional foot of height up to 8'.
Free Standing (Building or Tenant)	1 per building	30 sf per sign face	8 ft	Sites with multiple buildings may place a free standing sign at each building.
Window	2 per building	50% of window area to a maximum of 10 sf		

* See Special Provisions.

Additional Provisions:

1. Wall and Free Standing signage within the Professional Office/Institutional zone is restricted to external illumination only except for hospital/medical or emergency facilities. Illumination from signs and lighting on any property in the Professional Office/Institutional zone shall not exceed 2 foot candles at a height of 5 feet when measured at any point on property in a residential zone. External illumination should shield light sources so they are not directly visible from property in a residential zone adjacent to or across a street from the property in the Professional Office/Institutional zone.

SECTION 10-26-8-1: HIGHWAY COMMERCIAL SIGN STANDARDS

These standards apply to all property zoned Highway District north of 21st Street

TYPE	MAX NO.	MAX AREA	MAX HT	MAX. PROJ- ECTION	MIN CLEAR ANCE	SETBACK	SPECIAL PROVISIONS
Wall	2 PB*	6% of wall area					May substitute other attached signs. Add'l awning signs allowed for add'l entrances. Third wall sign allowed if no freestanding sign installed. Where a readerboard sign is established, only one wall sign shall be permitted.
Other signs attached to bldgs	See wall signs	24SF		2'6"	8/15		Projecting, awning and under or over marquee signs allowed in place of wall sign. No projecting sign above marquee.
Freestanding	1PS	100SF* <u>per sign face</u> Monument 60SF <u>per sign face</u>	20'		8/15	5'	Freestanding signs must be at least 100 lin.ft. apart. If more than 1 business share sign, maximum area = 120sf., if shopping center, 140sf. Monument sign height 5' setback 1' from ROW, 1 additional foot of setback for each add'l foot of height up to 8' in height.
Roof	See free-standing	60SF					Allowed in place of freestanding sign. May not extend above roof line. No visible "A" frames or trusses as part of sign or sign structure. Guy wires are permitted for support only in instances where no other means of support exists. Trusses and frames which support signs will be enclosed with the supporting structures constructed as a part of or a continuation of the sign.
Readerboard	1PS*	30% of host sign or max. of 20sq ft whichever is less					Must be permanently affixed, be architecturally integrated into the host sign, not to exceed thirty percent (30%) of the host sign's surface area measured on any single face, or a maximum of 20 ft, whichever is less, and be counted as allowable sign size. Hanging a readerboard box on the same sign structure does not qualify. Where a readerboard sign is established, only one wall sign shall be permitted. There shall be 250 lineal feet minimum separation between readerboard signs on the same side of the street or highway.

PB: Per business; PS: Per site; Clearance: 8/15=grade/parking lots or driveways; * Exceptions

SECTION 10-26-8-2: COMMERCIAL-INDUSTRIAL SIGN STANDARDS

These standards apply to all property zoned Industrial, Airport Development, Commercial District, and to property zoned Highway District south of 21st Street and along Highway 126

TYPE	MAX NO.	MAX AREA	MAX. HT.	MAX. PROJ- ECTION	MIN CLEAR- ANCE	SET BACK	SPECIAL PROVISIONS
Wall	2 PB*	6% of wall area					May substitute other attached signs. Add'l awning signs allowed for add'l entrances. Third wall sign allowed if no freestanding sign installed. Where a readerboard sign is established, only one wall sign shall be permitted.
Other Signs attached to bldgs	See wall signs	24SF		4'2"	8/15		Projecting, awning and under or over marquee signs allowed in place of wall sign. No projecting sign above marquee, except for businesses located on Hwy 101 in the Commercial District south of the intersection of Hwys 101/126 and in the Hwy District on Hwy 126 between Hwy 101/126 intersection and Spruce Street. Businesses with a projecting above marquee sign may not also have a freestanding sign, nor a roof sign.
Free Standing	1PS	80SF* <u>per sign face</u> Monument 60SF <u>per sign face</u>	20'		8/15	5'	Freestanding signs must be a least 100 lin. ft. apart. If more than 1 business share sign, maximum area = 100sf. If sign is for shopping center, maximum area = 140sf. Monument sign height 5' setback 1' from ROW, 1 additional foot of setback for each add'l foot of height up to 8' in height.
Roof	See Free Standing	40SF					Allowed in place of freestanding sign. May not extend above roof line. No visible "A" frames or trusses as part of sign or sign structure. Guy wires are permitted for support only in instances where no other means of support exists. Trusses and frames which support signs will be enclosed with the supporting structures constructed as a part of or a continuation of the sign.

