



# 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

July 2, 2007



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Redmond Plan Amendment  
DLCD File Number 002-07

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: July 12, 2007**

This amendment was submitted to DLCD for review 45 days 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 THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Mark Radabaugh, DLCD Regional Representative  
Wayne Sorensen, City of Redmond

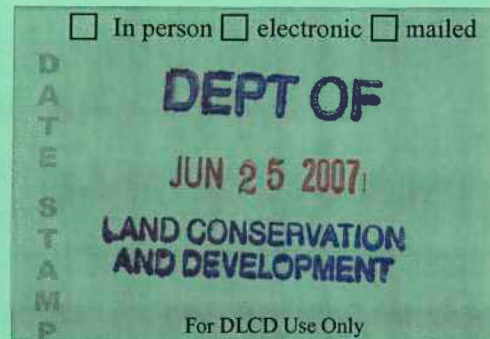
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PROF 2

# 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



Jurisdiction: City of Redmond Local file number: TA 07-01  
 Date of Adoption: 6/1/2007 Date Mailed: 6/21/2007  
 Date original Notice of Proposed Amendment was mailed to DLCD: 1/5/2007

- |   |   |
|---|---|
| <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".

The City of Redmond has adopted an ordinance amending Chapter 8, Article V of the Redmond Development Code. The amendment revises and adds language related to the use, limitations, and enforcement of temporary banners throughout the City.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".

SAME

Plan Map Changed from: NA to: NA

Zone Map Changed from: NA to: NA

Location: City-wide Acres Involved: NA

Specify Density: Previous: NA New: NA

Applicable Statewide Planning Goals: Goal 1, Goal 9

Was and Exception Adopted?  YES  NO

DLCD File No.: 002-07 (15785)



Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment.....

Forty-five (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

Affected State or Federal Agencies, Local Governments or Special Districts:

**City of Redmond**

Local Contact: Wayne Sorensen Phone: (541) 923-7724 Extension: \_\_\_\_\_

Address: 716 SW Evergreen City: Redmond

Zip Code + 4: 97756- Email Address: waynes@ci.redmond.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 (2) Copies 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. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.

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 copy this form on to 8-1/2x11 green paper only; or 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.

**CITY OF REDMOND  
ORDINANCE NO. 2007-06**

**AN ORDINANCE AMENDING CHAPTER 8 – DEVELOPMENT REGULATIONS, ARTICLE V – SIGN STANDARDS.**

**WHEREAS**, Chapter 8, Article V– Sign Standards gives provision for the use of temporary signage, including banners; and

**WHEREAS**, City staff has requested that these standards be revised and clarified in order to be consistently applied and enforced; and

**WHEREAS**, the Redmond Planning Commission held a public hearing on February 26 at the end of which the Commission, by a vote of 3-0-1, recommended the adoption of the revised language for Article V, attached as Exhibit “A”.

**NOW, THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:**

**SECTION ONE: ADOPTION OF ORDINANCE 2007-06.** Ordinance No. 2007-06, an ordinance amending Chapter 8, Development Regulations, Article V – Sign Standards to revise and clarify the definitions, standards and restrictions regarding the use of temporary banners be adopted.

**SECTION TWO: SEVERABILITY.** The provisions of this ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given without such invalid part or parts.

**PASSED** by the City Council and **APPROVED** by the Mayor this 27th day of March, 2007.



\_\_\_\_\_  
Alan Unger, Mayor

ATTEST:

  
\_\_\_\_\_  
Patricia Freauff, City Recorder



**EXHIBIT A: Proposed Amendment to the  
Redmond Development Code**

**ARTICLE V - SIGN STANDARDS**

8.4000      **Title.**

These standards shall be known as the City of Redmond Sign Standards and may be so cited and plead.

8.4005      **Purpose.**

(1) The purpose of these standards is to provide reasonable and necessary regulations for the erection and maintenance of signs in order to:

- (a) Protect the health, safety, property and welfare of the public.
- (b) Promote a neat, clean, orderly and attractive appearance within the city.
- (c) Improve the effectiveness of signs in identifying and advertising businesses and facilities.
- (d) Eliminate signs that demand, rather than invite public attention.
- (e) Provide for reasonable, orderly and effective display of outdoor advertising compatible with their surroundings.
- (f) Preserve, protect and enhance the economic, scenic, historic and aesthetic values and objectives of the City and its citizens.
- (g) Provide effective signing to meet the anticipated differing needs of various areas in the City.

8.4010      **Terminology.**

The word "City" shall mean the City of Redmond, Oregon. The words "City Council" shall mean the City Council of Redmond, Oregon. The words "Manager", "Planning Director" and "Building Official" shall mean the Manager, Planning Director and Building Official respectively of the City of Redmond. The words "Planning Commission" shall mean the Redmond Urban Area Planning Commission.

8.4015      **General Definitions.**

For the purposes of this article, words used in the present tense include the future, the singular includes the plural, the word "shall" is mandatory and the word "building" includes structures other than sign structures.

8.4020      **Specific Definitions.**

The following words and phrases used in this article have the meanings given to them in this section.

Animation. Any form of movement by electric, mechanical or kinetic means including but not limited to, rotation, revolving or wind activation of all or a portion of sign, or incorporating flashing or intermittent light for sign illumination.

Arterial. A restricted access street of substantial continuity which is primarily a traffic artery for inter-communication and so designated by the City of Redmond.

Awning. A structure made of cloth, metal or similar material with metal frames

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attached to a building, projecting over a thoroughfare or entrance.

**Banner.** ~~A flag, bunting or other~~ flexible sign characteristically hung on a building, or otherwise suspended down or along its face or ~~across any public streets of the City~~ suspended by a free standing support structure. The banner may ~~or may not~~ include **copy text** or other graphic symbols.

**Banner, Sponsored.** A banner that is provided by a business not specifically located on the site in which the banner is displayed. A logo or advertisement for the sponsoring business may encompass no more than twenty percent (20%) of the area of the banner. Any logo or advertisement for an off-premise business that exceeds this amount shall be considered an off-premise sign which is prohibited.

**Bench Sign.** Any sign painted on or otherwise attached to a bench or other seat placed in a public right-of-way or meant to be seen by the public.

**Billboard.** A sign structure subject to the provisions of the Oregon Motorist Information Act of 1971 and erected for the purpose of leasing advertising space to promote an interest other than that of an individual, business, product or service available on the premise the billboard is located on.

**Business.** All of the activities carried on by the same legal entity on the same premises and shall include but not be limited to, service, commercial and industrial uses and fraternal, benevolent, education, government and social organizations.

**Business Complex.** One property ownership with the property owner and one or more business tenants as occupants or two or more business tenants as occupants of the property. In a business complex, business tenants include retail shops, executive or administrative services including medicinal clinics and accessory pharmacies, professional offices, and personal service establishments which perform personal services on the premises and similar uses.

**Canopy.** A permanent roofed structure which may be free-standing or partially attached to a building for a purpose of providing shelter to patrons in automobiles, and patrons on foot, but shall not mean a completely enclosed structure.

