

ORDINANCE 2025-28

AN ORDINANCE RELATING TO SIGN REGULATIONS AMENDING THE CITY OF CORVALLIS LAND DEVELOPMENT CODE.

THE CITY OF CORVALLIS ORDAINS AS FOLLOWS:

Section 1. Legislative Findings. The Council finds:

- a) The Council held a duly advertised public hearing on June 16, 2025, to consider the proposed Land Development Code (“LDC”) text amendments, in accordance with LDC § 1.2.80; and
- b) The public necessity, convenience, and general welfare require the proposed LDC text amendments, in accordance with LDC § 1.2.80.01. The City Council incorporates the staff analysis and findings addressing this criterion from the Planning Commission Staff Report dated April 2, 2025, and adopts the analysis and findings as the City Council’s own; and
- c) The proposed LDC text amendments comply with Statewide Planning Goal 1, “Citizen Involvement;” Goal 2, “Land Use Planning;” and Goal 15, “Willamette River Greenway;” in accordance with LDC § 1.2.80.01. The City Council incorporates the staff analysis and findings addressing this criterion from the Planning Commission Staff Report dated April 2, 2025, and adopts the analysis and findings as the City Council’s own; and
- d) The proposed LDC text amendments conform with Article 3.2.3 and 3.2.6 (Land Use Guidelines), Article 5.2.4 (Urban Amenities), and Article 6.2.5 (Willamette River Greenway) of the Corvallis Comprehensive Plan, in accordance with LDC § 1.2.80.01. The City Council incorporates the staff analysis and findings addressing this criterion from the Planning Commission Staff Report dated April 2, 2025, and adopts the analysis and findings as the City Council’s own.

Section 2. Land Development Code Chapter 4.7 is repealed.

Section 3. Land Development Code Section 1.6.30, the definition of “Flag” is enacted, the definitions for “Sign Area,” “Sign Area Allocation,” “Sign, Attached,” “Sign, Banner,” “Sign, Blade,” “Sign Clearance,” “Sign, Detached,” “Sign, Monument,” “Sign, Pole,” “Sign Frontage, Primary,” “Sign Frontage, Secondary,” “Sign Height,” “Sign, Permanent,” “Sign, Portable,” “Sign, A-Frame,” “Sign, Pedestal,” “Sign, Easel,” “Sign, Vertically-Oriented Pole-Mounted Banner,” “Sign Projection,” “Sign, Temporary,” “Sign, Variable Message,” and “Sign Variance” – are repealed.

Section 4. Land Development Code Sections 3.41.30.g and 3.41.50.d are amended, as set out in Exhibit A to the Ordinance.

Section 5. Land Development Code Chapter 4.7 is enacted as fully set out in Exhibit A to this Ordinance.

Section 6. Land Development Code Sections 4.9.50.01 and 4.9.50.02 are amended, as set out in Exhibit A to this Ordinance.

Section 7. Land Development Code Section 4.9.110 is enacted, as set out in Exhibit A to this Ordinance.

Section 8. Exhibit A to this Ordinance is attached and incorporated as part of this ordinance.

Section 9. No other provision of the Land Development Code is amended by this ordinance.

PASSED by the City Council this 16TH day of JUNE, 2025

APPROVED by the Mayor this 16TH day of JUNE, 2025

EFFECTIVE this 26TH day of June 2025



Mayor

ATTEST:


City Recorder

ORDINANCE 2025-28

EXHIBIT A

Heading in this exhibit, corresponding to Section 3 through 7 of this Ordinance, are provided for reference but will not be included in the text of the Land Development Code.

Section 3.

[...]

Flag - A piece of fabric or other non-rigid material supported or anchored along only one edge, or supported or anchored at only two corners, with no dimension being more than three times as long as any other dimension.

[...]

Section 4.

[...]

Section 3.41.30 - EXEMPTIONS

The following development activities do not require Conditional Development approval, provided they are consistent with requirements of Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, the Natural Resource provisions of Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

[...]

g. Signs, markers, aids, and similar items, placed by a public agency to serve the public or located on private property separated from the Willamette River by public street right-of-way.

[...]

3.41.50 – DEVELOPMENT STANDARDS

[...]

d. Signs and Graphics - In addition to compliance with applicable provisions relating to signs and graphics in Chapter 4.7 - Sign Regulations, no sign or graphic display inconsistent with the purposes of the Greenway shall have a display surface oriented toward or visible from the Willamette River, except for signs exempt under Section 3.41.30.g above.

[...]

Section 5.

[...]

Section 4.7.10 - PURPOSES

The City's sign regulations serve the community by doing the following:

- a. Requiring sound construction and maintenance of signs, and by limiting the number of visual images communicated;
- b. Providing an equitable opportunity to use signs as a communication medium outside of public rights-of-way;
- c. Providing standards for location, size, type, and number of signs; and
- d. Providing reasonable limits on the magnitude and extent of graphic communication presented to the public.

Section 4.7.20 - DEFINITIONS

Sign – See Chapter 1.6 for “Sign” definition.

Sign Area - As shown in Figure 4.7-1 - Sign Area, square footage of a sign face within a single continuous rectilinear perimeter that encloses the extreme limits of a sign. Excludes the pole or base of free-standing signs. The area of a sign on an awning is determined using the smallest rectangle around the graphic on the awning.

