



# Oregon

Theodore R. Kulongoski, 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

November 6, 2007



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Bandon Plan Amendment  
DLCD File Number 001-07

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT OR DEADLINE TO APPEAL: November 21, 2007**

This amendment was not submitted to DLCD for review prior to adoption. Pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

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 THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Dave Perry, DLCD Regional Representative  
Charlice Davis, City of Bandon

<paa>

# 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

In person  electronic  mailed

**DEPT OF**

**NOV 01 2007**

**LAND CONSERVATION AND DEVELOPMENT**

DATE STAMP

For DLCD Use Only

Jurisdiction: **City of Bandon**

Local file number: **Design Standards**

Date of Adoption: **6/11/2007**

Date Mailed: **10/29/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **No**Date:

- |                                                                   |                                                           |
|-------------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Text Amendment        | <input type="checkbox"/> Comprehensive Plan Map Amendment |
| <input checked="" type="checkbox"/> Land Use Regulation Amendment | <input type="checkbox"/> Zoning Map Amendment             |
| <input type="checkbox"/> New Land Use Regulation                  | <input type="checkbox"/> Other:                           |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".  
An ordinance which regulates commercial designs standards in the City limits.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: \_\_\_\_\_ to: \_\_\_\_\_

Zone Map Changed from: \_\_\_\_\_ to: \_\_\_\_\_

Location: **C-2 and LI zones**

Acres Involved: **30**

Specify Density: Previous: \_\_\_\_\_ New: \_\_\_\_\_

Applicable statewide planning goals:

- |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                 | <b>2</b>                 | <b>3</b>                 | <b>4</b>                 | <b>5</b>                 | <b>6</b>                 | <b>7</b>                 | <b>8</b>                 | <b>9</b>                 | <b>10</b>                | <b>11</b>                | <b>12</b>                | <b>13</b>                | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <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"/> | <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 **001-07(NOA)**

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

City of Bandon

---

Local Contact: **Charlice Davis**

Phone: (541) 347-2437 Extension: 226

Address: **PO Box 67**

Fax Number: 541-347-1415

City: **Bandon OR**

Zip: 97411-

E-mail Address: **cdavis06@ci.bandon.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, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@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 **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

**ORDINANCE NO. BOR-212**  
**(Ordinance 1565)**  
**AN ORDINANCE AMENDING BANDON MUNICIPAL CODE, CHAPTER 16.42**  
**DEFINITIONS AND CHAPTER 17 ZONING**

**WHEREAS**, the Planning Commission did hold a public hearing on this matter in accordance with legal notice requirements; and

**WHEREAS**, it is in the best interest of the City of Bandon to promote growth management and the planning of development to protect resources and maximize Bandon's economic assets and advantages; and

**WHEREAS**, the City Council determined that Commercial Design Standards will provide greater visual design interest, pedestrian-oriented site design, compatibility with uses and development on adjacent land; and

**WHEREAS**, as future growth and urbanization occur, certain measures will be required to preserve the quality of life of Bandon's residents and the City's attraction to visitors; and

**WHEREAS**, the Mayor and City Council have determined it is in the best interest of the City of Bandon that the Bandon Municipal Code, Chapter 16.42 – Definitions and Chapter 17 – Zoning, be amended.

**NOW THEREFORE**, the City of Bandon ordains that the Bandon Municipal Code, Chapter 16.42 – Definitions, is hereby amended to add the following:

**Chapter 16.42.010 Definitions**

For the purpose of this Ordinance, the following terms, phrases, words, and their derivation shall have the meaning given herein:

**Appurtenant:** auxiliary or accessory to the main use

**Approving Authority:** the Planning Commission, City Manager, or designate.

**Architectural projections:** protrusions of a building wall that are extended so as to create articulation of the exterior building wall.

**Architectural recesses:** portions of a building wall that are set back so as to create articulation of the exterior building wall.

**Auto gas/service Station:** a commercial entity whose primary purpose is the dispensing of gasoline or other fuel for use by automobiles, trucks, or other vehicles.

**Façade:** any exterior wall of a building.

**Facade area:** the area of the building elevation measured along the length of the building, multiplied by the height of the structure from the ground or street level to the roofline or top of the facade or marquee, whichever is higher.