Reader Board	1PS*	30% of host sign or max. of 20sq.ft. whichever is less				Must be permanently affixed, be architecturally integrated into the host sign, not to exceed thirty percent (30%) of the host sign's surface area measured on any single face, or a maximum of 20 sf., whichever is less, and be counted as allowable sign size. Hanging a readerboard box on the same sign structure does not qualify. Where a readerboard sign is established, only one wall sign shall be permitted. There shall be 250 lineal feet minimum separation between readerboard signs on the same side of the street or highway.
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PB: Per business; PS: Per site; Clearance: 8/15 = 8' from grade/15' from parking lots or driveways; * Exceptions

SECTION 10-26-8-3 PEDESTRIAN-AUTO SIGN STANDARDS

These standards apply to all property with Marine or Waterfront District zoning, and Waterfront/Marine (WF/M).

TYPE	MAX NO.	MAX AREA	MAX. HT.	MAX. PROJ- ECTION	MIN CLEAR- ANCE	SET BACK	SPECIAL PROVISIONS
Wall	2 PB*	6% of wall area					May substitute other attached signs. Additional awning signs allowed for additional entrances.
Other Signs attached to bldgs	See signs	wall 15SF		4'2"	8/15		Projecting, awning and under marquee signs allowed in place of wall sign. No projecting sign above marquee.
Free Standing	1PS	60SF* <u>per sign face</u>	8'			1'	Signs must be at least 100 lineal feet apart. Monument signs only. If more than 1 business share sign, maximum area - 80sf. Monument sign height 5' setback 1' from ROW, 1 additional foot of setback for each add'l foot of height up to 8' in height.
All signs							No interior illumination or use of plastic as part of the exterior visual effects, except neon tube.

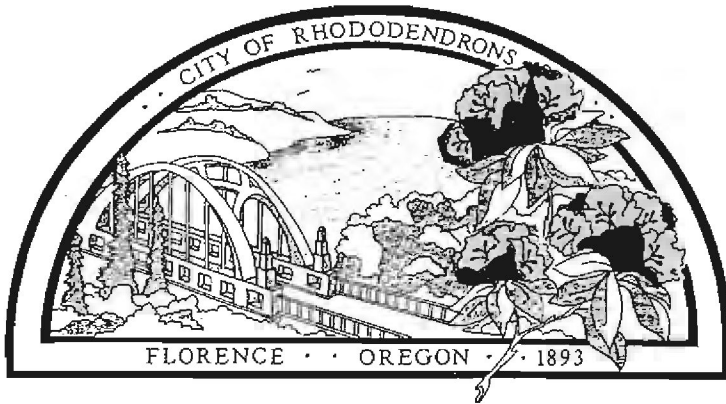
PB: Per business; PS: Per site; Clearance: 8/15 = 8' from grade/ 15' from parking lots or driveways; * Exceptions - Amended April 1993

SECTION 10-26-8-4: RESIDENTIAL SIGN STANDARDS

These standards apply to all property zoned Residential

TYPE	MAX NO.	MAX AREA	MAX HEIGHT	SETBACK	SPECIAL PROVISIONS
Wall	1 PS *	18sf			No internal illumination except Multi-family and lodging houses.
Free Standing	See wall signs	18sf <u>per sign face</u>	5'	5'	Allowed in place of wall sign. Signs must be at least 100' apart. Conditional Uses in the RM District may have, if requested at the time of CUP approval, both a monument and wall sign if freestanding sign spacing permits.
Subdivision	1 PS *	32sf <u>per sign face</u>	10'	1'	1 allowed, 1 additional if 5 acres or more and has more than one entrance.
Readerboard		10sf		5'	Monument or wall sign only. Schools, charitable, religious organizations only. Sign Review Board approval required with strict design standards and landscaping.