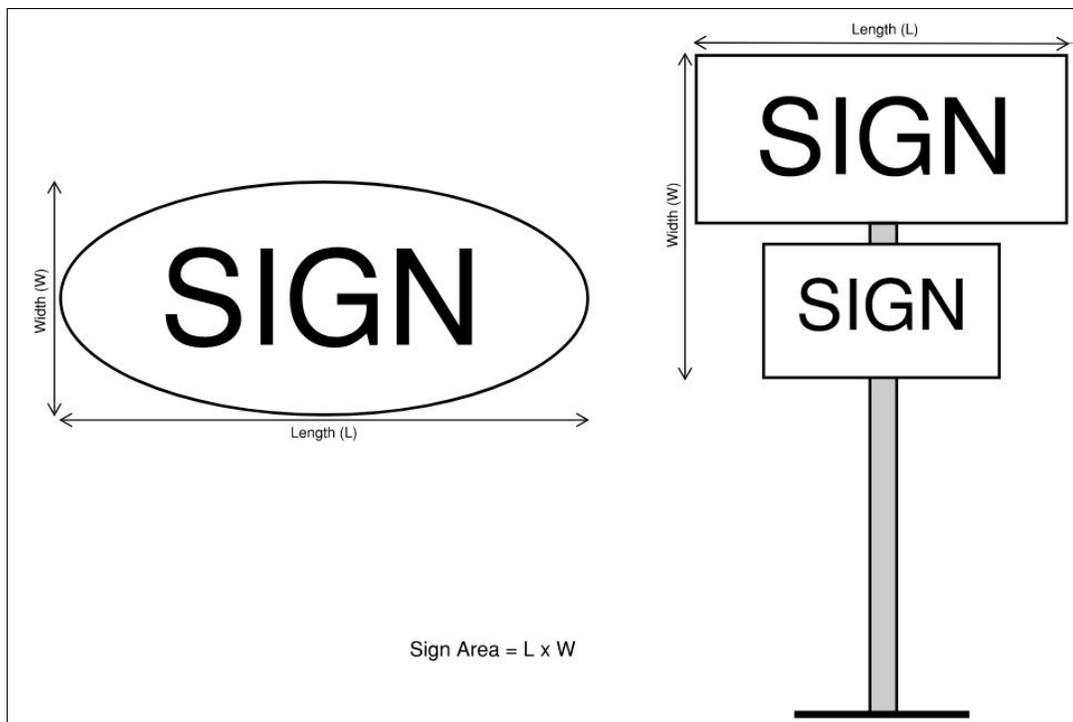


Figure 4.7-1 – Sign Area

Where a sign is more than one ft. thick, has more than two faces, or is three dimensional, the Sign Area calculation is based on 50 percent of the surface area of the four vertical faces of the smallest rectangular solid that can be formed around the sign (see Figure 4.7-2 – Sign Area When Sign is More Than 1-ft. Thick).

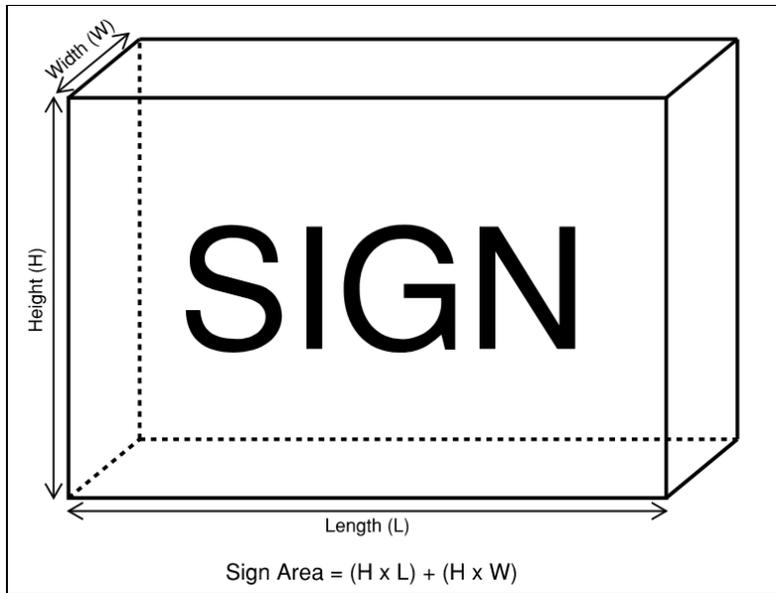


Figure 4.7-2 – Sign Area When Sign is More Than 1-ft. Thick

Sign Area Allocation - The total square footage of Sign Area allowed on a given property, calculated by multiplying the length of the property’s Primary Sign Frontage by the primary frontage multiple, which is identified for each zone as follows:

a. Primary Frontage Multiple for RS-6, RS-9, RS-12, RS-20, AG-OS and C-OS Zones: 0.10

b. Primary Frontage Multiple for all other Zones (excluding OSU): 1.5

Sign Area Allocation may be apportioned to Attached Signs and, if permitted by this Chapter, to Detached Signs. The combined total Sign Area of all signs on a property must not exceed the Sign Area Allocation.

Figure 4.7-3 below includes an example Sign Area Allocation calculation, with an assumed zone having a Primary Frontage Multiple of 1.5.

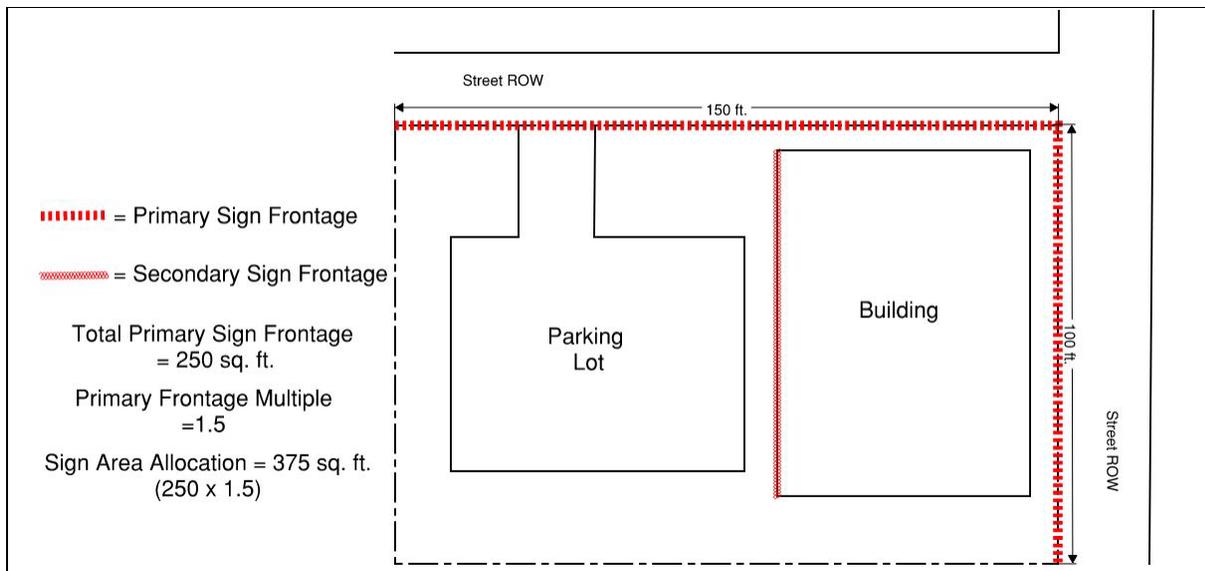


Figure 4.7-3 – Sign Frontage and Sign Area Allocation

Sign, Attached - Sign attached to the primary building on the subject property.