**Fast Food Restaurant.** a business whose principal purpose is the sale of food or beverage served in paper or plastic or disposable containers for immediate consumption inside, outside, or away from the building and including businesses who provide delivery of food for immediate consumption

**Mass:** The volume or apparent bulk of a structure taking into consideration its length, width and height, which relates to the scale of surrounding structures and other development. Apparent mass may be minimized by articulation of elevation surfaces, texture changes, awnings or overhangs, or other similar features.

**Retail establishment:** a business in which sixty percent (60%) or more of the gross floor area is devoted

to the sale or rental of goods, including stocking, to the general public for personal or household consumption or to services incidental to the sale or rental of such goods. For purposes of this section retail establishment also means a movie theater or an indoor recreational use.

**Scale:** The relationship of a project or structure in terms of size, height, bulk intensity, and aesthetics to its surroundings.

**Shopping Center** means a development consisting of one or more lots sharing appurtenant facilities, such as driveways, parking and pedestrian walkways; and is designed to provide the public with varied products and services at a single location.

**AND BE IT FURTHER ORDAINED** that Chapter 17, Zoning shall be amended to add the following:

#### 17.94 COMMERCIAL DESIGN STANDARDS

##### 17.94.010 Purpose

The purpose of this chapter is to promote growth management and the planning of development to protect resources and maximize Bandon's economic assets and advantages. Commercial Design Standards are intended to reflect Bandon's unique historic landscape and architectural character while encouraging the visual quality and continuity of commercial development. The standards will provide greater visual design interest, pedestrian-oriented site design, compatibility with uses and development on adjacent land, and a greater likelihood of building reuse. As future growth and urbanization occur, certain measures will be required to preserve the quality of life of Bandon's residents and the City's attraction to visitors.

##### 17.94.020 Scope

The Commercial Design Standards shall apply to the following:

- A. All commercial development in any Light Industrial (LI) zone abutting Highway 101, and in the Commercial 2 (C-2)
- B. New construction of commercial buildings or groups of buildings exceeding 2,500 square feet of gross floor area.
- C. New construction of auto or equipment dealerships, auto service stations, and fast food restaurants of any footprint size.
- D. Buildings less than 5,000 square feet, and existing at the time this ordinance is adopted, are exempt from these requirements. However, this chapter shall apply to additions to these existing buildings which would result in a building greater than 5,000 square feet.
- E. For the purposes of this chapter the total square footage of buildings, or groups of commercial buildings less than twenty feet apart, which are served by a single or connected parking lot shall be calculated as one building.

##### 17.94.030 Pre-application conference

- A. Developers of buildings affected by this section shall meet with City Planning Staff in a pre-application review.

##### 17.94.040 General Provisions

- A. These Design Standards include, but are not limited to:
  - 1. Landscaping
  - 2. Building design, mass, scale, use of materials,
  - 3. Lighting

- B. Dumpsters, trash enclosures, and other appurtenant structures shall be screened with landscaped areas or screens constructed of materials and finishes which are consistent with the main building.

#### 17.94.050 Non-conforming Buildings

- A. If an existing building becomes non-conforming as a result of the adoption of these standards it may not be structurally modified unless the modification includes elements which result in a more conforming building.
- B. The square footage of the original non-conforming building may be increased a maximum of 20%, if the modification includes elements which result in a more conforming building.
- C. If the square footage of a non-conforming building is increased more than 20% the resulting building, parking lot and all appurtenant structures shall conform to this chapter.

