



Oregon

Theodore R. Kubongoski, 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

7/20/2010

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Fairview Plan Amendment
DLCD File Number 001-10

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: Monday, August 02, 2010

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

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

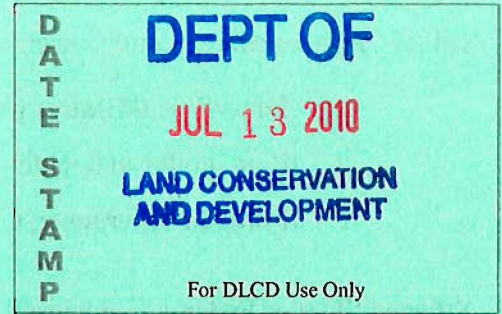
*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Erika Rence, City of Fairview
Gloria Gardiner, DLCD Urban Planning Specialist

<paa> N

2 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 Fairview Local file number: 09-30-ZC/Ord. 2-2010
Date of Adoption: 7/7/2010 Date Mailed: 7/12/2010
Date original Notice of Proposed Amendment was mailed to DLCD: 1/21/2010

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

Amendments to Fairview Municipal Code (FMC) 19.170 Sign Regulations, FMC 19.140.110 Village General Standards Signs, and 19.490.200 Home Occupation Permits - sign standards for home occupations. Improvements and updates to city-wide sign standards including the removal of sign standards from Village General Standards incorporating them into the city-wide sign regulations.

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".

Changes to height and number standards for freestanding signs in commercial/industrial zones; all non-conforming permanent signs are allowed to remain subject to maintenance standards; other minor changes.

Plan Map Changed from: _____ to: _____

Zone Map Changed from: _____ to: _____

Location: City-wide Acres Involved: N/A

Specify Density: Previous: _____ New: _____

Applicable Statewide Planning Goals: 1,2,9

Was and Exception Adopted? YES NO

DLCD File No.: 001-10 (18077) [16214]

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:

Local Contact: Erika Rence Phone: (503) 674-6242 Extension: _____

Address: 1300 NE Village Street City: Fairview

Zip Code + 4: 97204-3817 Email Address: rencee@ci.fairview.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.

ATTACHMENT 1

ORDINANCE
(2-2010)

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FAIRVIEW,
FAIRVIEW, OREGON, AMENDING FAIRVIEW MUNICIPAL CODE
CHAPTER 19.170 SIGN REGULATIONS AND SECTION 19.140.110 VILLAGE
GENERAL STANDARDS, FOR VARIOUS IMPROVEMENTS TO SIGN
REGULATIONS CITYWIDE.**

WHEREAS, public hearings were held by the Planning Commission on March 9, 2010 and May 25, 2010 and by the City Council on March 17, 2010, June 2, 2010 and June 16, 2010, and

WHEREAS, notice of said hearings was provided in accordance with Fairview Municipal Code 19.416 and Oregon Revised Statutes 227.186, and

WHEREAS, amendments are consistent with the Fairview Municipal Code and comprehensive plan policies and provisions, and

WHEREAS, Chapter 19.170 Sign Regulations was adopted in 1990 under Ordinance 09-1990, and

WHEREAS, Fairview Municipal Code Section 19.140.110 Village General Standards, Signs was adopted in 1990 under Ordinance 09-1990; and

WHEREAS, the amendments adopted under this ordinance improve Fairview's sign regulations by making them more user friendly, use tables and figures to better communicate regulations, and amend number, size and location regulations to better reflect sign needs throughout the community, and

WHEREAS, signs in Fairview Village are currently regulated under a separate set of regulations from the remainder of the city. The amendments incorporate Fairview Village sign regulations for single family, multi-family, and commercial zoning districts into the city-wide sign regulations, and

WHEREAS, the purpose of this ordinance is to create uniform sign regulations that meet the needs of businesses and residents while also preserving the aesthetic character of the community.

NOW, THEREFORE; The City of Fairview ordains as follows:

- Section 1. FMC Chapter 19.170 is amended as shown in Attachment 1.
- Section 2. FMC Section 19.140.110 is hereby repealed.
- Section 3. FMC Figure V-7 is hereby repealed.
- Section 4. FMC Section 19.110 is amended by as follows (underlined words to be inserted):

19.110.035 Signs and Development Standards

A. Signs

1. All signs located in Fairview Village shall be in conformance with sign regulations in FMC Chapter 19.170.

2. Freestanding Monument Entry Signs. These signs are intended to identify the Village entrances. The number and location of these signs is shown in Figure V-8, following Chapter 19.155 FMC.

a. Area. Maximum face area of 75 square feet.

b. Height shall be a maximum of 12 feet above grade.

c. Width shall be limited to a maximum of 15 feet.

d. Placement. Sign base shall be set on a foundation at finished grade level, anchored to the ground.

e. Location. Sign locations shall be located at four designated entrances into the Village (Figure V-8, following Chapter 19.155 FMC).

f. Base Dimension. The base/foundation dimensions shall not exceed 36 inches in depth or 15 feet in width and shall be no less than 18 inches or more than 24 inches in height.