Sign, Banner - A sign made of fabric or similar non-rigid material with no enclosing framework or electrical components that is supported or anchored on two or more edges or at all four corners.

Sign, Blade - Narrow sign attached to the underside of an awning, canopy or marquee, extending perpendicular to a building over a sidewalk.

Sign Clearance – As shown in Figure 4.7-4 – Sign Height, Clearance and Projection, height measured from the highest grade directly beneath the sign to the bottom of the sign structure enclosing the sign face.

Sign, Detached - Structurally self-supporting sign not attached to a building, including Pole and Monument Signs.

a. **Sign, Monument** – Detached Sign that is roughly rectilinear in shape, generally with a consistent width down to or no more than two (2) feet above the ground surface directly beneath the sign.

b. **Sign, Pole** – Detached Sign with support elements that attach the sign to the ground surface, where the support elements extend more than two (2) feet above the ground surface directly beneath the sign.

Sign Frontage, Primary - Length of the property line(s) parallel to and along all Streets (public and/or private) abutting a property. See also Figure 4.7-3 – Sign Frontage and Sign Area Allocation.

Sign Frontage, Secondary - Face of a building oriented toward an Alley or on-site parking lot. See also Figure 4.7-3 – Sign Frontage and Sign Area Allocation.

Sign Height - As shown in Figure 4.7-4 – Sign Height, Clearance and Projection, height as measured from the lowest grade directly beneath the sign to the top of the sign structure enclosing the sign face.

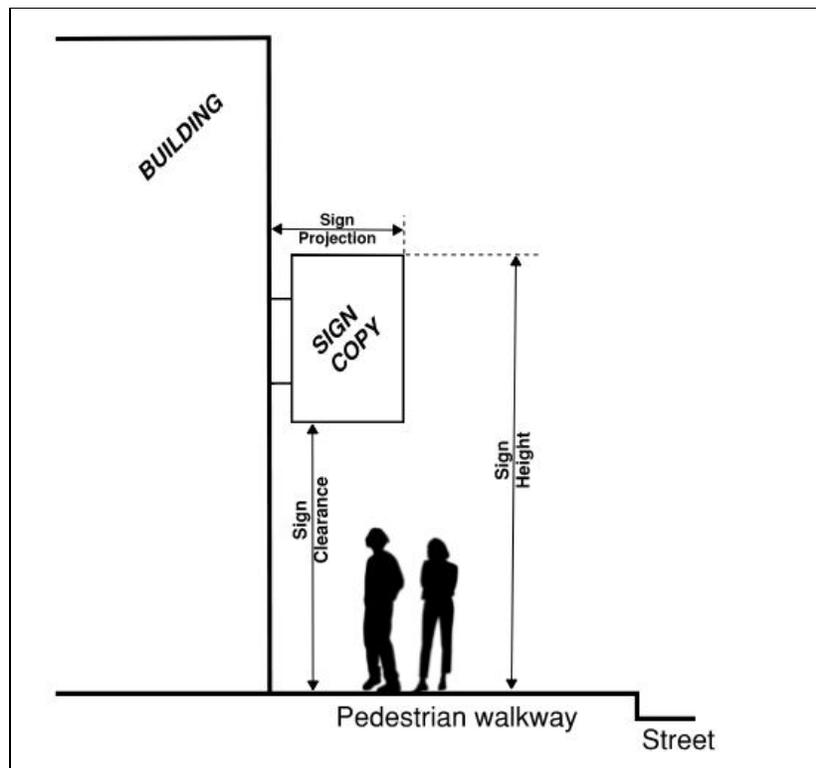


Figure 4.7-4 – Sign Height, Clearance and Projection

Sign, Nonconforming – A sign that was lawful when erected but that does not comply with one or more provisions of this chapter.

Sign, Permanent - Sign permanently affixed or attached to a building, structure, or to the ground.

Sign, Portable - Applicable only in the Commercial Mixed Use (CMU) Zones. A sign not permanently attached to the ground or other permanent structure, including A-frame Signs (also called sandwich board signs), Pedestal Signs, Easel Signs, and Vertically-Oriented Pole-Mounted Banner Signs.

a. Sign, A-frame - Often called sandwich board sign. A folding sign constructed of wood, metal, plastic or other similar material and consisting of two surfaces, which when open form a self-supporting triangular shape. No larger than 6 sq. ft. per sign face and no taller than 4 ft. in total height, including the frame.

b. Sign, Pedestal - A sign constructed of wood, metal, plastic or other similar material and supported by one or two pedestals. No larger than 6 sq. ft. per sign face and no taller than 4 ft. in total height, including the frame / pedestal. A pedestal is an architectural support or base for a column or statue or, in this case, a sign. The pedestal can be square, octagonal, or circular.

c. Sign, Easel - A sign displayed on and supported by an upright standing frame, typically with a tripod configuration. No larger than 6 sq. ft. per sign face and no taller than 6 ft. in total height.

d. Sign, Vertically-Oriented Pole-Mounted Banner - A sign mounted on a pole or pedestal and secured into the sidewalk in a flush-mounted fashion that does not create a trip hazard. Constructed of canvas, nylon, vinyl, or other flexible, weather-resistant fabric. No larger than 6 sq. ft. and secured to the pole or pedestal at the top and bottom of the banner. See Figure 4.7-5 - Vertically-Oriented, Pole-Mounted Banner Sign.



Figure 4.7-5 – Vertically-Oriented,

Sign Projection – For Attached Signs, the horizontal distance between the outer-most edge of the sign face and the building wall to which the sign / sign structure is attached. See Figure 4.7-4 – Sign Height, Clearance and Projection.

Sign, Temporary - Sign that is not permanently affixed or attached to a building, structure, or to the ground, and is displayed for a period not to exceed six (6) months per calendar year per property.