**Charitable Event.** A fund-raising activity that supports a public or nonprofit organization; also a private initiative to raise support for an individual, group or cause that does not directly generates income for the business conducting the fund-raiser.

**Clear Vision Area.** A triangular area, two sides of which are measured from the corner intersection of the street curb or location where street curb would be located if the right-of-way were developed to full City standards (ignoring any corner radius) for a distance of twenty-five (25) feet. The third side is a line across the corner of the lot adjoining the non-intersecting ends of the other two sides.

**Community Event.** A festival, meeting, performance, open market or other gathering open to the general public that is public in nature and not hosted by an individual business.

**Cutout.** A display in the form of letter, figures, characters, or other representations in cutout or irregular form attached to or superimposed upon an advertising sign.



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Display Surface. The area made available by the sign structure for the purpose of displaying a message thereon.

Eave. Lowest horizontal line of any roof.

Erect. To construct, paint, place, affix or otherwise bring into being.

Facade. Any face of a building.

Facade - Dominant. The principal facade of the building where its principal entrance is located and which may or may not face the street upon which its legal address is located.

Facade - Subordinate. The sides or rear of a building; facades other than the dominate facade.

Frontage, Building. That facade of a building which faces and is parallel to, or most nearly parallel to the public street which provides the primary direct vehicular access to the building.

Frontage, Street. A lot line fronting a public street. Unless the premises has only one such frontage, the width along such lot line must be at least 50 feet to qualify as a "frontage".

Incombustible Material. A Material that will not ignite at or below a temperature of 1200 degrees Fahrenheit during an exposure of five minutes and which will not continue to burn or glow at that temperature. The test for an "incombustible material" shall be conducted as specified in the Uniform Building Code.

Kiosk. A small, free-standing structure which may have one or more surfaces used to display advertising or to identify or index a business or businesses.

Maintain. To allow to exist or continue.

Marquee. A permanent roofed structure attached to or supported by a building, but does not mean a "canopy" as defined herein.

Non-structural Trim. A molding, batten, cap, nailing strip or stringer, lattice, cutout, letter or walkway attached to a sign structure.

Parapet. A low wall or railing used to protect the edge of a roof, also called a parapet wall.

Pergola. A structure usually consisting of parallel colonnades supporting an open roof of girder and cross rafters, also known as an arbor, trellis or ramada.

Person. An individual, corporation, partnership, association, joint venture, or other legal entity.

**Promotional Event. An activity conducted by a business for a limited time that is intended to highlight specific goods and/or services offered by the business.**

Roof Line. The line which marks the highest point of the vertical front of a building in the case of a false front, or the line where the roof is joined to the vertical front wall of the building in other cases.

Shopping Center. A premises planned and developed as a unit with an undivided, non-segregated parking area and is advertised as a center or mall and has multiple occupancy by business.

Sign. A sign is any object or device or part thereof situated outdoors or indoors

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which is used to advertise or identify an object, person, institution, organization, business, product, service, event or location by means including pictures, colors, motion illumination or projected images. Signs do not include the following:

- (1) Flags of nations, or an organization of nations, states and cities, fraternal, religious and civic organizations.
- (2) Merchandise, pictures or models or products or services in a window display.
- (3) Time and temperature devices not related to a product.
- (4) National, state, religious, fraternal, professional and civic symbols or crests.
- (5) Works of art which in no way identify a product.

Sign - Directory. A sign giving the name, address number or location of the occupants of a building or buildings.

Sign - Directional. An on-premise sign designed to be read by a person already on the premises and used only to identify and locate an office, entrance, exit, motor vehicle route, telephone or similar place, service or route.

Sign - Free-standing. A sign supported by one or more uprights or braces and not attached or incidentally attached to any building or structure but does not include ground mounted signs.

Sign - Ground-mounted. A sign which is not attached to any structure or building, and has a support which places the bottom thereof less than four (4) feet from the ground.

Sign - Internally Illuminated. A sign which is wholly or partially illuminated by an internal light source from which source light passes through the display surface to the exterior of the sign.

Sign - Mobile Sign. Any sign which is mounted or designed for mounting on wheels, or which is mounted or designed for mounting on self-propelled or towed vehicle, and the primary purpose of which is advertising.

Sign - Motor Vehicle Directional. A sign identifying motor vehicle entrances or exits to or from the premises on which the sign is located.

Sign - Non-conforming. A sign erected prior to the adoption of these standards which does not conform to the provisions contained herein.

Sign - Outdoor Advertising. A sign which advertises goods, products or services which are not sold, manufactured or distributed on or from the premises or facilities on which the sign is located.

Sign - Parapet or Pergola. Any sign or other commercial graphic attached to a parapet, ramada, pergola or other similar structure.

Sign - Portable. Any sign or other graphic which is designed to be or is capable of being transported from one place to another.

Sign - Projecting. A sign which extends perpendicular or nearly perpendicular from the building face to which it is attached.

Sign - Roof Sign. A sign located on or above the roof of any building, not including a false mansard roof or other fascia.

Sign - Temporary Sign. A banner, pennant, poster or advertising display



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constructed of cloth, canvas, plastic, sheet, cardboard, wall board, sheet metal, plywood or similar materials and intended to be displayed for a limited period of time.

Sign - Wall Sign. A sign painted or otherwise affixed to the face of a building, marquee, or roof overhang parallel to such face and extending not more than 18 inches therefrom.

Uniform Building Code. The State of Oregon Structural Specialty Code and Fire and Life Safety Code of 1979 Edition (Uniform Building Code) published by the International Conference of Building Officials, as adopted by the City of Redmond and which is referred to as "UBC" in these standards.

Zone. A zoning district established pursuant to the City of Redmond Zoning Standards.

GENERAL PROVISIONS AND PROCEDURES

**8.4050 General Provisions.**

(1) It is unlawful for any person to erect, repair, alter or relocate or maintain within this City, any sign or other graphic except as provided in these standards.

(2) No sign shall be attached to or placed against a building or other structure in such a manner as to prevent or inhibit ingress or egress through any door or window required or designated for access to any building, not shall any sign obstruct or be attached to a fire escape.

(3) No sign or other street graphic other than a City or other public agency sign shall be allowed to be erected, installed, replaced, or maintained in, over or on any public property, including parkways, except as provided in Section 8.4220 of these standards.

(4) Any sign or other street graphic which is supported by more than one means and therefore cannot be clearly defined as a ground, marquee, wall, roof, projecting, or other sign shall be administratively assigned to the sign category most logically applicable and the appropriate standards applied.

(5) Service signs such as those identifying VISA or Master Charge shall not be attached to any approved sign. If such services are to be advertised, the signs shall be integrated into the overall sign design and are subject to all requirements of these standards.

(6) Signing shall be in proportion with and visually related to the architectural character of the building, restrained in the size and be in conformance with generally accepted principles of good design and architecture.

(7) Signing adjacent to, or in a residential area shall be harmonious with and reflect the residential character of the area.