#### 17.94.060 Landscaping

- A. General:
  - 1. All landscaping plans shall be approved by the approving authority and installed and subsequently maintained in good condition and in perpetuity by the owner of the property. Maintenance shall include, but not be limited to, watering, pruning, trimming, mowing, debris and weed removal, and if necessary replanting or replacement of failed landscape elements. Failure to maintain the landscaping in good condition shall be considered a nuisance and subject to citation to Municipal Court under Section 8.08 of the Bandon Municipal Code.
  - 2. Building facades which face a street or sidewalk, shall have a four foot wide landscaping strip separating the building from the street and/or sidewalk. This section shall not apply to building facades separated from a street or sidewalk by a parking lot.
  - 3. Landscape density shall be uniform throughout the site and include site amenities such as focal points, public trash receptacles, low wattage lighting, and water features, for areas around a building over 2,500 square feet.
  - 4. Trees and shrubs used shall be selected from varieties compatible with the Southern Oregon Coast climate and which do not have destructive root systems which could damage either buildings or paved surfaces.
  - 5. Trees shall be planted in landscaped areas such that the tree trunk is at least 3 ft. from any curb or paved area.
  - 6. The landscaped area shall be planted with shrubs and/or living ground cover to assure 50% coverage within 1 year and 90% coverage within 5 years. (Landscaped area is either covered with low lying plants or overhung by the branches of shrubbery).
  - 7. All bare earth shall be covered with bark, mulch, landscape rock, or other similar landscaping material to prevent dust and soil erosion.
  - 8. Landscaping shall conform to the vision clearance standards of the underlying zone.
- B. Screening
  - 1. Dense landscaping and/or architectural treatments shall be provided to screen features such as storage areas, trash enclosures, transformers, generators, propane tanks, and other appurtenant structures.
  - 2. Features used to screen electrical equipment shall be approved by the electric department.
  - 3. Where property abuts a residential zone, a fence, a minimum of six feet in height shall be installed on the property line to minimize adverse effects of the development on neighboring residences.

4. Perimeter fencing, security fencing, or gateways shall be constructed of materials which are compatible with the design and materials used throughout the project.
5. Razor wire and electric fencing, are prohibited.
6. Chain link fencing, with slats, may be allowed provided it is used as a screening element and the slats are a material consistent with the main building.
7. All rooftop mechanical equipment, including satellite or other telecommunications equipment, shall be screened from public view at building grade.

17.94.070 Lighting

- A. Night lighting and security lighting shall be shielded to ensure that there is no off-site glare or skyward illumination.
- B. Parking lot and landscape lighting shall be low to the ground, to reduce glare and illuminate all pedestrian walkways.
- C. Light standards (poles) shall not exceed the height of the building at any time and shall not exceed 14 ft in height along pedestrian pathways.
- D. All other outdoor light fixtures emitting 2,050 lumens or more shall be shielded as follows:
  1. Within 50 ft. of the property boundary, light fixtures shall be full-cutoff.
  2. All other outdoor lighting fixtures shall be semi-cutoff or full-cutoff
- E. Location and type of lighting shall be submitted in a lighting plan.

17.94.080 Parking Lots

- A. General
  1. Perimeter landscape strips, not less than five feet in width, shall be required for all parking lots in order to screen and/or buffer the parking lot from abutting streets or residential areas. Perimeter landscaping shall consist of plants, a minimum of two feet in height and/or trees a minimum of five feet in height and spaced no more that 20 feet apart.
- B. Parking lots with more than 40 spaces:
  1. must provide landscaped islands and walkways which break up the visual expanse of blacktop and provide safe pedestrian areas.
  2. For every parking space there shall be 20 sq. ft. of landscaping within the parking lot. Perimeter landscaping or landscaping required for visual screening or buffering shall not be included in the 20 sq. ft. requirement. Landscaping required for walkways shall be included in this calculation.
  3. There shall be at a minimum of one tree for every 250 square feet of landscape.

17.94.090 Site Design Building Design, Massing, Materials

- A. Buffering
  1. In the event of a common property line, a side or rear yard abutting a residential zone shall be at least twenty (20) feet plus one foot for each two feet by which the height of the building exceeds twenty-eight (28) feet.
- B. Connectivity: The site design must provide direct vehicular connections and safe street crossings to abutting properties.
- C. Pedestrian walkways. In addition to the section on parking lot landscaping, the following shall apply:
  1. Continuous pedestrian walkways shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all retail buildings on the site.

2. Walkways shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Such walkways shall be located at least 4 ft. from the façade of the building with planting beds in between façade and the walkway for foundation landscaping, except where features such as covered passageways or entryways are part of the façade.
3. Pedestrian walkways provided in conformance with 17.94.090, C, 2, above shall provide weather protection features such as awnings or covered passageways within 30 ft. of all customer entrances.
4. The site design shall provide convenient pick-up and drop-off areas for cars and transit vehicles.