B. Development Standards

Development standards specific to each zoning district in Fairview Village are located in each of the corresponding sections: 19.115 Village Single Family, 19.120 Village Townhouse, 19.125 Village Apartment, 19.130 Village Office, and 19.135 Village Commercial and Village Office. Additional development standards are located in Chapters 19.140, 19.145, and 19.150.

Section 5. FMC Section 19.490.200 is amended as shown in Attachment 2.

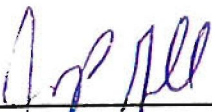
Section 6. This ordinance is effective 30 days from and after its adoption.

Motion adopted by the City Council of the City of Fairview this 7th day of July, 2010.



Mayor, City of Fairview
Mike Weatherby

ATTEST



Recorder, City of Fairview
Joseph Gall

Fairview Municipal Code Chapter 19.170

SIGN REGULATIONS

Sections:19.170.010 Purpose/Application.

19.170.020 Definitions.

19.170.030 Sign permit required.

19.170.040 Design Standards

19.170.050 Signing of nonconforming uses.

19.170.060 Nonconforming Signs

19.170.070 Hardship relief.

19.170.080 Exemptions.

19.170.090 Temporary signs.

19.170.100 Prohibited signs.

19.170.110 Permitted signs within residential zones.

19.170.120 Permitted signs within Community Service/Parks zone.

19.170.130 Permitted signs within commercial and light industrial zones.

19.170.140 Permitted signs within Village Mixed Use (VMU) zone.

19.170.150 Permitted signs within industrial zones.

19.170.160 Sidewalk A-board signs.

19.170.170 Abatement of prohibited, substandard and dangerous signs.

19.170.180 Maintenance.

19.170.010 Purpose/Application.

It is the city's policy to protect the public interest by promoting signs through regulations that:

A. Protect the public health and safety.

B. Maintain a balance between the need to identify sites and activities, and the negative impact on community image created by visual clutter. (Ord. 6-2001 § 1)

C. Are content-neutral, acknowledging that signs are a protected form of speech under the first amendment of the United States Constitution.

D. Provide residents and business owners with ample opportunities and alternatives to communicate messages through signage.

19.170.020 Definitions.

"A-board sign" means a double-faced portable sign constructed with an A-shaped frame, composed of two sign boards attached at the top and separate at the bottom, and not supported by a structure in the ground.

"Abandoned sign" means a sign structure not containing a sign for 120 continuous days or a sign not in use for 120 continuous days.

"Accessory sign" means a sign which is an integral part of outdoor accessory or display structures.

"Athletic Field Sign" means a sign placed on the interior of an athletic field fence or wall so as to be viewed from within the athletic facility."

"Awning sign" means a sign incorporated into or attached to an awning.

"Balloon sign" means any three-dimensional ambient air-filled object depicting a container, figure or product, or to which a temporary sign has been attached, or to which a sign has been incorporated.

"Banner sign" means a temporary sign made of fabric or other nonrigid material with or without an enclosing framework.

"Bench sign" means a sign that is displayed on a structure designed for sitting and displayed out of doors in view of the general public.

"Billboard sign" means a freestanding sign over 200 square feet and with display surface or surfaces primarily designed for the purpose of painting or posting a message thereon at periodic intervals.

"Canopy" means a permanent, decorative porch or walkway cover other than an awning which is attached to building.

"Direct illumination" means exposed lighting or neon tube on the sign face.

”Directional sign” means a permanent sign which is designed and installed solely for the purpose of traffic or pedestrian direction and placed on the property to which the persons are directed.

”Directory sign” means a sign listing the names, and/or use, and/or location of the various businesses or activities conducted within a building or group of buildings.

”Door sign” means any sign, picture, symbol, or combination thereof that is placed on, painted, or affixed to a door.

”Electronic message center” means signs whose message or display is presented with patterns of lights that may be changed at intermittent interval by an electronic process.

”Façade” means the building elevation that faces the street upon which the building is addressed, or is otherwise understood to be the front of the building through common usage of the term “front”. Buildings located at the corner of intersecting streets have two facades with one façade on each street frontage.