(8) Signing for a business within a commercial or industrial center, shall be in harmony with the signing of the entire complex. The signing for any new or remodeled commercial or industrial center shall be approved concurrent with the architectural review of the project in the form of a signing program.

(9) The use of logos, trademarks, and/or three dimensional symbols is

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encouraged. Innovation and artistry are encouraged where visually and economically effective.

(10) These standards outline maximum requirements; however, signs must be appropriate to the nature of the activity to which they pertain and compatible with their surroundings.

**8.4055 Sign Permit.**

Except as provided in Section 8.4070 of these standards, no sign, permanent or temporary, shall be erected, structurally altered or relocated until a sign permit has been issued.

**8.4060 Procedure.**

(1) Applications for a sign permit shall be made in writing upon forms furnished by the Planning Director. Such applications shall include a scale drawing of the sign including dimensions, height and materials and showing its relationship to the ground or to any building or structure to which the sign is proposed to be installed or affixed. When appropriate, a plot plan drawn to scale shall be submitted which indicates the location of proposed signing relative to street and property lines. Prior to the issuance of a sign permit, the Building Official may review the construction aspects of the proposed sign.

The City Manager or designee may require other pertinent information where in their opinion, such information is necessary to determine compliance with the provisions of these standards.

(2) The City Manager or designee shall issue a permit for a sign covered by applications duly made unless the sign is in violation of the provisions of these standards. Sign permits mistakenly issued in violation of these standards are void.

(3) The City Manager or designee may revoke a sign permit if he finds that there was a material and misleading false statement fact in the application for the permit.

(4) A sign permit shall be null and void if work for which the permit was issued has not been completed within a period of six (6) months of the date of issuance of the permit.

(5) Where an electrical permit for a sign installation is required, it shall be obtained from the Oregon State Department of Commerce, Building Codes Division, prior to making the final electrical connection from the sign to the electrical power source.

**8.4065 Sign Measurement.**

(1) The following criteria shall be used in measuring a sign to determine compliance with these standards:

(a) Area or Area of Sign. Area or area of a sign is the area within any perimeter which encloses the limits of any writing, representation, emblem, figure or character. The area of a sign having no such perimeter or the area of a sign having an irregular shape shall be computed by enclosing the surface area within a known geometric shape or shapes. The area of all



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signs in existence at the time of the enactment of these standards, whether conforming or nonconforming, shall be counted in establishing the permitted sign area of all new signs to be allowed for an individual business or a premises. Where a sign is of a three dimensional or round or irregular solid shape, the largest cross section shall be used as though it were a flat surface to determine sign area.

(b) Clearance. Clearance of a sign is measured from the average grade at the base of the sign to the lowest point of the sign.

(c) Height. Height is measured from the grade of the curb line closest to the base of the sign to the highest point of the sign. In the absence of a curb line, the edge of the street pavement shall be used.

(2) Area of front building facade. When the area of the front building facade is used to determine sign area, said area shall be computed by multiplying the width of the building frontage or portion thereof by the height of the building or portion thereof which are devoted to the particular business. "False fronts" and mansard roofs may be included when calculating the area of the building facade.

**8.4070 Permit Exceptions.**

The following signs or procedures shall not require a sign permit. Provided, however, these signs shall be subject to the provisions of Section 8.4110 excepting subsection (10).

(1) Exempt signs listed in Section 8.4100.

(2) The changing of advertising or message on an approved painted or printed sign or sign specifically designed for the use of replaceable copy, except for changing the name of the business or use advertised.

(3) The painting, repainting, cleaning and normal maintenance and repair of an existing sign unless a substantial structural change is made.

**EXEMPT, TEMPORARY AND PROHIBITED SIGNS**

**8.4100 Exempt Signs.**

**The following signs are exempt from this ordinance.**

(1) Safety signs, trespassing signs, memorial plaques and historical markers.

(2) Except as provided for in Section 8.4105, signs of a noncommercial nature. Provided, however, the permitted area for said signs shall be subject to the area and location requirements of the pertinent zone in which they are located.

(3) Signs determined to have historical value as determined in accordance with Section 8.4600 of these standards.

(4) Individual dwelling units. One name plate for each dwelling unit.

(5) Kiosk on public property or as approved otherwise by the Site and Design Commission.

(6) Non-illuminated directional and motor vehicle directional signs painted on paving or otherwise limited to a maximum dimension of four feet and a sign area of eight

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feet.

(7) Small signs not exceeding three square feet in area, attached flat against a building, non-illuminated and announcing only the name and occupation of the building tenant.

(8) Interior, non-illuminated signs designed primarily to be viewed from a sidewalk or street when maintained inside a building, including but not limited to, signs attached to or painted on the inside of a window provided, however, the permitted area for such signs shall be .

(9) Signs or coin operated vending machines, gasoline pumps, and telephone booths and not exceeding the dimensions of said machines.

(10) In commercial, professional or industrial areas, signs not exceeding one square foot bearing only the street address.

(11) Traffic or other municipal signs, legal notices, railroad crossing signs and danger signs. The City may also post off-premise directional signs for restaurants, hotels (motels), and automobile service stations in commercial zones and for businesses in the Airport Industrial Area.

(12) Churches, schools and other public facilities in any zone may have an on site sign for each building or activity facility not exceeding 24 square feet.

(13) Graphics that do not advertise any business, commercial product or service. Provided, however, graphics covering more than 10% of a building facade shall be subject to review by the Site and Design Commission.

(14) Neighborhood Watch Signs located on private property in residential zones - size, quantity and location to be regulated by the City Police Dept.

(15) Off premise commercial advertising signs located within recreational athletic fields, **parks, arenas, and other** on public property operated by public or non-profit civic organizations; provided however, that the signs face inward toward the respective on-site activities and do not extend above any of the perimeter fences. These signs shall be non-illuminated, and shall not have any flashing or animated components.

**(15) Any sign placed during an emergency operation as declared by the City Manager or designee or by any city, state or federal law enforcement or public safety official. Such signage shall be specifically for the direction and management of emergency personnel, victim's assistance, and/or directions for the general public.**

**8.4105 Temporary Signs**

**The following signs are allowed according to the terms specified herein.**

(1) Construction signs which identify the architects, engineers, contractors and other individuals or firms involved with the construction or renovation of a building. Said signs shall be located on the site of construction, shall not exceed thirty-two square feet in area and shall be removed within fourteen days of the beginning of the intended use of the project.

(2) Real estate firm or owner erected signs advertising the sale, rental or



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lease of the premises or part of the premises on which the signs are displayed up to a total area of thirty-two square feet, except for such signs in a residential zone which shall not exceed a total of six square feet. Such signs shall not be located in such a manner as to cause a public safety hazard and shall be removed within fourteen days of the sale, rental or lease.

(3) Off premise real estate signs not visible from a State highway for the purpose of directing the public to the sale of multiple residential properties only with written permission of the property owner and limited to:

- (a) A maximum of 5 total off premise signs.
- (b) Private property only.
- (c) 8 square feet in an area except for one of the 5 permitted signs may be allowed up to 16 square feet if on an arterial road.
- (d) A 3 year limit with a possible 2 year extension.

