



MILWAUKIE
Dogwood City of the West

Milwaukie Zoning Code Proposed Sign Code Amendments

January 27, 2017

File No. ZA-2016-003

Municipal Code - Title 14 Sign Ordinance

Chapter 14.16 Sign Districts

Municipal Code - Updates for Section References Only

Please contact Vera Kolas, Associate Planner with the City of Milwaukie Planning Department, at 503-786-7653 or koliasv@milwaukieoregon.gov with questions or comments about the proposed code amendments and/or the code adoption process.

Reader Guide

Commentary

A commentary section precedes each section of code amendments. The commentary provides a non-technical summary of the proposed amendments and highlights proposed policy changes. The commentary section is labeled as commentary and presented in Comic Sans font (the same font of this sentence).

Amendments

Unless otherwise noted in the document, underlined text is proposed text, and ~~striketrough~~ text is existing code language proposed for deletion. Standards shown in [brackets] are those that still require Planning Commission discussion and direction.

Context/Surrounding Code

The chapter, section, and subsection for the proposed code amendments are listed for reference in this document. Line breaks, like the one below, between subsequent amendments indicate that there is intervening text within the section or subsection that is not included in this document.

Please be advised that this document shows only sections of code for which amendments are proposed, along with limited surrounding sections for context. It does not include all of the sections of the Milwaukie Municipal Code.

COMMENTARY

TITLE 14, SIGN ORDINANCE

Staff is proposing 2 options for these amendments. Both options in the proposed amendments to Title 14 will add the Tacoma Station Area Manufacturing (M-TSA) zone to the MMC 14.16.050 list of manufacturing-type zones for signage purposes, as per the code interpretation established by land use file #CI-14-01. The amendments also propose to clarify the decision from land use file #CI-2015-002 and the subsequent appeal (land use file #AP-2016-001) regarding roof signs.

The interpretation rendered in file #CI-2015-002 was that the area of roof signs for properties in Manufacturing and Business Industrial zones is calculated in relation to the length of a single street frontage. For multiple-frontage properties, the effect of this interpretation is to limit the maximum size of roof signs, since they are based on the length of only one frontage. The decision by the Planning Commission in file #AP-2016-001 was that there was some error with respect to the term "frontage" as a matter of fact or law concerning the interpretation established in file #CI-2015-002. The Planning Commission approved the appellant's appeal and reversed the interpretation established in file #CI-2015-002, establishing the following interpretation instead:

- Where a subject property in any of the City's manufacturing zones has multiple frontages, the allowed area of a single proposed roof sign may be based on the combined length of multiple frontages.
- The Planning Commission adopted no interpretation regarding the determination of number of roof signs.

The current sign code does not have a maximum size for a roof sign; the size is determined based on the amount of frontage of the subject property. Further, the current sign code does not specify a limit of the number of roof signs. In the past, multiple roof signs have been permitted.

The 2 options for the amendments are summarized as follows:

OPTION 1 SUMMARY

- For properties with multiple frontages, 1 freestanding sign permitted per frontage
- 1 roof sign permitted—allowed in place of 1 freestanding sign
- For properties with multiple frontages, the size of a roof sign is determined by the longest frontage only
- The maximum size of roof sign is 250 sq ft, which is the maximum size of a freestanding sign

OPTION 2 SUMMARY

- For properties with multiple frontages, 1 freestanding sign permitted per frontage; if a frontage is more than 300 ft in length, then 1 additional freestanding sign is permitted on that frontage.
- 1 roof sign permitted—allowed in place of 1 freestanding sign
- For properties with multiple frontages, the size of a roof sign is determined by the longest frontage only
- The maximum size of roof sign is 250 sq ft, which is the maximum size of a freestanding sign

Underline/Strikeout Amendments

Title 14 Signs

CHAPTER 14.16 SIGN DISTRICTS

14.16.050 MANUFACTURING ZONE

No sign shall be installed or maintained in an ~~M₁~~ or BI Zone, or M-TSA Zone, except as allowed under Section 14.12.010 Exempted Signs, or as otherwise noted in Table 14.16.050.

Amendment Option 1

Table 14.16.050 Standards for Signs in Manufacturing Zones M₁ or BI, or M-TSA					
Sign Type	Area	Height	Location	Number	Illumination ¹
Freestanding signs	1.5 sq ft ^{SF} per lineal ft. of street frontage and 1 additional sq ft ^{SF} for each lineal ft. of frontage over 100 ft. ²	Max. 25 ft from ground level; min. clearance below lowest portion of a sign is 14 ft in any driveway or parking area.	Not permitted on any portion of a street, sidewalk, or public right-of-way.	1 multifaced sign permitted <u>per street frontage</u> . ³	Permitted
Roof signs	1 sq ft ^{SF} per lineal ft. of street frontage. ⁵	Max. 8 ft. above highest point of building. ⁶	Pending approval by fire marshal ⁷ may not project over parapet wall.	<u>1 multifaced sign per property</u> ; Permitted instead of in place of , not in addition to, <u>1 projecting or freestanding signs</u> . ³	Permitted
Awning signs	Max. display surface is 25% of awning surface. ⁸	No higher than the point where the roofline intersects the exterior wall. ⁹	NA.	1 per frontage per occupancy.	Permitted
Daily display signs	Max. 12 sq ft ^{SF} per display surface and 24 sq ft ^{SF} overall.	Max. 6 ft. above ground level.	Not permitted within required landscaped areas or public right-of-way. ¹⁰	1 per occupancy.	Permitted

² Not to exceed 250 square feet of sign area per display surface for each sign, or a total of 1,000 square feet for all display surfaces.