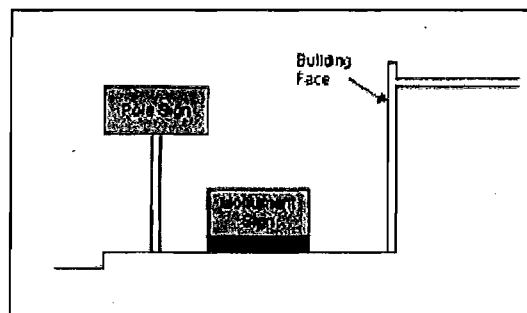
”Fascia sign” means a single-faced sign attached flush to a building.

”Fin sign” means a sign which is supported by a pole or poles and partly by a building.

”Flag” means a rectangular piece of fabric or other material of distinctive design, used as a symbol.

”Flashing sign” means lights which blink on and off randomly or in sequence.

”Freestanding sign” means a sign on a frame, pole or other support structure which is not attached to any building. Includes monument, pole, and directory signs.



”Ground story” means the vertical space between the ground elevation around the building and the elevation of the second floor deck.

“Hazardous sign” means a sign that is hazardous either directly through its structural design or indirectly through distracting or confusing features or functions that are visible from a right-of-way, private roadway, or other property.

”Illuminated awning sign” means a sign made of a translucent flexible covering designed in awning form. Such signs are internally illuminated.

“Incidental sign” means an informational or cautionary sign directing types of behavior including but not limited to trespassing, soliciting, parking, skateboarding, building identification, etc.

“Indirect illumination” means the light source is separate from the sign face or cabinet and is directed so as to shine on the sign.

”Internal illumination” means the light source is concealed within the sign.

“Lawn sign” means a temporary freestanding sign that is supported by a frame, pole or other structure placed directly in or upon the ground, wall or window. Signs may include but are not limited to political signs, real estate signs, and garage sale signs.

“Limited Duration Event A-Board Sign” means an A-board sign displayed for a temporary time frame to advertise events including but not limited to open houses, farmer’s markets, and school activities.”

“Mansard wall sign” means any sign placed on a building with an actual or false roof which does not vary more than 30 degrees from the vertical. Such mansard wall shall extend along the full width of the building.

”Moving parts” means features or parts of a sign structure which through mechanical means are intended to move, swing or have some action.

“Municipal Sign” means a sign placed by a municipality.

”Nonconforming sign” means a sign or sign structure lawfully installed and properly maintained that would not be allowed under the sign regulations presently applicable to the site.

”Outdoor advertising sign” means a sign supported by a substantial permanent sign structure with a display surface or display surfaces designated primarily for the purpose of painting or posting a message thereon at periodic intervals.

“Painted highlights” means painted areas which highlight a building’s architectural or structural features.

“Painted wall decoration” means displays painted directly on a wall and are designed and intended as a decorative or ornamental feature. Painted wall decorations may not contain

copy, logos or trademarks which are greater than 20 square feet, or 10 percent of the building wall, whichever is less.

”Painted wall sign” means a sign applied to a building wall with paint and which has no sign structure.

”Pennant sign” means a triangular or irregular piece of fabric or other material, commonly attached in strings or strands, or supported on small poles.

”Permanent sign” means a sign attached to a building, structure or the ground in some manner requiring a permit and made of materials intended for more than short-term use.

”Portable sign” means a sign designed to be transported which can be freestanding and unattached, or temporarily or permanently attached to the ground, structures or other signs.

”Projecting sign” means a sign attached to and projecting out from a building face or wall and generally at right angles to the building. Projecting sign include signs projecting totally in the right-of-way, partially in the right-of-way and fully on private property.

”Readerboard sign” means a sign on which message copy can be changed manually, in the field, through the utilization of attachable letters, number, symbols and other similar characters or changeable pictorial panels.

”Roof line” means the lower edge of the roof or top of the parapet, whichever forms the top lines of the building wall.

”Roof sign” means a sign installed upon, against or directly above a roof, or roof eave, or on top or above the parapet, or on a nonfunctional architectural appendage above the roof or roof eave.

”Rotating sign” means signs faces or portions of a sign face which revolve around a central axis.

”Sign” means materials placed or constructed primarily to convey a message or other display to identify sites and activities and which can be viewed from right-of-way, private roadway or another property.

”Sign face” means the display portion of a sign.