(4) Signs identifying or advertising a non-profit civic, charitable or benevolent event. Said signs shall be removed within seven days after the event.

(5) Street banners advertising a community event. Such banners and their location shall be approved by the City Manager or designate. Street banners may be displayed for fourteen days before and seven days after the event.

(6) Land development project signs pertaining to the sale, lease, rent or development of a subdivision, office complex, shopping center, industrial park or similar parcel are allowed for a period of 3 years with a possible 2 year extension upon issuance of a permit by the Planning Director. Size of signs shall be controlled by the following schedule:

<u>PROJECT SIZE</u>	<u>TOTAL # OF SIGNS</u>	<u>MAXIMUM AREA PER SIGN</u>
4 acres or less	1	32 sq. ft.
over 4 acres	1	96 sq. ft.

(7) Pennants, banners, balloons and streamers only when associated with a ~~grand opening or promotional event of a business which may be displayed for a maximum of thirty days in any calendar year.~~ **Such banners shall be approved by the City Manager or designee through the temporary sign permit process and shall be in compliance with the following standards:**

**(a) A business may display a banner or banners no more than 60 days total in a calendar year. A business may divide these 60 days into any combination of 30 or 15-day permits but in no case may the total number of days in which banners are displayed on a property exceed 60 days in a calendar year. Banners displayed for a charitable event shall not count toward these limitations.**

**(b) The number of banners displayed at one time shall be limited to one banner per public entrance into the business or one banner per building façade facing a public street or parking lot, whichever is greater.**

**(c) For banners attached to the façade of a building, the total**

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**size of all banners on a building façade shall be limited as follows based on the width of the façade on which the banner(s) will be attached:**

<u>Width of Façade</u>	<u>Max Square Feet</u>
Less than 50 feet	32 sq. ft.
50-100 feet	64 sq. ft.
100-200 feet	96 sq. ft.
Over 200 feet	128 sq. ft.

(d) In addition to the above, one banner no larger than 32 square feet may be placed elsewhere on the property. Such banner shall be located entirely on private property, shall not compromise any clear vision areas, and shall be securely attached at both ends.

(e) Banners shall be secured at all four corners and shall contain no tears, tattered edges, stains, or other signs of wear.

(f) Exceptions. The following shall be exempt from the restrictions listed above:

1. Banners providing off-site advertising for a community event.

2. Banners used as permanent signage that are approved through the regular sign review process under the condition that such banners are contained by a permanent frame.

3. A business may apply for a temporary sign permit to utilize banners as its primary signage for the first 60 days of operation. The total area for these banners may exceed the maximum limits indicated above as long as the total signage on each building facade is within the signage area that would generally be allowed for permanent signage. Such banners approved as primary signage shall not count toward the 60 day maximum for a **grand opening or promotional event in a calendar year.**

4. Any banner placed or sponsored by a public or non-profit civic organization for a charitable event.

(8) Portable reader boards only when associated with a **grand opening or** promotional event of a business may be displayed for a maximum of thirty days in any calendar year.

(9) Christmas or seasonal decorations as customarily used.

(10) Garage sale signs posted on private property, limited in size to eight square feet and removed within three days after the end of the sale.

(11) Temporary political campaign signs that pertain to a certain election date shall be removed within ten days after the election to which the signs pertain.

(12) Signs advertising a non-profit commercial fund raising event. Said signs shall be limited to a maximum area of 32 square feet and a maximum time limit of (four) 4



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days. Off-premise signs are authorized only with written permission of the property owner. These signs are exempt from other sections of the sign code provisions.

(13) Off premise directional signage for industrial businesses demonstrating a hardship. The Planning Commission shall determine if a hardship condition exists based on whether the site exhibits special conditions that are peculiar to the property and are not common to others in the area. The off premise signage shall be limited to arterial roads and shall be permitted by the Commission for one year with two (2) six month administrative extensions possible.

**(14) No temporary sign, other than a sign installed by a public agency or advertising a community event shall be allowed in or over the public right-of-way or attached to any public property, including street trees, light poles, and other utilities and/or structures.**

8.4110 **Prohibited Signs.** The following signs are prohibited:

(1) Signs that use valances, propellers or similar wind activated or attention attracting devices. These devices when not part of any sign, but on the premises where a sign is utilized, are similarly prohibited unless they are permitted specifically by other legislation.

(2) That contain or include or are illuminated by any flashing intermittent revolving, rotating or moving lights or moves or has any animated moving parts; however, this does not apply to traffic control signs or signs providing public service information such as time, date, temperature, weather or similar information.

(3) That the City Manager or designee determine to violate ORS 483.138, which applies to signs creating confusion with or interfering with the effectiveness of traffic signs or signals.

(4) That are placed on, affixed to or painted on a motor vehicle or trailer and placed on public or private property for the primary purpose of providing a sign not otherwise permitted by these standards. Signs on vehicles used in the normal course of business shall not be subject to this provision.

(5) Portable signs not supported by a sign structure in the ground, nor attached to or erected against a building or structure, and is capable of being moved about the premises except as may be specifically permitted by the terms of these standards.

(6) Bench signs.

(7) Signs or sign structures that create a hazard by obstructing clear view of pedestrian and vehicular traffic.

(8) Any small sign, generally of a temporary nature, and generally known as a "snipe sign" tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences or buildings or other structures, where the information appearing thereon is not applicable to the present use of the premises upon which sign is located.

(9) Except as provided for in Sections 8.4150-8.4175, billboards and all other signs which advertise a commercial activity, business, product or service which are not provided, sold, manufactured or distributed on or from the premises on which the billboard

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or sign is located.

- (10) Are not otherwise in conformance with the provisions of these standards.
- (11) Parapet or pergola signs.

**SIGNS PERMITTED BY ZONES**

**SIGNS PERMITTED BY ZONES**

**8.4150 Signs Permitted in the Open Space Park Reserve Zone.**

No signs shall be permitted in this zone except as provided in this section:

(1) Sign Type and Area. One wall or ground mounted sign shall be permitted, not to exceed thirty-two square feet in area and ten feet in height.

(2) Context. Signs in these zones shall be identity signs only, containing information directly pertaining to the permitted use.

(3) Location. Signs shall be erected no closer than five feet from a street right-of-way, shall be a minimum of twenty-five feet from an adjacent lot and shall be placed on the property upon which the use is located.

(4) Illumination. No sign permitted in this section shall be internally illuminated.

(5) Directional signs subject to the provisions of Section 8.4235.

**8.4155 Signs in Residential Zones.**

No signs shall be permitted in any residential zones except as provided in this section.

(1) Multiple Family Dwellings. For multiple family dwellings, one sign not to exceed thirty-two square feet in area shall be permitted per project. Such signs shall be a wall or ground mounted type.

(2) Subdivisions, P.U.D.'s and Mobile Home Parks. For subdivisions, P.U.D.'s and mobile home parks, one ground mounted sign not to exceed thirty-two square feet in area shall be permitted.