Sign, Variable Message - Sign which utilizes manual, mechanical, electro-mechanical, electronic, radiofrequency, fiberoptic, or other automated means of changing the sign message or copy at timed intervals. Includes LED, incandescent luminaries, electronic message centers, and video display boards.

Sign Variance - Land use process to request a deviation from the provisions of Chapter 4.7 - Sign Regulations. Procedures for this type of land use application are outlined in Section 1.2.110.03 - Special Development and Section 4.7.110.

Section 4.7.30 – PROHIBITED SIGNS

No person shall erect, install, maintain, alter, repair, remove, or use (or cause or allow such action) any sign unless specifically authorized by these regulations. No permit will be issued for the erection, display, or maintenance of any sign in violation of these regulations. The following types of signs are specifically prohibited:

- a. Signs that obstruct any required Vision Clearance Area, as defined by the City Engineer;
- b. Signs that obstruct ingress or egress through any door, window, fire escape, standpipe, or like facility required or designated for safety or emergency use;
- c. Signs that may be confused with public traffic signs or highway identification signs, or appear graphically similar to these types of signs;

- d. Signs that use words such as STOP, SLOW, CAUTION, LOOK, DANGER, or any other word, phrase, symbol, or character that may mislead or confuse motorists;
- e. Signs or sign structures determined by the Building Official to constitute a hazard to the public safety or health by reason of poor structural design or construction, inadequate maintenance, lack of repair, or dilapidation;
- f. Signs located on or above public rights-of-way without written consent of the applicable jurisdiction, unless specifically permitted elsewhere in this chapter. This includes, but is not limited to, sandwich boards, posters on utility poles, political signs in parking strips, and signs on sidewalks;
- g. Signs that flash, blink, fluctuate, or have chaser, scintillating, or speller effects, including search lights. The interval of change specified in Section 4.7.60.01.d shall be used to inform the meaning of these terms for all sign types;
- h. Signs that move or have any moving part. This includes movement by mechanical, electrical, or kinetic means, wind currents, or any other means;
- i. Signs that inflate, including balloons and blimps;
- j. Flags, banners, and other signs made of fabric or other similar non-rigid material, unless specifically permitted under Section 4.7.40.b (regarding flags), Section 4.7.80.01 (regarding Banner Signs), or Sections 4.7.40.k and 4.7.80.02 (regarding Portable Signs in the CMU Zones);
- k. Roof signs including those projecting more than four ft. above an eave on sloped roofs, or four ft. above the parapets on flat roofs;
- l. Signs with visible A-frames, trusses, or guy wires as part of the sign or sign structure (unless specifically permitted under Section 4.7.80.02 / Portable Signs);
- m. Signs placed on, affixed to, or painted on any motor vehicle, trailer, or other mobile structure not registered, licensed, and insured for use on public highways; and
- n. Handbills, including any notice, placard, poster, showbill, dodger, circular, pamphlet, booklet, letter, folder, sheet, sticker, or banner, except as permitted by the Corvallis Criminal Code.

Section 4.7.40 – EXEMPTIONS

The following types of graphic communication are exempt from the requirement for a Sign Permit and are not subject to Sign Area Allocation and Sign Area limits but must comply with other applicable provisions of this Code. Limitations on number and size of these classes of signs, if any, are noted below.

- a. Signs erected in a public right-of-way or easement by an agent of the City, Benton County, the State of Oregon, the U.S. Government, public utility, franchise utility or railroad. Examples include street identification signs traffic control, safety, warning, hazard, construction, and related signs.
- b. Flags mounted on a pole, where the pole is mounted either directly to the ground or directly to a building. See Section 4.9.110 for flagpole development standards.
- c. Campaign signs related to local, state, or national elections. Campaign signs are limited to the time period between 60 days preceding the election date to 15 days following the election date.
- d. Signs required by City ordinance, County ordinance, or state or federal law. Examples include address numbers, street names, public notices, restaurant health inspection ratings, handicapped access signs, and Civil Defense Shelter signs.

- e. For Designated Historic Resources listed in the Local and/or National Register of Historic Places, one permanent memorial sign or tablet per property. The dimensions and design of such memorial signs or tablets must be consistent with guidelines established by the Corvallis Historic Resources Commission.
- f. Permanent signs directing and guiding traffic and parking on private property, not to exceed six sq. ft. and limited to one sign per driveway entrance or street frontage. Other signs that designate reserved parking spaces or are related to traffic or parking regulations, if limited to two sq. ft., are also exempt.
- g. Signs that communicate only to persons inside buildings or building complexes or on private property.
- h. Signs, decorations, and displays inside of windows or attached to the inside of a window, except those signs prohibited by Section 4.7.30.
- i. One (1) Temporary Sign per property, other than Banner Signs and Portable Signs. Temporary Signs must be constructed of material with sufficient structural integrity to withstand wind and moisture, and must be maintained in sound condition, appearance, and repair. Maximum Sign Area and Sign Height must not exceed the following limitations by zone:
 - 1. RS-6, RS-9, RS-12, RS-20, AG-OS and C-OS Zones: 5 sq. ft. Sign Area / 4 ft. Sign Height
 - 2. All other Zones: 5 sq. ft. Sign Area / 6 ft. Sign Height
- j. One (1) non-illuminated Blade Sign per building entrance, securely fastened to the underside of an awning, canopy or marquee, and not exceeding 3 sq. ft. in Sign Area. Blade Signs must maintain a minimum Sign Clearance of 7.5 ft. over pedestrian sidewalks / walkways.
- k. Portable Signs conforming with this Chapter. See definitions for Portable Signs in Section 4.7.20 and applicable standards in Section 4.7.80.02.

Section 4.7.50 - SIGN PERMIT PROCEDURE

Unless exempt under Section 4.7.40, a Sign Permit must be obtained prior to the installation of each sign. A Sign Permit is also required for structural and/or electrical modifications to existing signs, including changes of sign size, shape, and/or location. A Sign Permit is not required for normal maintenance and repair of a sign or sign structure, such as painting, repainting and/or cleaning.