PS: Per site



City of Florence

Community Development Department
Planning, Building Inspection and Economic Development

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NOTICE OF DECISION CITY OF FLORENCE

On September 14, 2009, the Florence City Council adopted **Ordinance No. 14, Series 2009** to amend the width of sidewalks in the Main Street District.

IN THE MATTER OF AMENDING THE FLORENCE CITY CODE (FCC) TITLE 10 CHAPTER 27 MAIN STREET DISTRICT.

The amendment to FCC Title 10 Chapter 27 Main Street District and adopted findings is attached as Ordinance 14, Series 2009.

If you wish to appeal the Council's decision, you must file a notice of intent to appeal to the Land Use Board of Appeals and the City of Florence within 21 days of the date of this notice. Please refer to Oregon Revised Statutes (ORS) 197.830-197.845 for specifics about the appeal process. If you have any questions, you may contact Melissa Anderson, Associate Planner, at 541-997-8237.

This notice of decision will be deposited in the mail on October 14, 2009.

Certified by: Kelli Weese
Kelli Weese, Assistant Planner



**City of Florence
Ordinance No. 14, Series 2009**

IN THE MATTER OF AMENDING TITLE 10 CHAPTER 27 TO REDUCE SIDEWALK WIDTH REQUIREMENTS TO ALLOW FOR A 6-FOOT CLEAR WALKWAY ALONG CERTAIN COLLECTOR STREETS IN THE MAINSTREET DISTRICT AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission began working on updating the City zoning code in 2006 to implement the Realization 2020 Comprehensive Plan and to address problems of the current code;

WHEREAS, the Planning Commission initiated the proposed amendments to the City code by passing Resolution 09 04 TA 01 on April 14, 2009;

WHEREAS, subsequent to the Planning Commission's initiation of the code amendments, the Planning Commission agreed to consider reducing sidewalk width requirements to allow for 6-feet of clear walkway along certain collector streets in the Mainstreet District;

WHEREAS, the Planning Commission held a duly advertised public hearing on the code amendments, including the change to sidewalk width for Chapter 27 on June 3, 2009;

WHEREAS, the Planning Commission continued the public hearing to June 30, 2009 and deliberated to a decision for a recommendation to the City Council on August 11, 2009;

WHEREAS, one of the proposed text amendments to Title 10 Chapter 27 Main Street District allows for a 6-foot clear walkway certain collector streets; and

WHEREAS, the City Council, after holding a duly advertised public hearing on September 14, 2009, finds the proposed text amendments are consistent with applicable criteria in Florence Realization 2020 Comprehensive Plan and specifically the Florence Downtown Implementation Plan as shown below.

THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

Section 1. Amend FCC 10-27-5-C-2 as follows (new text shown with double underline):

FCC 10-27: MAINSTREET DISTRICT

10-27-5 Site and Development Provisions

C. Access

1. Access Management Plan: All access points to Highway 101 shall be governed by the Access Management Plan for Highway 101 in Downtown Florence.
2. Sidewalks abutting buildings on Highway 101, Highway 126, and local streets within the Mainstreet District shall be at least 8' in width, except collector streets within the Mainstreet District without on-street parking as described below. Sidewalk area beyond the standard 6' sidewalk width may be surfaced with pavers, brick or other similar materials. Maintenance and repair of pavers, brick, etc. are the responsibility of the business/property owner.
 - a. Sidewalks on collector streets within the Mainstreet District may be reduced to 6' in width with 6' of clear walkway if there is no on-street parking on that side of the street.
3. Access to all floors of all commercial buildings and structures shall meet ADA requirements.