(3) Commercial Uses. A commercial use, in a residential zone may have one wall or ground-mounted sign not to exceed thirty-two square feet in area and may have a building directory sign provided in the area of such sign does not exceed one square foot per occupant of the building.

(4) Illumination. No sign in a residential zone shall be internally illuminated.

(5) Directional signs subject to the provisions of Section 8.4235.

(6) Awnings and canopies subject to the provisions of Section 8.4225.

**8.4160 Signs Permitted in General Commercial Zones.**

Except as provided for in Section 8.4170, this section shall apply to all signs in the Strip-Service Commercial C-1 zone, Central Business District Commercial C-2 zone, Special Service Commercial C-3 zone, Limited-Service Commercial C-4 Zone and Tourist Commercial C-5 Zone. No signs shall be permitted in these zones except as provided in



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this section.

(1) Wall Signs, Primary Tenant or Owner. The maximum sign area permitted per building façade shall be one and a half (1.5) square feet per one linear foot of storefront width, or six (6) percent of the square footage of that façade, whichever is greater. The primary tenant or owner may have one wall sign for each building façade, to a maximum of two building facades. A wall sign for a third façade may be allowed at the discretion of the Community Development Director or designee.

(2) Wall Signs, Secondary Tenant or Owner. Secondary tenants or owners shall be allowed a wall sign area not to exceed 30 square feet per secondary tenant, in addition to the wall sign area allowed the primary tenant in 8.4160. Secondary tenants may have one wall sign per secondary tenant, up to a maximum of three secondary tenants.

(3) Roof Sign. In lieu of a wall sign under (1) above, a roof sign is subject to the provisions of Section 8.4205.

(4) Free-standing and ground mounted signs. In addition to the requirements of (1) above, one freestanding or ground mounted sign shall be permitted subject to the requirements of Sections 8.4210 and 8.4215 respectively.

(5) Directional signs subject to the provisions of Section 8.4235.

(6) Awnings, canopy and marquee signs subject to the provisions of Sections 8.4225 and 8.4230 respectively.

(7) Alley Sign. Any alley sign limited to a wall sign of six square feet in area used to identify a business. Such sign shall be located at each entrance and shall not be located on the same fascia as any other sign except another alley sign.

(8) Building directory signs limited to three square feet per occupant.

(9) Motor vehicle service or drive-up window signs limited to one ground mounted sign not to exceed 32 square feet and one additional drive-up window sign not to exceed 16 square feet.

(10) Billboards allowed under Section 8.4245 shall be permitted in the C-1 and C-4 Zones subject to the provisions of Section 8.4235. Billboards shall not be allowed in the C-5 Zone.

(11) A business complex or shopping center may have one ground mounted sign or free-standing sign for each street frontage subject to the provisions of Section 8.4210 and 8.4215 respectively. Such signs shall be used to identify the name of the complex or center and may also be used to identify the individual businesses that are located within the complex or center. Each separate building within the complex or shopping center may have one monument sign identifying the businesses located within that building subject to the provisions of Section 8.4215 respectively.

(12) A business or building abutting a public right of way such as a sidewalk shall be permitted one projecting sign in addition to a wall sign subject to the requirements of Section 8.4220.

**8.4175 Signs Permitted in Industrial Zones.**

This section shall apply to all signs in the Light Industrial M-1 Zone and

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Heavy Industrial M-2 Zone. No signs shall be permitted in these zones except as provided in this section.

(1) Wall sign. For each permitted or conditional use in an industrial zone, the maximum permitted sign area on a building shall not exceed ten percent of the area of the building facade on which the sign is placed. Provided, however, in no case shall the maximum permitted area exceed 350 square feet and in no case shall more than two (2) wall signs be permitted for wall signage.

(2) Ground mounted signs. In addition to the provisions of (1) above, one ground mounted sign shall be permitted for each street frontage which provides direct vehicular access into the site, subject to the requirements of Section 8.4215.

(3) Free-standing signs. In lieu of ground mounted signs as permitted in subsection two above, an industrial property may have one free-standing sign based on meeting the following criteria: (Amended 3/22/94, Ord. 94-06)

Category 1 Signs.

(a) Such signs may contain one square foot of sign area for each two lineal feet of street frontage which abuts the project for the first 100 feet, plus one-half square foot of sign area for each two lineal feet of street frontage which abuts the project over 100 feet, not to exceed a maximum area of 150 square feet.

(b) The sign shall be located adjacent to the street frontage providing direct vehicular access into the project.

(c) The maximum height shall not exceed twenty five feet. (a-c Added 3/22/94, Ord. 94-06)

Category 2 Signs.

(a) The Category 2 regulations apply only if the proposal meets all of the following criteria:

1. The use is not related to the general traveling public and is primarily an industrial or manufacturing use.

2. With the exception of wall and Directional Signs subject to the provisions of Section 4.045 and 4.090, no other type of sign is permitted on the property.

3. The property is a minimum of 8 acres in size.

4. The sign is spaced at least 600 feet from an existing free-standing sign greater than 25' in height.

5. The sign is not located in the City of Redmond's Airport Control (AC) overlay zone.

(b) Such signs may contain one square foot of sign area for each two lineal feet of street frontage which abuts the project for the first 100 feet, plus one-half square foot of sign area for each two lineal feet of street frontage which abuts the project over 100 feet, not to exceed a maximum area of 250 square feet.

(c) The sign shall be located adjacent to the street frontage providing direct vehicular access into the project.

(d) The maximum permitted sign height may be fifty feet. (a-d Added 3/22/94, Ord. 94-06)



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(4) Directional signs subject to the provisions of Section 8.4235.

(5) Building directory sign limited to three square feet per occupant.

(6) Billboards allowed under Section 8.4245 shall be permitted in the M-1 Zone and M-2 Zones. Billboards shall not be allowed, however, within 500 feet of Sisters Avenue and east of the Burlington-Northern Railroad line or in the M-1 Zone, east of the Burlington-Northern Railroad line.

(7) Industrial Business Complex. An industrial business complex may have one ground mounted sign or free-standing sign for each street frontage subject to the provisions of Sections 8.4210 and 8.4215 respectively. Such signs shall be used to identify the name of the complex and may also be used to identify the individual businesses that are located within the complex. Each separate building within the complex may have one monument sign identifying the businesses located within that building subject to the provisions of Section 8.4215 respectively.

SIGNS REGULATED BY CLASS

8.4200      **Wall Signs.**

Unless otherwise specified in these standards, the following criteria shall be applicable for attached wall signs:

(1) Wall signs shall not project more than eighteen inches from the wall to which they are attached. A wall sign located on an alley frontage may not project into the alley below a clearance of fourteen feet, six inches.

(2) Wall signs shall not project more than three feet above the eave line or roof line.

(3) Wall signs attached to the end of the face of a marquee shall not exceed a height of thirty inches. The lower edge of such sign shall not extend below the marquee.

(4) A wall sign shall not project beyond the ends of the wall to which it is attached.