**D. Building Façades**

1. Front and publicly visible building facades greater than 50 ft. in length, measured horizontally, shall incorporate architectural projections or recesses having a depth of at least three percent (3%) of the length of the façade and extending for at least 20 percent (20%) of the length of the façade. Such architectural features shall be incorporated into exterior wall design at least every 50 horizontal feet.
2. Façades facing a street shall have covered passageways, windows, columns, awnings or other such features along at least 60 percent (60%) of their horizontal length.
3. Windows, when used as a design feature
  - a) The size and total area of required windows shall be determined by the facade area of the building.
  - b) Building façades facing a street shall incorporate window areas equal to a minimum of ten percent of the façade area.
  - c) When a building provides multiple storefronts or entry ways to individual businesses, each storefront space shall have window areas equal to 10% of the business façade.
4. Façades must include a repeating pattern that includes at least three of the following elements, one of which must repeat horizontally:
  - a) Color change;
  - b) Texture change;
  - c) Material change
  - d) Architectural or structural bays, provided through a change in plane of at least 12 inches in width, such as an offset, reveal or projecting rib. All elements shall repeat at intervals no more than 30 feet horizontally and vertically.

**E. Entrances**

1. All public entrances shall be covered. The minimum width of coverings shall be the width of the entry doors and shall be a minimum of ten feet in length.
2. Where multiple businesses will be located within the same building, the main customer entrance to the building shall conform to the requirements of this Section.
3. Delivery and service bays shall be located in rear of the building, unless the approving authority determines the configuration to be impractical. Ingress and egress of service drives shall be clearly posted.
4. At least one façade shall feature a customer entrance. The entrance shall be on a façade that faces a street with pedestrian walkways or main parking lot. All entrances shall be architecturally prominent and clearly visible from the street.
5. Each establishment shall have clearly visible customer entrance areas. The design of façades with customer entrances, as well as those abutting public streets, shall be enhanced with at least one feature from a minimum of three of the following groups:



- a) Group 1
  - 1) Canopies
  - 2) Awnings
  - 3) Porticos
  - 4) Overhangs
- b) Group 2
  - 1) Recesses/projections
  - 2) Architectural details, such as tile and moldings, which are integrated into the building and design
  - 3) Windows and/or display windows
- c) Group 3
  - 1) Covered walkways
  - 2) Arches
- d) Group 4
  - 1) Raised corniced parapets over entrances
  - 2) Peaked roofs
- e) Group 5
  - 1) Integral planters or wing walls that incorporate landscaped areas and/or places for sitting
  - 2) Public plazas

**F. Materials and Colors**

1. More than 75% of exterior building materials shall include brick, fire resistant cedar shakes and shingles, beveled or ship-lap or other narrow-course horizontal boards or siding, vertical board and batten siding, durable stucco, rock, stone, or tinted and textured concrete masonry units. Other materials may be permitted if approved by the approving authority.
2. Visible exterior building materials shall not include smooth-faced concrete block, smooth-faced tilt-up concrete panels, or unarticulated board siding (e.g., T1-11 siding, plain plywood, sheet pressboard) unless approved by the approving authority.
3. If approved by the approving authority, building trim and accent areas may feature primary or other bright colors.

**G. Roofs**

1. Roofs shall have no less than two of the following features:
  - a) Parapets, the average height of which shall not exceed 15 percent of the height of the supporting wall, unless greater heights are necessary to screen HVAC equipment. Parapets shall not at any point exceed one-third of the height of the supporting wall. Parapets shall feature three dimensional cornice treatment and shall not be of a constant height for a distance greater than 150 ft.
  - b) Overhanging eaves or cornices, extending at least 3 ft. past the supporting walls.
  - c) Sloping roofs with three or more slope planes. Sloping roofs shall:
    - 1) not exceed the average height of the supporting walls; and
    - 2) have an average slope greater than or equal to one foot of vertical rise for every three feet of horizontal run; and
    - 3) have a vertical rise less than or equal to one foot for every one foot of horizontal run.