Section 2. This code amendment is consistent with Comprehensive Plan policy as follows:

Downtown Plan Objectives

3. *To enhance the downtown through the promotion of mixed-use development, pedestrian and bicycle accessibility, provisions of useful public open space, and attractive site and architectural design to create one of Florence's special places.*
4. *To provide safe, convenient, and attractive choices for people to walk, bike, and drive throughout the downtown.*

Characteristics of Mainstreets:

- *Wide sidewalks*
- *On-street parallel or diagonal parking*

The code amendment maintains a sufficient sidewalk width of 6' clear walkway area to continue to provide for an attractive walking area that is safe for pedestrians. It also recognizes that in areas where there are not conflicts created between parked cars and pedestrians (e.g. doors swinging open over sidewalk in the case of parallel parking or cars overhanging sidewalks in the case of diagonal parking), that a 6' sidewalk width is sufficient and does not need to be 8' in width like the standard sidewalk width in Downtown Florence. Therefore, the code amendment is compliant with these provisions of the Downtown Plan as cited in the Realization 2020 Comprehensive Plan.

Section 3. Inasmuch as it is necessary for the immediate consideration of the library that is currently under construction, an emergency is hereby declared to exist and this Ordinance shall take effect immediately following its adoption by the Council and approval by the Mayor.

Passed by the Florence City Council this 14th day of September, 2009.

AYES 4 – Councilors Franzen, Roberts, Xavier and Mayor Brubaker
NAYS 0
ABSTAIN 0
ABSENT 1 – Councilor Burns

APPROVED BY THE MAYOR, this 15th day of September, 2009.

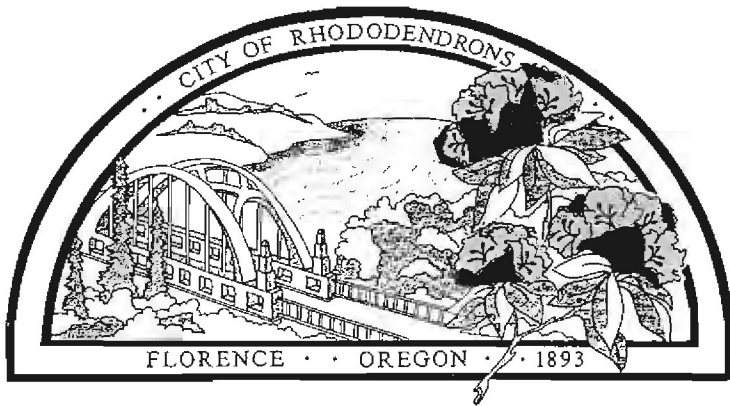


Phil Brubaker, MAYOR

ATTEST:



Barbara Miller, CITY RECORDER



City of Florence

Community Development Department
Planning, Building Inspection and Economic Development

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NOTICE OF DECISION CITY OF FLORENCE

On October 12, 2009, the Florence City Council adopted **Ordinance No. 16, Series 2009** to address sign standards for the Professional Office/Institutional District and housekeeping amendments to the sign code.

IN THE MATTER OF AMENDING THE FLORENCE CITY CODE (FCC) TITLE 10 CHAPTER 26 SIGN REGULATIONS.

The amendment to FCC Title 10 Chapter 26 Sign Regulations and adopted findings is attached as Ordinance 16, Series 2009 with Exhibit A.

If you wish to appeal the Council's decision, you must file a notice of intent to appeal to the Land Use Board of Appeals and the City of Florence within 21 days of the date of this notice. Please refer to Oregon Revised Statutes (ORS) 197.830-197.845 for specifics about the appeal process. If you have any questions, you may contact Melissa Anderson, Associate Planner, at 541-997-8237.

This notice of decision will be deposited in the mail on October 14, 2009.