(5) Wall signs shall be located on the building façade which is used to determine the allowed sign area for that facade.

8.4205      **Roof Signs.**

In lieu of a wall sign, one roof sign shall be permitted for a single story, flat roofed building provided that it extends no more than six feet above the roof line or twenty-five feet above the curb line. A roof sign may not exceed fifty square feet in area. The supporting members of roof signs shall appear to be free of any extra bracing, angle iron, guy wires, etc. All supports shall appear to be an architectural and integral part of the building.

8.4210      **Free-Standing Signs.**

Unless otherwise specified in these standards, the following criteria shall be applicable for all free-standing signs.

(1) Free-standing signs may not exceed twenty-five feet in height. Such signs

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may contain one square foot of sign area for each two lineal feet of street frontage which abuts the project for the first 100 feet, plus one-half square foot of sign area for each two lineal feet of street frontage which abuts the project over 100 feet, not to exceed a maximum area of 150 square feet.

(2) Free-standing signs shall not be located in side yard common to another lot or within a rear yard. A free-standing sign may extend to the street right-of-way within a front yard subject to a minimum clearance of eight feet. In the case of a double frontage lot where the building abuts two parallel streets, one free-standing sign may be located on each frontage.

(3) No free-standing sign shall project or extend into any clear vision area. One of two sign poles supporting a free-standing sign may be located within a clear vision area if they are necessary for the support of the sign, provided they do not exceed a combined total width of twelve inches and provided no other portion of the sign is located within the clear vision area beneath eight feet in height.

**8.4215 Ground Mounted Signs.**

The following criteria shall be applicable for a ground mounted sign.

(1) A ground mounted sign shall not be located within ten feet of any other sign, within any street right-of-way, or within any clear vision area.

(2) No more than one ground mounted sign shall be permitted for each street frontage. Unless otherwise specified in these standards, ground mounted signs shall have maximum overall dimensions and area not exceeding any of the following:

- (a) A maximum height of ten feet.
- (b) A maximum width of twelve feet.
- (c) Seventy-five square feet of area.

**8.4220 Projecting Signs.**

The following criteria shall be applicable for a projecting sign. Projecting signs shall be allowed according to the following provisions:

(1) The maximum size of a projecting sign shall be eight square feet. The square footage must be deducted from the allowable wall sign area of the building from which the projecting sign will be attached.

(2) Only one face of a double-faced projecting sign with parallel and bearing identical copy shall be used in computing the area thereof.

(3) Projecting signs must clear sidewalks by at least eight feet, including any supports, and may project from the face of the building no more than three feet or one-third the width of the sidewalk, whichever is less.

(4) Such signs may be internally illuminated.

(5) The edge of such signs cannot be directly attached to the building exclusive of a suitable mounting device.

(6) Such signs for all ground floor activities or the overall name of the business complex may not extend above the second story.

(7) Projecting signs for businesses in the second story of a building are



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allowed only if the businesses have a separate street or public parking lot entrance and may be placed at the entrance only.

**8.4225 Awnings and Canopy Signs.**

The following shall be applicable for signs on awnings and canopies:

(1) Canopy or Awning Signs may be placed on the front or sides if a canopy or awning, including placement along the top or bottom of the canopy or awning front so long as the sign does not project more than three feet above or below the canopy or awning and is consistent with 8.4225(5).

(2) No advertising shall be placed on an awning or canopy, except the name or logo or the owner, business or industry conducted within the premises, address of the building or the building name.

(3) Canopy or awning signs are included as part of the allowed wall sign area.

(4) Posts or columns beyond the property line will not be permitted.

(5) The lowest point of the awning or canopy must be at least eight feet above the sidewalk and fourteen feet, six inches above vehicle accesses.

**8.4230 Marquee Signs.**

The following criteria shall be applicable for signs under marquees:

(1) Signs may be locate under a marquee if a vertical clearance of eight feet is maintained between the bottom of the sign and the grade below.

(2) Vertical height of signs shall not exceed eighteen inches and shall not exceed a sign area of eight square feet.

(3) The horizontal clearance between a marquee and the curb line shall not be less than three feet.

**8.4235 Directional Signs.**

(1) On premise directional signs designed to be read by a person on the premises on which the sign is located and used to identify or locate an entrance, exit or drive-up window are limited to four square feet in area and four feet in height. If the sign is on the wall of the building, it shall be limited to four square feet in area and eight feet in height.

(2) On arterial roads where the posted speed limit is greater than 50 miles per hour, one directional sign shall be permitted per street frontage, limited to 16 square feet in area.

**8.4240 Billboards.**

The following criteria shall be applicable for all the billboards allowed in the City of Redmond under Section 8.4245.

(1) All such sign shall be spaced a minimum of 500 feet apart.

(2) No billboards shall exceed a maximum height of thirty feet.

(3) The face size of any billboard shall not exceed twelve feet in vertical height or twenty-four feet in horizontal width.

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(4) All billboards shall be installed outside of the public right-of-way.

(5) All structural supports for billboards shall be constructed of steel.

(6) Evidence must be provided showing the obtaining of a state permit in compliance of the Oregon Motorists Information Act of 1971, where applicable.

**8.4245 Billboards: Number Allowed.**

At the time of adoption of this ordinance there are fifteen (15) existing billboards within the Redmond Urban Growth Boundary and City limits. A permit may be obtained to relocate or replace one of these existing billboards, however the permit for relocation or replacement must be obtained prior to removal of the existing billboard. Approved billboards are listed below.

The follow tax lots have existing Billboards on them as of the date of this ordinance was adopted.

T15 R13 S04AA lot 00400	Meadow Outdoor Advertising (2 Billboards on this lot)
T15 R13 S04AC lot 00604	Carlson Sign Company
T15 R13 S04DA lot 00900	Carlson Sign Company
T15 R13 S04DD lot 00600	Carlson Sign Company
T15 R13 S04DC lot 00200	Meadow Outdoor Advertising
T15 R13 S09A0 lot 01400	Carlson Sign Company
T15 R13 S16DC lot 00501	Carlson Sign Company
T15 R13 S16DC lot 00800	Carlson Sign Company
T15 R13 S21AB lot 01800	Carlson Sign Company
T15 R13 S21C0 lot 00100	Carlson Sign Company
T15 R13 S21C0 lot 01704	Meadow Outdoor Advertising
T15 R13 S21C0 lot 02500	Carlson Sign Company
T15 R13 S21C0 lot 023001	Meadow Outdoor Advertising
T15 R13 S29CD lot 01600	Meadow Outdoor Advertising

**MAINTENANCE, CONSTRUCTION AND SAFETY STANDARDS**

**8.4300 Maintenance.**

All signs together with all of their supports, braces, guys and anchors shall be kept in good repair and be maintained in a safe condition. All signs and the site on which they are located shall be maintained in a neat, clean, and attractive condition. Signs shall be kept free from deterioration. The display surfaces, trims, frames and supports of all signs shall be kept neatly painted or otherwise neatly maintained, as applicable. No person shall scatter, daub or leave any paint, paste or glue or other substances used for painting or affixing a message to the display surface of any sign or throw or permit to be scattered or throw any bills, waste matter, paper, cloth or materials of whatsoever kind removed from a sign on any public street, sidewalk or private property.