³ ~~For properties with multiple frontages, one (1) freestanding sign is permitted per frontage. Where a frontage exceeds 300 feet in length, one additional freestanding sign is permitted for such frontage. No freestanding sign~~

Proposed Code Amendment with Commentary

~~shall be permitted on the same premises where there is a roof sign. One (1) roof sign shall be permitted on the same premises, in place of one (1) of the allowable freestanding signs.~~

- ⁴ Includes signs painted directly on the building surface. In addition to the sign size limitations of this chapter, if an original art mural permitted under Title 20 occupies a wall where a wall sign has been proposed, the size of the wall sign shall be limited such that the total area of the original art mural plus the area of the wall sign does not exceed the maximum allowed.
- ⁵ For properties with multiple frontages, the total length of the longest frontage shall be used to calculate the maximum total allowed area for a roof sign. Roof signs shall not exceed 250 sq ft of sign area per display surface.
- ^{6A} All roof signs shall be installed in such a manner that there shall be no visible angle iron or similar sign support structure.
- ^{6Z} Only approved by the fire marshal after a finding that the site, type, and location of the sign will not substantially interfere with firefighting.
- ^{7A} Measured in vertical distance times length.
- ^{8A} Regardless of the existence of a parapet wall
- ⁹⁻¹⁰ A daily display sign may be allowed within the public right-of-way subject to the standards of Section 14.20.040.

Amendment Option 2

Table 14.16.050 Standards for Signs in Manufacturing Zones M ₁ , or BI, or M-TSA					
Sign Type	Area	Height	Location	Number	Illumination ¹
Freestanding signs	1.5 <u>sq ft SF</u> per lineal ft. of street frontage and 1 additional <u>sq ft SF</u> for each lineal ft. of frontage over 100 ft. ²	Max. 25 ft from ground level; min. clearance below lowest portion of a sign is 14 ft in any driveway or parking area.	Not permitted on any portion of a street, sidewalk, or public right-of-way.	1 multifaced sign permitted <u>per street frontage.</u> ³	Permitted
Roof signs	1 <u>sq ft SF</u> per lineal ft. of street frontage. ⁵	Max. 8 ft. above highest point of building. ^{6B}	Pending approval by fire marshal ^{6Z} , may not project over parapet wall.	<u>1 multifaced sign per property;</u> Permitted instead of in place of, not in addition to, <u>1 projecting or freestanding signs.</u> ³	Permitted
Awning signs	Max. display surface is 25% of awning surface. ^{7B}	No higher than the point where the roofline intersects the exterior wall. ^{8B}	NA.	1 per frontage per occupancy.	Permitted
Daily display signs	Max. 12 <u>sq ft SF</u> per display surface and 24 <u>sq ft SF</u> overall.	Max. 6 ft. above ground level.	Not permitted within required landscaped areas or public right-of-way. ⁹⁻¹⁰	1 per occupancy.	Permitted

- ² Not to exceed 250 square feet of sign area per display surface for each sign, or a total of 1,000 square feet for all display surfaces.
- ³ For properties with multiple frontages, one (1) freestanding sign is permitted per frontage. In addition, where a single frontage exceeds 300 feet in length, one additional freestanding sign is permitted for that frontage. ~~for such frontage. No freestanding sign shall be permitted on the same premises where there is a roof sign. One (1) roof sign shall be permitted on the same property, in place of one (1) of the allowable freestanding signs.~~
- ⁴ Includes signs painted directly on the building surface. In addition to the sign size limitations of this chapter, if an original art mural permitted under Title 20 occupies a wall where a wall sign has been proposed, the size of the wall sign shall be limited such that the total area of the original art mural plus the area of the wall sign does not exceed the maximum allowed.
- ⁵ For properties with multiple frontages, the total frontage length of the longest frontage shall be used to calculate the maximum total allowed area for all display surfaces of a roof sign. Roof signs shall not exceed 250 sq ft of sign area per display surface.
- ⁶⁶ All roof signs shall be installed in such a manner that there shall be no visible angle iron or similar sign support structure.
- ⁷⁷ Only approved by the fire marshal after a finding that the site, type, and location of the sign will not substantially interfere with firefighting.
- ⁸⁸ Measured in vertical distance times length.
- ⁹⁹ Regardless of the existence of a parapet wall
- ¹⁰¹⁰ A daily display sign may be allowed within the public right-of-way subject to the standards of Section 14.20.040.