Certified by: Kelli Weese
Kelli Weese, Assistant Planner



City of Florence
Ordinance No. 16, Series 2009

IN THE MATTER OF AMENDING TITLE 10 CHAPTER 26 TO PROVIDE STANDARDS FOR SIGNAGE IN THE PROFESSIONAL OFFICE INSTITUTIONAL ZONING DISTRICT, ADDRESS HOUSEKEEPING MEASURES AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission began working on updating the City zoning code in 2006 to implement the Realization 2020 Comprehensive Plan and to address problems of the current code;

WHEREAS, the Planning Commission initiated the proposed amendments to the City code by passing Resolution 09 04 TA 01 on April 14, 2009;

WHEREAS, subsequent to the Planning Commission's initiation of the code amendments, the Planning Commission agreed to consider standards for signage in the Professional Office Institutional Zoning District and to address sign code housekeeping amendments;

WHEREAS, the Planning Commission held a duly advertised public hearing on the code amendments, including signage changes on June 3, 2009;

WHEREAS, the Planning Commission continued the public hearing to June 30, 2009 and deliberated to a decision for a recommendation to the City Council on August 11, 2009;

WHEREAS, the proposed text amendments to Title 10 Chapter 26 provide for signage standards in the Professional Office Institutional Zoning District; and

WHEREAS, the City Council, after holding a duly advertised public hearing on September 14, 2009, and receiving comments from Peace Health Oregon, the City Council left the record open to receive a response from the Planning Commission regarding the signage standards;

WHEREAS, the Planning Commission deliberated to a decision for a recommendation on the signage standards to the City Council on September 22, 2009;

WHEREAS, the City Council deliberated to a decision on October 12, 2009 and finds the proposed text amendments are consistent with applicable criteria in Florence Realization 2020 Comprehensive Plan and specifically the Commercial Section of the Land Use Chapter in the Realization 2020 Comprehensive Plan as shown below.

THE CITY OF FLORENCE ORDAINS AS FOLLOWS:

Section 1. Amend FCC Title 10 Chapter 26 (Exhibit A).

Section 2. This code amendment is consistent with Comprehensive Plan policy as follows:

Chapter 2 Land Use:

Commercial Policy #4: The City shall encourage commercial developments which enhance their surroundings through the on-site use of attractive architecture, relative scale, abundant landscaping, vehicular access improvements and appropriate signage. (pg. II-9)

The proposal for these actions is consistent with this policy because commercial development must address the following Design Review criteria:

- Design review criteria FCC 10-6-5-G requires signs to meet the standards set forth in FCC 10-26, Sign Regulations and Matrix.
- Additionally, new sign standards have been established in the sign matrix of FCC 10-26 to ensure appropriate signage for the Professional Office/Institutional District is applied.

Therefore, the code amendment is compliant with this provision of the Commercial Section of the Land Use Chapter in the Realization 2020 Comprehensive Plan.

Section 3. Inasmuch as it is necessary for Peace Health to install new signs this fall, an emergency is hereby declared to exist and this Ordinance shall take effect immediately following its adoption by the Council and approval by the Mayor.

Passed by the Florence City Council this 12th day of October, 2009.

AYES 4 - Councilors: Burns, Roberts, Xavier and Mayor Brubaker
NAYS 0
ABSTAIN 0
ABSENT 1 – Councilor Franzen

APPROVED BY THE MAYOR, this 13th day of October, 2009.



Phil Brubaker, MAYOR

ATTEST:



Pat Heinze, CITY RECORDER

EXHIBIT A

TITLE 10 CHAPTER 26

SIGN REGULATIONS

10-26-1 CODE ADOPTED, PURPOSES, SCOPE:

- A. Code Adopted: 1994 version of the Uniform Sign Code, published and copyrighted by the International Conference of Building Officials, is hereby adopted.
- B. Purpose: The City Council hereby finds and declares that it is necessary to regulate the construction, erection, number and location of signs, and empowers the Sign Review Board to evaluate all applications for sign permits and insure conformance with the intent of this Chapter. It is the intent of this Chapter to:
1. Protect the health, safety, property and welfare of the public.
 2. Maintain the neat, clean, orderly and attractive appearance of the City.
 3. Improve the effectiveness of signs in identifying businesses.
 4. Provide for the safe erection and maintenance of signs.
 5. Eliminate signs that demand, rather than invite, public attention.
 6. Preserve and enhance the unique scenic beauty and the business, recreational, educational, tourist and retirement potential of the City.
- C. Scope: No person shall erect, maintain, alter, repair, remove or use any sign, or cause or permit the same to be done in violation of the provisions of this Chapter. ~~All applications for sign permits for developments that are required to undergo Design Review as per Code Section 10-6-3 shall be subject to Design Review in accordance with the provisions of that section and City Design Review Standards and Guidelines.~~

Nothing in this Chapter shall permit the erection or maintenance of any sign at any place or in any manner unlawful under any other City ordinance or State or Federal law.

10-26-5: PERMITS, AND FEES:

10-26-5-1: PERMITS:

- A. Required:
1. Sign permits are required for installation of all signs except those signs specifically allowed without a permit in subsections 10-26-7-3A through L, inclusive of this Chapter. No permit is required to reface an existing sign.
- C. Fees:
- An administrative processing fee shall be charged for all new signs or changes to the size, location, or configuration of a sign; except banners and temporary signs. Fees will be based on the following square footage of the sign. In cases where a building permit is required to install a sign, plan check and inspection fees will also be charged.
- to 10 square feet
 - 11 to 25 square feet
 - 26 to 50 square feet
 - over 50 square feet

Any sign requiring an electrical permit shall have an additional fee added pursuant to Section 4-1-1 of Florence City Code.

Any sign erected without first obtaining a sign permit shall be subject to double permit fees in addition to the fees applied by this Section.

10-26-6: RIGHT OF WAY SIGN PERMISSION: Except as specifically provided in this Chapter, all signs in or over public right-of-way shall require a permit. The city may automatically remove any signs within the right-of-way that are not approved.

Temporary signage such as seasonal decorations, banners and other signage related to community events and similar signage may be approved by the Public Works Director after consultation with the Zoning Administrator. The applicant shall show proof of insurance as necessary and shall agree to remove all signage by a specified date. The Public Works Director or his designee following consultation with the Zoning Administrator may remove signage not removed by the specified date from the right-of-way.

Long-term/permanent signs: With the exception of exempt signs under Florence City Code Section 10-26-7-2, all long term signage proposed for location in the public right-of-way must be approved by the City Council pursuant to Florence City Code Section 8-2-4-1-C. Signs requiring approval by the Design Review Board pursuant to Florence City Code Section 10-26-1-C must receive approval from the Design Review Board prior to the application of the City Council.

Approvals shall be for a specified period: Applicants shall show proof of insurance for the sign prior to commencing installation and continuously as long as the sign remains in the right-of-way, with annual proof of renewal of the insurance to be submitted to the City. Installation shall be in accordance with the standards of the ~~Uniform~~ Building Code. The installation shall meet the approval of the Building Official, the Public Works Director and the Zoning Administrator.

SECTION 1-26-8-5: PROFESSIONAL OFFICE/INSTITUTIONAL SIGN STANDARDS

These standards apply to all property zoned Professional Office/Institutional (9th Street west of Ivy St., east of Rhododendron Dr.)