- a. A completed Sign Permit (“Permit”) application accompanied by the appropriate fee must be submitted for review to the Development Services Division.
- b. The Director will review the Permit application to ensure it is complete and accompanied by the appropriate fee, and that the proposed sign complies with the requirements of this Code and other City ordinances. A Permit shall be issued only when all of these criteria have been met. Additionally, unless exempt per Section 2.11.40.e, Detached Signs in Special Flood Hazard Areas require a Flood Development Permit per Chapter 2.11 - Floodplain Development Permit.
- c. An approved Permit does not replace, supersede, or waive structural or electrical standards and permits required by the Corvallis Building Code. These other permits must also be obtained prior to work on the installation of a sign.
- d. The applicable Permit review fee will be doubled if sign installation is begun before the Permit is obtained. Payment of the double fee shall not relieve any person from full compliance with these regulations.

- e. The Permit will expire if a sign is not installed within 180 days from the date of Permit issuance. Re-application must include a new, fully completed application form and a new Permit review fee. The application must comply with the criteria in "b," above, including any amendments to these regulations adopted since the previous Permit approval.
- f. An approved Permit may be revoked by the Director if the Sign is not constructed and installed as approved, if incorrect information was provided on the application, or if the City approved the Permit in error. A decision of the Director may be appealed in accordance with Chapter 2.19 - Appeals.
- g. All signs are subject to inspection and reinspection by the Director. Footing inspections may be required for all signs having footings.

Section 4.7.60 – GENERAL SIGN STANDARDS

The following provisions and standards apply to all signs, except where a more specific or restrictive standard is set forth in Section 4.7.70 – Sign Standards by Zone, below.

4.7.60.01 - Standards for All Signs (Detached and Attached)

- a. Sign Area Allocation may be apportioned to Attached Signs and, if permitted by this Chapter, to Detached Signs. The combined total Sign Area of all signs on a property must not exceed the Sign Area Allocation.
- b. All signs and sign structures must comply with the standards of this Chapter and with the provisions of the Building Code.
- c. Illuminated signs are permitted unless specified otherwise within the provisions below. Illumination may be provided by internal lighting or external spot lighting unless otherwise specified. In no case shall this illumination cause direct glare on adjacent properties or streets.
- d. The interval of change in the message or copy of a Variable Message Sign, whether manual or automated, may not be less than twenty (20) minutes. In no case shall the sign exhibit characteristics of those signs prohibited in Section 4.7.30.g.
- e. Any portion of a Variable Message Sign that displays time and temperature information is exempt from the 20-minute interval of change limitation.
- f. Sign maintenance is the responsibility of the property owner. Signs must be maintained to protect the public safety, present a neat appearance, and prevent deterioration.

4.7.60.02 - Standards for Detached Signs

- a. Detached Signs (including supporting structures) must not encroach into the public right-of-way or any required Vision Clearance Area. EXCEPTION: Up to two poles, each with a maximum diameter of six (6) inches, may be placed within a Vision Clearance Area and used to support a Sign above the Vision Clearance Area.
- b. Minimum separation between Detached Signs on the same side of a public right-of-way shall be 100 ft., unless specified differently by the applicable zone.
- c. Minimum Sign Clearance for Pole Signs above a pedestrian walkway shall be eight (8) ft.
- d. See Section 4.2.70 – Gateway Provisions for additional restrictions on Pole Signs and Monument Signs within gateway areas.

4.7.60.03 - Standards for Attached Signs

- a. That portion of the Sign Area Allocation used by a business or tenant for Attached Signs shall be used in not more than two signs per individual street frontage. Additional allocation may be used for additional Attached Signs, provided that a minimum eight (8)-ft. separation is maintained between signs.
- b. Attached Signs must face the site’s Primary Sign Frontage, except as allowed under (d) below.
- c. Sign Projection must not exceed eight (8) feet, unless further restricted in the zone-specific standards below. In addition:
 - 1. Where Sign Projection exceeds six (6) inches, the minimum Sign Clearance above pedestrian walkways / sidewalks must be eight (8) feet.
 - 2. Where Sign Projection exceeds one (1) foot, the edge of the sign structure closest to the building must not be separated from the building face by more than six (6) inches.
 - 3. Attached Signs may project into public street right-of-way only within the Commercial Mixed Use (CMU), Residential Mixed Use (RMU) and Mixed Use Residential (MUR) zones. A minimum setback of two (2) feet must be maintained from the curb face. The street right-of-way projection allowance does not apply to alley right-of-way.
- d. Sign Area Allocation may be used for one Attached Sign per business / tenant that faces a Secondary Sign Frontage. No Attached Sign facing a Secondary Sign Frontage shall project more than six (6) inches from the building face, nor into a public alley.

Section 4.7.70 – SIGN STANDARDS BY ZONE

The following subsections, organized by Zone, set forth standards for maximum Sign Area, maximum Sign Height and minimum setbacks for individual Attached and Detached (including Pole and Monument) Signs. If an individual sign type is not listed in a table, it means that particular sign type is not allowed in the Zone. Additional standards are listed below each table as applicable to the listed zones.

4.7.70.01 - RS-6, RS-9, RS-12, RS-20, AG-OS and C-OS Zones:

Table 4.7-1 – RS-6, RS-9, RS-12, RS-20, AG-OS and C-OS Zones			
Sign Type	Maximum Sign Area	Maximum Sign Height	Minimum Setback
Attached	5 sq. ft.	16 ft.	n/a
Monument	<i>See (b and c) below</i>		

- a. Attached Signs must not:
 - 1. Extend above building eaves or parapets;
 - 2. Project more than six (6) inches from the building face; nor
 - 3. Project into the public right-of-way.
- b. Where Primary Sign Frontage is 100 ft. or less, Monument Signs and illuminated signs are prohibited, and Attached Signs are limited to one street frontage.
- c. Where Primary Sign Frontage exceeds 100 ft.:

1. Monument Signs are allowed in accordance with Section 4.7.60.02 above. Monument Signs must maintain a minimum setback of five (5) feet and maximum Sign Height of six (6) feet;
2. Maximum Sign Area for Attached and Monument Signs is 16 sq. ft.; and
3. Illuminated signs are permitted.

4.7.70.02 - MUR, RMU-12 and RMU-20 Zones:

Table 4.7-2 – MUR, RMU-12 and RMU-20 Zones			
Sign Type	Maximum Sign Area	Maximum Sign Height	Minimum Setback
Attached	32 sq. ft.	20 ft.	n/a
Monument	32 sq. ft.	6 ft.	5 ft.