”Sign installation” means erecting, constructing, reconstructing, placing, altering, changing the sign face, relocating, suspending, attaching and the installation of electrical parts, wiring or illumination of any sign. However, installation shall not include changes in copy of a readerboard or outdoor advertising sign or of the removable panels of on-site directory signs.

“Sign maintenance” means normal care needed to keep a sign functional such as cleaning, oiling and changing of light bulbs.

“Sign repair” means fixing or replacement of broken or worn parts. Replacement is of comparable materials only. Repairs may be made with the sign in position or with the sign removed.

“Sign structure” means a structure specifically intended for supporting or containing a sign.

”Special event banner sign” means a banner sign that is temporarily displayed over a right-of-way for a limited period of time for a public event. A special event occurs on specific date or dates, is open to the community, and has been declared a special event by the city council.

“Structural alteration” means modification of the size, shape or height of a sign structure. Also includes replacement of sign structure materials with other comparable materials, for example metal parts replacing wood parts.

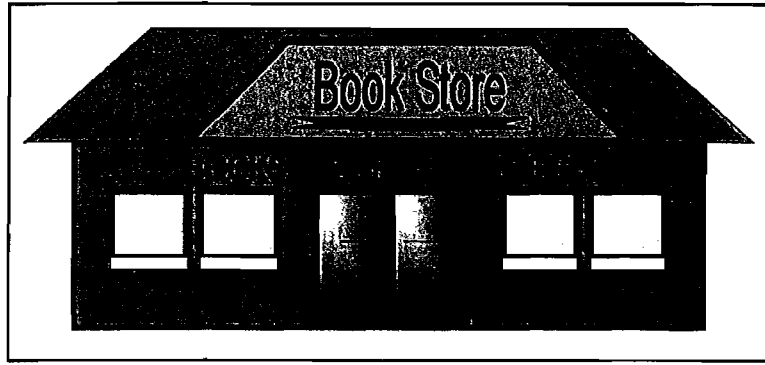
“Suspended sign” means a sign which is attached to the underside of a canopy or awning and is supported by the canopy or awning.”



”Temporary sign” means any sign, regardless of construction material, that is not permanently attached to a building, structure or the ground and/or is intended to be displayed for a limited period of time.

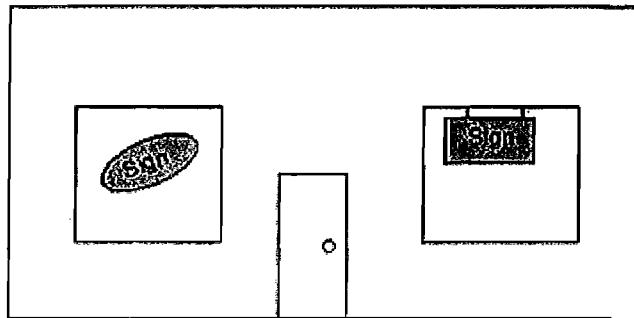
”Unsafe sign” means any sign determined to be a hazard to the public by the building official or authorized representative. “Upper story” means the vertical space between the floor and ceiling elevation of any story located above the ground story”

“Wall sign” means any sign painted on or attached to a building wall.



“Wind sign” means any attention-getting device or series of devices such as streamers, banners and pennants designed and fastened in such a manner as to move upon being subject to pressure by the atmosphere. (Ord. 6-2001 § 1)

“Window sign” means any sign, picture, symbol, or combination thereof, that is placed, painted, or affixed to a window, upon the interior or exterior face of window panes, or mounted to the interior window frame, or otherwise located within 24 inches of the window interior.



19.170.030 Sign permit required.

Sign permits are subject to a Type I review process. Building and electrical permits and corresponding inspections may be required based on size and weight requirements.

A. Permanent Sign Permit Application.

1. Sign Permit Form. Application for a sign permit shall be made on the sign permit application form provided by the city.
2. Administrative Approval. Completed sign permit applications must be approved by the Community Development Director or designee. Incomplete sign permit applications are subject to denial.
3. Plans. The applicant shall submit two copies of plans. These plans must be detailed enough to show compliance with all applicable sign regulations. The plan is to include:
 - a. A drawing to scale showing the design of the sign, including dimension, sign size, method of attachment, source of illumination and showing the relationship to any

building or structure to which it is, or is proposed to be, installed or affixed, or to which it relates, to include elevations.

b. A fully dimensioned plot plan, drawn to scale, indicating the location of the sign relative to property line, rights-of-way, streets, sidewalks, vehicle area and other building or structures on the premises.

c. The maximum and minimum heights and clearances of the sign.

d. Number, size and location of all existing signs on the same building, lot or premises.

e. For signs requiring a building/electrical permit. Provide structural and mechanical design and engineering data sufficient to ensure compliance with applicable Oregon Specialty Codes.