<u>TYPE</u>	<u>MAX NO.</u>	<u>MAX AREA</u>	<u>MAX HEIGHT</u>	<u>SPECIAL PROVISIONS</u>
Wall	2 per building	3% of wall area		
Free Standing Monument (Business Identification)	Per site*	40 sf per sign face	8 ft	Sites are limited to one site/business identification sign. However, if there are multiple public street entrances, a sign is permitted at each entrance so long as the signs are separated by a distance of 100'. Signs greater than 5' in height must be set back 1 foot from a public street ROW, with 1 additional foot of setback for each additional foot of height up to 8'.
Free Standing (Directional)	Per site*	30 sf per sign face	8 ft	Use is limited to internal traffic direction. Internal directional signs indicating traffic movements not exceeding 6 sf and 2.5' in height are exempt from the sign permit process. On private roads/driveways signs may be any form of free standing sign. There is a maximum of one per intersection. Signs of greater than 5' in height must be set back 1 foot from a public street ROW, with 1 additional foot of setback for each additional foot of height up to 8'.
Free Standing (Building or Tenant)	1 per building	30 sf per sign face	8 ft	Sites with multiple buildings may place a free standing sign at each building.
Window	2 per building	50% of window area to a maximum of 10 sf		

* See Special Provisions.

Additional Provisions:

1. Wall and Free Standing signage within the Professional Office/Institutional zone is restricted to external illumination only except for hospital/medical or emergency facilities. Illumination from signs and lighting on any property in the Professional Office/Institutional zone shall not exceed 2 foot candles at a height of 5 feet when measured at any point on property in a residential zone. External illumination should shield light sources so they are not directly visible from property in a residential zone adjacent to or across a street from the property in the Professional Office/Institutional zone.

SECTION 10-26-8-1: HIGHWAY COMMERCIAL SIGN STANDARDS

These standards apply to all property zoned Highway District north of 21st Street

TYPE	MAX NO.	MAX AREA	MAX HT	MAX. PROJ- ECTION	MIN CLEAR ANCE	SETBACK	SPECIAL PROVISIONS
Wall	2 PB*	6% of wall area					May substitute other attached signs. Add'l awning signs allowed for add'l entrances. Third wall sign allowed if no freestanding sign installed. Where a readerboard sign is established, only one wall sign shall be permitted.
Other signs attached to bldgs	See wall signs	24SF		2'6"	8/15		Projecting, awning and under or over marquee signs allowed in place of wall sign. No projecting sign above marquee.
Freestanding	1PS	100SF* <u>per sign face</u> Monument 60SF <u>per sign face</u>	20'		8/15	5'	Freestanding signs must be at least 100 lin.ft. apart. If more than 1 business share sign, maximum area = 120sf., if shopping center, 140sf. Monument sign height 5' setback 1' from ROW, 1 additional foot of setback for each add'l foot of height up to 8' in height.
Roof	See free-standing	60SF					Allowed in place of freestanding sign. May not extend above roof line. No visible "A" frames or trusses as part of sign or sign structure. Guy wires are permitted for support only in instances where no other means of support exists. Trusses and frames which support signs will be enclosed with the supporting structures constructed as a part of or a continuation of the sign.
Readerboard	1PS*	30% of host sign or max. of 20sq ft whichever is less					Must be permanently affixed, be architecturally integrated into the host sign, not to exceed thirty percent (30%) of the host sign's surface area measured on any single face, or a maximum of 20 ft, whichever is less, and be counted as allowable sign size. Hanging a readerboard box on the same sign structure does not qualify. Where a readerboard sign is established, only one wall sign shall be permitted. There shall be 250 lineal feet minimum separation between readerboard signs on the same side of the street or highway.

PB: Per business; PS: Per site; Clearance: 8/15=grade/parking lots or driveways; * Exceptions

SECTION 10-26-8-2: COMMERCIAL-INDUSTRIAL SIGN STANDARDS

These standards apply to all property zoned Industrial, Airport Development, Commercial District, and to property zoned Highway District south of 21st Street and along Highway 126