- a. Attached Signs must not extend more than four (4) feet above building eaves or parapets.
- b. Attached Signs may project into the public right-of-way, subject to Section 4.7.60.03.c.

4.7.70.03 – CMU-1, PA-O and RTC Zones:

Table 4.7-3 – CMU-1, PA-O and RTC Zones			
Sign Type	Maximum Sign Area	Maximum Sign Height	Minimum Setback
Attached	100 sq. ft.	25 ft.	n/a
Monument	100 sq. ft.	8 ft. for CMU-1 12 ft. for PA-O & RTC	5 ft.
Pole	100 sq. ft.	Prohibited in CMU-1 20 ft. for PA-O & RTC	5 ft.

- a. Attached Signs must not extend more than four (4) feet above building eaves or parapets.
- b. Within the PA-O and RTC Zones, Attached Signs must not project into the public right-of-way.
- c. Within the CMU-1 Zone:
 1. Attached Signs may project into the public right-of-way, subject to Section 4.7.60.03.c; and
 2. Pole Signs are prohibited.

4.7.70.04 – GC, CBF, CMU-2, CMU-3, LI-O, LI, GI, II, MUT and MUE Zones:

Table 4.7-2 – GC, CBF, CMU-2, CMU-3, LI-O, LI, GI, II, MUT and MUE Zones			
Sign Type	Maximum Sign Area	Maximum Sign Height	Minimum Setback
Attached	200 sq. ft.	CMU-3: See (a) below Other Zones: 25 ft.	n/a

Monument	200 sq. ft.	12 ft.	n/a
Pole	200 sq. ft.	25 ft.	n/a

- a. Within the CMU-3 Zone there is no maximum Sign Height for Attached Signs. However, Attached Signs with a Sign Height higher than 25 ft. must not extend above building eaves or parapets nor be internally illuminated.
- b. Attached Signs must not extend more than four (4) feet above building eaves or parapets.
- c. Within the CMU-2 and CMU-3 Zones Attached Signs may project into the public right-of-way, subject to Section 4.7.60.03.c.
- d. Within all listed zones other than CMU-2 and CMU-3, Attached Signs must not project into the public right-of-way.

4.7.70.05 – Oregon State University (OSU) Zone:

Sign regulations for the OSU Zone vary, depending on the location and visual impact of the sign in relation to properties surrounding the zone. The following part of the OSU Zone is called the exemption area: the area east of 30th Street, south of Johnson Avenue and Monroe Avenue, west of the east boundary of the OSU Zone, and north of Western Boulevard and Oak Creek.

- a. Any sign inside the exemption area shall be exempt from these regulations, provided that:
 - 1. The sign is more than 100 ft. inside the exemption area;
 - 2. The sign has a Sign Area of less than 32 sq. ft.; or
 - 3. The sign doesn't function as a graphic communication to people outside the exemption area.
- b. Any sign located in the OSU Zone but outside the exemption area shall be exempt from these regulations, provided the sign does not function as a graphic communication to people on adjacent streets or private property. See Figure 4.7-6 - OSU Sign Exemption Area.
- c. All other signs in the OSU Zone outside the exemption area shall have a Sign Area not greater than 32 sq. ft. Monument signs shall not exceed six ft. in height, and attached signs shall not vertically or horizontally project more than six in. from a building. Pole signs are prohibited. Unless otherwise exempt, signs along the boundary shall have a minimum separation of 100 ft. An approved Sign Permit is required prior to installation of any sign not specifically exempt by the provisions of Section 4.7.40, Section 4.7.70.05.a, or Section 4.7.70.05.b, above.