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8.4305      **Wind Loads.**

Signs shall be designed and constructed to withstand wind loads as set forth in Chapter 23 of the Uniform Building Code.

8.4310      **Design.**

(1) All bracing systems shall be designed and constructed to transfer lateral forces to the foundations. For signs on buildings, the dead and lateral loads shall be transmitted through the structural frame of the building to the ground in such a manner as not to over stress any of the elements thereof.

(2) The overturning moment produced from lateral forces shall in no case exceed two-thirds of the dead-load resisting moment. Uplift due to overturning shall be adequately resisted by proper anchorage to the ground or to the structural frame of the building. The weight of earth superimposed over footings may be used in determining the dead-load resisting moment. Such earth shall be carefully placed and thoroughly compacted.

8.4315      **Seismic Loads.**

Signs shall be designed and constructed to resist seismic forces as specified in Chapter 23 of the Uniform Building Code.

8.4320      **Combined Loads.**

(1) Wind and seismic loads need not be combined in the design or signs and only that load producing the larger stresses need be used.

(2) Vertical design loads, except roof live loads, shall be assumed to be acting simultaneously with the wind or seismic loads.

8.4325      **Allowable Stresses.**

(1) The design of wood, concrete, steel or aluminum members shall conform to the requirements of Chapters 25, 26, 27 and 28 of the Building Code. Loads, both vertical and horizontal, exerted on the soil shall not produce stresses exceeding those specified in Chapter 29 of the Building Code.

(2) The working stresses of wire ropes and its fastenings shall not exceed 25 percent of the ultimate strength of the rope or fasteners.

8.4330      **Anchorage and Supports.**

(1) Members supporting unbraced signs shall be so proportioned that the bearing loads imposed on the soil in either direction, horizontal or vertical, shall not exceed safe values. Braced ground signs shall be anchored to resist the specified wind or seismic load acting in any direction. Anchors and supports shall be designed for safe bearing loads on the soil and for an effective resistance to pull-out amounting to a force of 25 percent greater than the required resistance to overturning. Anchors and supports shall penetrate to a depth below ground greater than the frost line.

(2) Signs attached to masonry, concrete or steel shall be safely and securely

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fastened thereto by means of metal anchors, bolts or approved expansion screws of sufficient size and anchorage to support safely the loads applied.

(3) Unless such wall is designed in accordance with the requirements specified in Chapter 23 of the Uniform Building Code, no anchor or support of any sign or wall facade for signs shall be connected to, or supported by an unbraced parapet wall.

(4) No wooden blocks or plugs or anchors with wood used in connection with screws or nails shall be considered proper anchorage, except in the case of signs attached to wood framing.

**8.4335 Clearance from High Voltage Power Lines.**

Signs shall be located not less than eight feet horizontally and twelve feet vertically from overhead electrical conductors which are energized in excess of standard service loads as determined by the utility company providing the service. The term "overhead conductors" as used in this section means any electrical conductor, either bare or insulated, installed above the ground except such conductors as are enclosed in iron pipe or other material covering of equal strength.

**8.4340 Clearance from Fire Escapes, Exits or Standpipes.**

No sign or sign structure shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe. Signs erected within five feet of an exterior wall in which there are openings within the area of the sign shall be constructed of incombustible material or approved plastics.

**8.4345 Electric Sign Construction.**

(1) The enclosed shell of electric signs shall be weather tight, excepting that service holes fitted with tight covers shall be provided for each compartment of such sign.

(2) All electrical equipment used in connection with such signs shall be installed in accordance with the Uniform Electric Code, with Oregon amendments.

(3) Every electric sign shall have painted on the surface of the sign, the name of the erector and the date the sign was erected. Such name and date shall be of sufficient size and contrast to be visible from a reasonable distance.

**PERMITTED MATERIALS/ILLUMINATION**

**8.4400 Permitted Materials.**

(1) Materials for construction of signs and sign structures shall be the quality and grade as specified for buildings in the Uniform Building Code.

(2) In all sign and sign structures, the material and detail of construction shall, in absence of specified requirements, conform to the following:



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(a) Structural steel shall be of such quality as to conform with the Uniform Building Code Standard. Secondary members in contact with or directly supporting the display surface may be forged of light gauge steel provided such members are designed in accordance with the specifications of the design of light gauge steel provided such members are designed in accordance with the specifications of the design of light gauge steel as specified in the Uniform Building Code Standard and in addition shall be galvanized. Secondary members, when formed integrally with the display surface, shall not be less than No. 24 thickness. When not formed integrally with the display surface, the minimum thickness of the secondary members shall be No. 12 gauge. Minimum thickness of hot-rolled steel members furnishing structural support for signs shall be one-fourth inch except that if galvanized, such members shall not be less than one-eighth inch thick. Steel pipes shall be of such quality as to conform with the Uniform Building Code Standard. Steel members may be connected with one galvanized bolt provided the connection is adequate to transfer the stresses in the members.

(b) Wood anchors and supports when embedded in the soil, shall be pressure-treated with an approved preservative. Such members shall be marked and branded by an approved agency recognized by the Uniform Building Code.

(c) Non-structural trims, signs under marquees and portable display surfaces may be of wood, metal approved plastics or any combination thereof.

(d) Display surface may be of any approved material except glass. Glass may be used in any neon tubing and incandescent lamp and tube.

(e) The City Manager or designee may require that sufficient technical data be submitted to substantiate the proposed use of any plastic material and, if it is determined that the evidence submitted is satisfactory for the use intended, he may approve its use.

(f) No combustible material other than approved plastics shall be used in the construction of any electric sign.

(g) Wood may be used in signs subject to the requirements of the City's Building and Fire Codes.

(h) Wood signs shall be supported by a minimum 4x4 inch normal post.

**8.4405 Illumination.**

Limit on sign illumination. No sign shall be erected or maintained which, by use of lights or illumination creates an unduly distracting or hazardous condition to a motorist, pedestrian or to the general public. In addition:

(1) No exposed reflective type bulb, or incandescent lamp, which exceeds 25 watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.

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(2) When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed 300 milliamperes rating for any colored tubing.

(3) When fluorescent tubes are used for the internal illumination of a sign, illumination shall not exceed illumination equivalent to 800 milliamperes rating tubing behind a plexiglass face spaced at least nine inches, center to center.

(4) No sign may be internally illuminated if the wall of the building on which the sign is displayed directly abuts a residential zone.

(5) No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices.

(6) No sign may be erected or maintained if it contains, includes or is illuminated by any flashing intermittent revolving, rotating or moving light or lights or moves or has any animated or moving parts; however, this does not apply to a traffic control sign or portions thereof providing only public service information such as time, date, temperature, weather or similar information.

**INSPECTION AND ENFORCEMENT**

**8.4450 Inspection.**

The City Manager or designee may inspect signs periodically to determine their conformance with these standards.