TYPE	MAX NO.	MAX AREA	MAX. HT.	MAX. PROJ- ECTION	MIN CLEAR- ANCE	SET BACK	SPECIAL PROVISIONS
Wall	2 PB*	6% of wall area					May substitute other attached signs. Add'l awning signs allowed for add'l entrances. Third wall sign allowed if no freestanding sign installed. Where a readerboard sign is established, only one wall sign shall be permitted.
Other Signs attached to bldgs	See wall signs	24SF		4'2"	8/15		Projecting, awning and under or over marquee signs allowed in place of wall sign. No projecting sign above marquee, except for businesses located on Hwy 101 in the Commercial District south of the intersection of Hwys 101/126 and in the Hwy District on Hwy 126 between Hwy 101/126 intersection and Spruce Street. Businesses with a projecting above marquee sign may not also have a freestanding sign, nor a roof sign.
Free Standing	1PS	80SF* <u>per sign face</u> Monument 60SF <u>per sign face</u>	20'		8/15	5'	Freestanding signs must be a least 100 lin. ft. apart. If more than 1 business share sign, maximum area = 100sf. If sign is for shopping center, maximum area = 140sf. Monument sign height 5' setback 1' from ROW, 1 additional foot of setback for each add'l foot of height up to 8' in height.
Roof	See Free Standing	40SF					Allowed in place of freestanding sign. May not extend above roof line. No visible "A" frames or trusses as part of sign or sign structure. Guy wires are permitted for support only in instances where no other means of support exists. Trusses and frames which support signs will be enclosed with the supporting structures constructed as a part of or a continuation of the sign.

Reader Board	1PS*	30% of host sign or max. of 20sq.ft. whichever is less				Must be permanently affixed, be architecturally integrated into the host sign, not to exceed thirty percent (30%) of the host sign's surface area measured on any single face, or a maximum of 20 sf., whichever is less, and be counted as allowable sign size. Hanging a readerboard box on the same sign structure does not qualify. Where a readerboard sign is established, only one wall sign shall be permitted. There shall be 250 lineal feet minimum separation between readerboard signs on the same side of the street or highway.
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PB: Per business; PS: Per site; Clearance: 8/15 = 8' from grade/15' from parking lots or driveways; * Exceptions

SECTION 10-26-8-3 PEDESTRIAN-AUTO SIGN STANDARDS

These standards apply to all property with Marine or Waterfront District zoning, and Waterfront/Marine (WF/M).

TYPE	MAX NO.	MAX AREA	MAX. HT.	MAX. PROJ- ECTION	MIN CLEAR- ANCE	SET BACK	SPECIAL PROVISIONS
Wall	2 PB*	6% of wall area					May substitute other attached signs. Additional awning signs allowed for additional entrances.
Other Signs attached to bldgs	See signs wall	15SF		4'2"	8/15		Projecting, awning and under marquee signs allowed in place of wall sign. No projecting sign above marquee.
Free Standing	1PS	60SF* <u>per sign face</u>	8'			1'	Signs must be at least 100 lineal feet apart. Monument signs only. If more than 1 business share sign, maximum area - 80sf. Monument sign height 5' setback 1' from ROW, 1 additional foot of setback for each add'l foot of height up to 8' in height.
All signs							No interior illumination or use of plastic as part of the exterior visual effects, except neon tube.

PB: Per business; PS: Per site; Clearance: 8/15 = 8' from grade/ 15' from parking lots or driveways; * Exceptions - Amended April 1993

SECTION 10-26-8-4: RESIDENTIAL SIGN STANDARDS

These standards apply to all property zoned Residential

TYPE	MAX NO.	MAX AREA	MAX HEIGHT	SETBACK	SPECIAL PROVISIONS
Wall	1 PS *	18sf			No internal illumination except Multi-family and lodging houses.
Free Standing	See wall signs	18sf <u>per sign face</u>	5'	5'	Allowed in place of wall sign. Signs must be at least 100' apart. Conditional Uses in the RM District may have, if requested at the time of CUP approval, both a monument and wall sign if freestanding sign spacing permits.
Subdivision	1 PS *	32sf <u>per sign face</u>	10'	1'	1 allowed, 1 additional if 5 acres or more and has more than one entrance.
Readerboard		10sf		5'	Monument or wall sign only. Schools, charitable, religious organizations only. Sign Review Board approval required with strict design standards and landscaping.

PS: Per site



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and Development
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