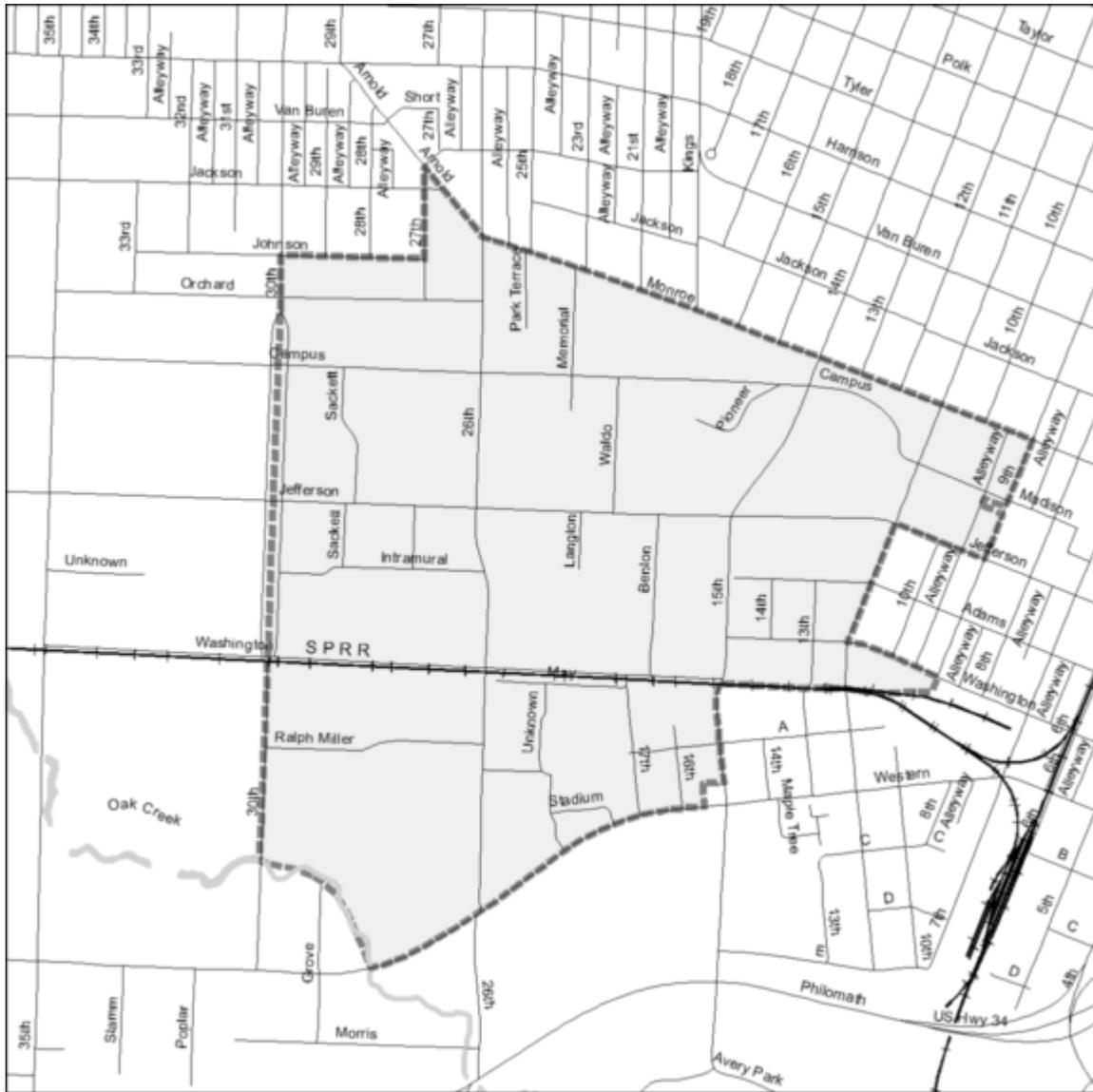


Figure 4.7-6 – OSU Sign Exemption Area

Section 4.7.80 – STANDARDS FOR SPECIAL SIGN TYPES

Unless exempt under Section 4.7.40, a Sign Permit must be obtained prior to the installation of each sign.

4.7.80.01 - Banner Signs

Banner Signs are allowed in all office, OSU, commercial and industrial zones, and in residential zones for properties with a primary frontage measuring greater than 200 ft.

- a. Banner Signs require an approved Sign Permit. Banner Signs shall be used consistent with either option provided below in a calendar year. The first Sign Permit issued for a Banner Sign on a property shall determine the option chosen. The options are:

1. Each property is limited to three Sign Permits for Banner Signs per year. The maximum Sign Area for a Banner Sign shall be 16 sq. ft. Each Sign Permit for a Banner Sign shall be valid for 30 consecutive days, after which time the banner shall be removed; or
 2. Each property is limited to two Sign Permits for Banner Signs per year. The maximum Sign Area for a Banner Sign shall be 100 sq. ft. Each Sign Permit for a Banner Sign shall be valid for seven consecutive days, after which time the banner shall be removed.
- b. All Banner Signs must be securely attached flush with a building face and comply with the maximum Sign Height provisions for Attached Signs in the applicable zone. The Sign Area of a Banner Sign shall not reduce a property's Sign Area allocation.
 - c. An approved Permit does not replace, supersede, or waive structural or electrical standards and permits required by the Corvallis Building Code. These other permits must also be obtained prior to work on the installation of a sign.

4.7.80.02 - Portable Signs

Portable Signs are permitted in the Commercial Mixed Use (CMU) Zones, subject to all of the following provisions, as applicable (see also Sign, Portable definitions in Section 4.7.20 above):

- a. The number of Portable Signs displayed per property (including within abutting public right-of-way where allowed under (b) below) must not exceed the following limitations:
 1. For properties containing less than 25 ft. of street frontage, up to two Portable Signs are permitted.
 2. For properties with 25 ft. or more of street frontage, up to two Portable Signs are permitted for every 25 ft. of street frontage.
 3. A minimum of 4-ft. spacing must be provided between signs, as well as between signs and abutting bicycle racks.
 4. For corner properties, Portable Signs are permitted on each street frontage, per “1” and “3” above.
 5. In no case may an individual business on a property have more than two Portable Signs per street frontage
- b. Portable Signs are allowed on public sidewalks, either directly adjacent to the building or in the area of sidewalk immediately adjacent to the street curb where bicycle racks, newspaper dispensers and trash bins are commonly located. However, at least 4 ft. of clear, continuous and unobstructed sidewalk width must be maintained for passage along the sidewalk. For properties with buildings set back 5 ft. or more from the public sidewalk, Portable Signs must be placed on private property.
- c. Portable Signs are prohibited in the following locations:
 1. Vision Clearance Areas, as defined by Chapter 1.6 - Definitions and the Site Development Design Standards.
 2. Standard and bulbed sidewalk intersections (see Figure 4.7-7 below).



i. Figure 4.7-7 – Standard / Bulbed Sidewalk Intersections

- d. Portable Signs may only be displayed during business hours and must be placed indoors overnight.
- e. No sign permit, or permit fee, is required for Portable Signs and the Sign Area of a Portable Sign does not reduce a property's sign allocation.
- f. Sign owners are responsible for all liability issues related to their Portable Signs.

Section 4.7.90 – ZONING OVERLAY SIGN PROVISIONS

4.7.90.01 - Sign Provisions for Designated Historic Resources

A proposed sign for a Designated Historic Resource must comply with the provisions in this Chapter and in Chapter 2.9 - Historic Preservation Provisions.

4.7.90.02 - Sign Provisions for the Willamette River Greenway (WRG) Overlay Zone

In addition to the provisions of this Chapter, properties within the Willamette River Greenway (WRG) Overlay Zone are subject to the following:

- a. For property that is separated from the Willamette River by public street right-of-way, signs are exempt from the requirements of Chapter 3.41 – Willamette River Greenway (WRG) Overlay.
- b. For property that is not separated from the Willamette River by public street right of-way, any sign visible from the Willamette River is subject to the WRG Conditional Development review process and must be consistent with the purposes of the Greenway, as stated in Chapter 3.41 - Willamette River Greenway (WRG) Overlay.

Section 4.7.100 – NONCONFORMING SIGNS

- a. Nonconforming Signs may continue to be used until altered, replaced, or moved, at which time the sign shall be brought into conformance with all provisions of this Code.
- b. Abandoned Nonconforming Signs shall be removed within 180 days. A new Sign Permit at the same address shall not be issued until the abandoned Nonconforming Sign is

removed. Where a new business fails to remove Nonconforming Signs from the premises, the property owner shall be responsible for their removal.