**H. Auto Dealerships**

1. Special attention shall be directed toward the site landscaping which is visible from the street. Trees to provide shade and visual relief shall be located within the dealership (when reasonably practical with auto display) as well as on the site perimeter. The outdoor vehicle display parking areas may remain open, if balanced by substantial landscaping and tree planting on other visually prominent areas of the site.
2. The service area and/or service bays shall be screened or sited so they are not visible from the street.
3. Vehicles under repair shall be kept inside a building or in an area which is screened from views from the street.
4. Service areas shall provide adequate queuing space that does not impede vehicle circulation through the site or result in vehicles stacking into the street.

I. Fast Food Restaurants

1. Highly contrasting color schemes are prohibited. A new free-standing restaurant building shall be sited and designed to be compatible with the character of the surrounding neighborhood. If the restaurant will occupy a pad within a shopping center, the building shall be designed to be consistent with the theme or design of the center.
2. Free standing restaurant buildings shall be designed and detailed consistently on all sides.
3. Outdoor seating areas, play equipment, and perimeter fencing shall all be reviewed by the appropriate authority for compatible and attractive design that is integrated with the main building architecture.
4. Cooking odors shall be eliminated to the extent feasible by installation of best available control technology. Project applications shall include information on proposed ventilation systems and odor scrubbing technology to be used.
5. Businesses shall comply with the sign ordinance limitations.

J. Auto Gas/Service Station Guidelines

1. Auto service station site development standards include:
  - a) Site area minimum of 15,000 square feet.
  - b) Minimum of 15% of site to be landscaped (as specified in Section 17.94.060).
  - c) Maximum of 35% of street frontage devoted to curb cuts with remainder in landscaping
  - d) Maximum of 18% of site with canopy cover.
  - e) Pump island design with a minimum of two vehicle stacking behind vehicle parked at the pump closest to the exit and /or entrance driveway
2. The site design for projects located at street corners shall provide some structural or strong design element to anchor the corner. This can be accomplished using a built element or with strong landscaping features.
3. The on-site circulation pattern shall include adequate driving space to maneuver vehicles around cars parked at the pumps, with special attention to the circulation of vehicles not involved in the purchase of fuel.
4. The amount of unrelieved pavement or asphalt area on the site shall be limited through the use of landscaping, contrasting colors and banding or pathways of alternate paver material. Extensive expanses of light grey concrete pavement shall be avoided.
5. Building architecture shall be designed to provide an attractive appearance which is compatible with the surrounding area. Prefabricated buildings shall be substantially modified and embellished to create a project which meets the community standards. All architectural details should be related to an over all architectural theme.

6. Separate buildings (canopy, carwash, cashiers booth, etc.) on the site shall have consistent architectural detail and design elements to provide a cohesive project site.
7. Tall (13 feet or taller) tank vents shall be completely screened or incorporated into the building architecture.
8. A car wash which is incorporated into the project shall be well integrated into the design. The car wash opening shall be sited so that it is not directly visible as the primary view from the street in to the project site. The site design shall also address the issues of off-site noise exposure, provision of adequate on-site underground drainage systems to keep water off public streets and improvements, and circulation vehicle stacking.
9. Illumination should be concentrated on specific signage. Canopies shall not be illuminated. Light fixtures shall be recessed into the canopy and no glare shall be visible from the fixture. Yard lights shall be oriented downward.
10. Dumpsters and service areas shall be screened. The wall materials and building styles shall match those used for the station buildings.

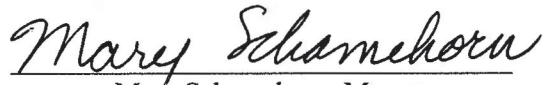
17.94.100 Signage

- A. Signage for commercial uses is subject to the requirements of the underlying zone.
- B. Business icons or logos must be discreet and fit into the scale of the building and surrounding area.
- C. The owner of the property is responsible for conformance to the Code, of all signage on the property.


**AND , WHEREAS, AN EMERGENCY IS DEEMED TO EXIST,** this ordinance shall be in full force and effect immediately upon its final adoption.

**PASSED** to a second reading this 4<sup>th</sup> day of June, 2007, on a roll call vote: 4 : 1.

**ADOPTED** by the City Council of the City of Bandon this 11<sup>th</sup> Day of June, 2007, on a roll call vote: 4: 2.

  
Mary Schamehorn, Mayor

*Attest:*

  
Anne Lepley  
City Recorder