**8.4455 Enforcement.**

The City Manager or designee is hereby authorized and directed to enforce the provisions of these standards:

(1) The City Manager or designee may order the removal of any **permanent** sign erected or maintained in violation of the provisions of these standards. Except as provided in (2) **or** (3) below, the City Manager or designee shall give thirty days prior written notice to the owner of the sign or the owner of the building, structure or premises upon which the sign is located to remove the sign or bring it in compliance with the provisions of these standards. If the owner of the sign, building, structure or premises fails to comply or remove the sign, the City Manager or designee may order the removal of such sign at the expense of the owner of the sign, building, structure or premises on which the sign is located and such costs and expenses including but not limited to the notifications, transportation, may be a lien against the land or premises on which the sign is located and may be collected or foreclosed in the same manner as liens are entered in the lien docket of the City.

(2) If the City Manager or designee determines that the supports, braces, grip anchors, etc. are not kept in good repair or safe condition, or if the sign presents an immediate and serious danger to the public, or if the sign is in violation of this code and located in the public right of way, he may, without prior written notice, order its immediate removal. The City Manager or designee may also authorize the removal of signs in the event that the person responsible for such sign cannot be found, or after notification, such person fails to repair or remove it. The owner of the building, structure or premises upon



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which the sign is located is jointly and severally liable for the costs of its removal and/or repair.

**(3) The City Manager or designee may order the immediate removal of any temporary sign erected or maintained in violation of the provisions of the temporary sign standards. The City Manager or designee shall give 48 hours notice, verbal or written, to the owner of the sign or the owner or representative of the building, structure or premises upon which the sign is located to remove the sign or bring it in compliance with the provisions of these standards.**

~~(3)~~**(4)** Any order for removal of signs by the City Manager or designee pursuant to the provisions of this section may be appealed to the City Council by filing written notice of appeal with the City Manager within fifteen (15) days of the order.

NON-CONFORMING AND ABANDONED SIGNS

8.4500 **Non-Conforming Signs.**

Except as provided within Sections 8.4505 and 8.4600, permanent signs in existence on the effective date of these standards which are not in conformance with the provisions of these standards shall be regarded as non-conforming signs and must be removed, altered or replaced so as to conform within seven years of the effective date of these standards. Temporary signs which are not in conformance with the provisions of these standards shall be regarded as nonconforming and ~~shall be removed within thirty (30) days of the effective date of these standards.~~ **declared a nuisance. The nuisance sign shall be removed in accordance with 8.4455 section (3) and 8.4720.** Provided, however, a change in use or occupation of a site shall require full compliance with the provisions of these standards.

8.4505 **Special Requirements for Non-Conforming Signs.**

A non-conforming sign which is structurally altered, relocated or replaced shall immediately conform to the requirements of these standards except that:

(1) A sign may be removed from its sign structure for the purpose of repair, maintenance or a change of copy within the dimensions of the existing sign.

(2) Signs may be structurally altered where such alteration is necessary for public safety.

(3) Such signs may be reconstructed if they are moved for construction or repair of public works or public facilities and such reconstruction is completed within one year.

(4) Such signs may be reconstructed if they are damaged by an Act of God or an accident, provided such damage does not exceed fifty percent of the cost of reconstruction of the entire sign, and provided that such sign is reconstructed within 180 days of the date the sign is damaged.

8.4510 **Abandoned Signs.**

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A sign shall be removed within thirty days by the owner or lessee of the premises upon which the sign is located when the advertised business is no longer conducted on the premises. Provided, however, a billboard allowed under these standards where a person has merely leased a contracted advertising space need not be removed in accordance with this section. Abandoned signs may be removed and costs may be collected as provided in Sections 8.4450-8.4455.

VARIANCES

**8.4550 Variance Application.**

An applicant for a sign permit or an applicant owning or leasing a sign that is not in conformance with the provisions of these standards, may seek a variance to the provisions of these standards. A variance request for sign location or for sign height or area may be allowed by the Site and Design Review Commission. Provided, however, no variance shall exceed twenty-five (25) percent of the applicable provision. The decision of the Commission may be appealed to the City Council. A variance may be granted upon a finding by the appropriate review body that all of the following criteria can be satisfied:

(1) There are exceptional or extraordinary circumstances or physical conditions such as narrowness, shallowness, shape or topography of the property that do not generally apply to other properties or uses in the same zoning district.

(2) The request will be the minimum variance necessary to alleviate the hardships or practical difficulties.

(3) In determining a variance, the Commission or the Hearings Officer may attach such conditions to granting all or a portion of any variance as necessary to achieve the purpose of these standards.

**8.4555 Time Limit on a Permit for a Variance.**

Authorization of a variance shall be void if the work approved by such variance is not commenced within six months of the date of approval.

HISTORICAL SIGNS

**8.4600 Application.**

Within six (6) months of the effective date of these standards, either the Planning Director or an owner of a non-conforming sign in existence on the date of enactment of these standards may apply for a determination that the sign qualifies as an historical sign under the provisions of these standards.

**8.4605 Site and Design Review.**

An application for an historical sign designation shall be reviewed by the Redmond Site and Design Review Commission. The Commission may designate a sign as historical if it finds the following criteria have been met or can be met with conditions:

(1) The sign is essentially as constructed, with sufficient original workmanship



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and material to serve as instruction in period fabrication.

(2) Through public interest, sentiment, uniqueness or other factors, the sign has come to connote an historical period.

(3) Due to removal of similar objects or the uniqueness of this sign, the sign is singularly appropriate to represent an historical theme or period.

(4) The sign is associated with significant past trends in structure materials and design and in conformance with generally accepted principles of good design and architecture.

(5) The sign was constructed early in the relative scale of local history and is one of a few of its age remaining in the City.

APPEALS

8.4650 **Appeals.**

Any decision of the Planning Director, or Site and Design Review Commission, may be appealed to the Hearings Officer in accordance with the City of Redmond land use procedures.

8.4700 **Fees.**

Fees for permits and applications shall be set by resolution of the council. The Developer or owner shall pay all fees required by the City of Redmond including but not limited to, park dedication fees, construction fees and land use application fees, in full prior to the recording of the final plat or the issuance of a certificate of occupancy whichever is first in time.

8.4705 **Severability.**

If any part, section, subsections, sentence or phrase of these standards is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of these standards.

8.4710 **Penalties.**

A violation of any provision of these standards shall be a Class A Infraction, **with the exception of a violation to the temporary sign provisions (RDC 8.4105) which shall be a Class B Infraction.** Each day shall be a separate violation. Violations will be enforced through the Redmond Civil Infraction Procedure.

8.4715 **Interpretation.**

Where conditions imposed by the provisions of these standards are less restrictive than comparable conditions imposed by any other provisions which are more restrictive the more restrictive shall govern.

8.4720 **Violation Declared a Nuisance.**

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The location, erection, construction, maintenance, repair, alteration or use of a sign in violation of these standards is declared a nuisance and shall be abated in the same manner as all other nuisances.