Section 4.7.110 – VARIANCE TO STANDARDS

There may be rare instances where a combination of strict application of the standards in this Chapter and/or public safety concerns may preclude signs as a communication medium for a primary frontage. In these cases, it may be appropriate to vary a particular standard to enable a property owner to use signage in a manner similar to other properties in the zone.

- a. To request a variance, an applicant shall submit a completed Sign Variance application and appropriate review fee.
- b. The Planning Commission shall hold a public hearing and provide notice on the application in accordance with Chapter 2.0 - Public Involvement.
- c. A Sign Variance request shall not be granted for any of the following:
 1. Size of a proposed sign;
 2. Limitations on visibility resulting from required landscaping;
 3. Location of buildings or other structures;
 4. Lack of exposure on a Primary Sign Frontage;
 5. Convenience or economic hardship to the applicant; or
 6. Inclusion of signs otherwise prohibited by these regulations.
- d. To approve a Sign Variance request, the Planning Commission must find that the application meets all of the following criteria:
 1. The proposed sign is not of a type prohibited by these regulations;
 2. The Sign Variance is the minimum remedy necessary to eliminate the hardship;
 3. The Sign Variance does not substantially subvert the basic regulating formula relating the amount of Sign Area to the amount of sign frontage; and
 4. No alternative solution that complies with these regulations is available to the applicant.
- e. The Planning Commission shall impose such conditions on the approval as necessary to achieve the purposes of these regulations.
- f. The decision of the Planning Commission shall be final unless appealed to the City Council in accordance with Chapter 2.19 - Appeals.
- g. Where a sign approved through Sign Variance procedures is not installed within one year, the Sign Variance approval shall expire, and all work must fully comply with this Code.

Section 4.7.120 - ADMINISTRATIVE

4.7.120.01 - Enforcement

The Director shall administer and enforce sign regulations and is authorized to issue citations for violations in accordance with Chapter 1.3 - Enforcement.

4.7.120.02 - Violations

Violations of these regulations shall be considered a Class B infraction and are subject to the procedures provided in ORS 153.110 through 153.310, as now constituted, and as amended over time.

- a. A person cited for a violation shall be fined up to \$100.00.

- b. Each day a sign is in violation shall be considered a new violation.

4.7.120.03 - Ordered Removal

The Director may order removal of any sign erected or maintained in violation of these regulations.

- a. The Director shall deliver a warning notice that the sign is in violation of these regulations. The notice shall be provided to individuals using the sign, to the owner of the sign or enterprise, and/or to the property owner.
- b. The notice shall allow three working days for removal of temporary signs and 14 working days for removal of permanent signs.
- c. If the owner or permittee fails to remove the sign as directed in the warning notice, the Director may issue a citation and may remove the sign. Any expense related to removal shall be paid by the owner or permittee of the sign. If such persons cannot be found, the expense shall be paid by the owner of the building, structure, or property to which the sign is affixed.
- d. If the condition of the sign presents an immediate threat to public safety, the Director may order immediate removal of the sign, without prior notice. Any expenses related to removal shall be paid by the owner or permittee of the sign. If such persons cannot be found, the expense shall be paid by the owner of the building, structure, or property.

4.7.120.04 - Limitation of Liability

The City shall not be held responsible for any damage to persons or property by reason of approval, disapproval, or the issuance of a Sign Permit authorized herein, or inspection or reinspection of a sign as authorized by this Chapter.

Section 6.

Section 4.9.50 - EXCEPTIONS TO BUILDING HEIGHTS AND PROJECTIONS

4.9.50.01 – GENERAL EXCEPTIONS TO THE BUILDING HEIGHT LIMITATIONS

Building projections such as chimneys, spires, domes, elevator shaft housings, towers, aerials, building-mounted flagpoles and other similar objects not used for human occupancy are subject to the height limitations specified in each zone. Such structures exceeding a zone's height limitations may be permitted subject to Chapter 2.12 – Development Standards Adjustment, and upon a finding by the State of Oregon Aeronautics Division that the proposed projection does not pose a hazard to air traffic.

Wireless Telecommunication Facilities are subject to Section 4.9.60 below.

Ground-mounted flagpoles are subject to the height limitations set forth Section 4.9.110 below.

4.9.50.02 – GENERAL EXCEPTIONS TO MINIMUM SETBACK STANDARDS

Architectural features such as cornices, eaves, canopies, sunshades, gutters, building-mounted flagpoles, chimneys, fireplaces, and flues may project up to three ft. into a required yard, provided that a minimum 30 in. setback is maintained from any property line. However, architectural features must not be located within a Vision Clearance Area as defined by Section

4.1.30.c, nor within franchise utility or other public easements. For the purposes of this Section, Architectural Features must not include any portion of a structure built for the support, conveyance, occupancy, shelter, or enclosure of persons, chattels, or property of any kind.

[...]

Section 7.

Section 4.9.110 – FLAGPOLE DEVELOPMENT STANDARDS

4.9.110.01 – Standards Applicable to All Flagpoles

- a. Flagpoles must be mounted directly to the ground (ground-mounted) or to a building (building-mounted).
- b. Each site is limited to a maximum of three (3) flagpoles, except that sites with 200 feet or more of street frontage are allowed additional flagpoles as follows:

Linear Street Frontage	# of Allowed Flagpoles
200 ft. – <250 ft.	4
250 ft. – <300 ft.	5
300 ft. – <350 ft.	6
350 ft. – <400 ft.	7
400 ft. – <450 ft.	8
450 ft. – <500 ft.	9
500 ft. or more	10

- c. Flag / flagpole lighting must comply with the site lighting standards of Section 4.2.80.

4.9.110.02 – Standards Applicable to Ground-Mounted Flagpoles -

- a. Ground-mounted flagpoles must be permanently affixed to the ground and must not be movable.
- b. Ground-mounted flagpoles must not exceed a height of 20 ft. or 110 percent of the tallest point of an existing primary structure on the subject site, whichever is greater, and in no case may exceed a height of 50 feet.
- c. Ground-mounted flagpoles must comply with the minimum setback standards of the underlying zone and are subject to vision clearance standards.

4.9.110.03 – Standards Applicable to Building-Mounted Flagpoles -

- a. Building-mounted flagpoles may not project into the public right-of-way.
- b. Building-mounted flagpoles, including attached flags, must maintain a minimum overhead clearance above pedestrian walkways of 8 feet.