B. Temporary Sign Permit Application. All temporary signs larger than 8 square feet in area require a temporary sign permit.

1. Application. Applicants shall submit an application form, to be provided by the City, for all temporary signs greater than 8 square feet. The applicant shall indicate the size and proposed location of the temporary sign.

2. Permit sticker required. Upon approval, a City-issued sticker, indicating the date of placement and the date the sign is to be removed, shall be placed on the sign face of the approved temporary sign.

19.170.040 Design Standards.

A. Measurements.

1. Sign Area.

a. The area of sign faces enclosed in frames or cabinets is determined based display area of the sign (see Figure 1). Sign area does not include masonry walls, rocks, foundations, supports or other essential structures which are not serving as a backdrop or border to the sign. Only one face of a double-faced sign is counted. If a sign has more than two faces, the total area may not exceed twice the area permitted.

Figure 1:

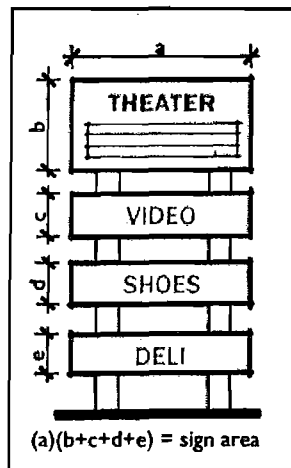


b. When a sign is on a base material and attached without a frame, such as wood board or Plexiglas panel, the dimensions of the base material are to be used unless it is clear that part of the base contains no sign, related display or decoration.

c. When signs are constructed of individual pieces attached to a building wall, sign area is determined by a perimeter drawn (the greater height multiplied by the greater width) around all the pieces.

d. For sign structures containing multiple modules oriented in the same direction, the modules together are counted as one sign face (see Figure 2).

Figure 2:



e. The maximum surface area visible at one time of a round or three-dimensional sign is counted to determine sign area.

f. When signs are incorporated into awnings, the entire panel containing the sign is counted as the sign face unless it is clear that part of the panel contains no sign, related display or decoration.

g. The area of an illuminated awning sign shall be calculated as a sign incorporated into an awning except that an illuminated face of the awning shall not exceed three times the sign area allowed.

h. The area of a window sign is measured along the outer frame of the window where it meets the wall. Window signs are to be measured by the outer most dimensions of text and graphics.

2. Sign Height. The overall height of a sign or sign structure is measured from the average grade directly below the sign to the highest point of the sign or sign structure.

3. Sign Clearance. Clearances are measured from the average grade directly below the sign to the bottom of the sign structure enclosing the sign face.

4. Building Height Method of Measurement. "Building height is measured as the vertical distance above a reference datum measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference datum shall be selected by either of the following, whichever yields a greater height of building:

a. The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of an exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above the lowest grade.

b. An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described in subsection (4)(a) of this section is more than 10 feet above the lowest grade. The height of a stepped or terraced building is the maximum height of any segment of the building.

B. Placement.

1. Placement. All signs and sign structures shall be erected and attached totally within the site except when allowed to extend into or over the right-of-way pursuant to FMC 15.25.

a. Signs permitted in the right of way. Signs located within City of Fairview right of way require a right of way permit unless otherwise stated in this chapter. Signs placed in Multnomah County right of way may require a permit from the County.

i. Municipal signs.

ii. A-board signs in accordance with FMC 19.170.160 and 19.170.090(B)(5).

iii. A right of way permit may be granted for the placement of a temporary sign in accordance with FMC 15.25 when there is no required front yard on a property.

iv. Signs associated with a public works project placed by a utility company or a licensed contractor.

2. Frontages. Signs allowed based on the length of one site frontage may not be placed on another site frontage. Signs allowed based on a building frontage may not be placed on another building frontage.

3. Clear Vision Area. No sign shall be located in the clear vision area as defined in Chapter FMC 19.162.020(O). No support structure(s) shall be located in the clear vision area unless the combined total width is 12 inches or less and the combined total depth is 12 inches or less.

4. Vehicle Area Clearances. When a sign extends over an area where vehicles travel or are parked, there shall be a minimum 14-foot clearance. Exception: the bottom of an electric sign or an outline lighting enclosure shall have not less than a 16-foot clearance unless such enclosures are protected from physical damage. In no cases shall the vehicle area clearance be less than 14 feet. Vehicle areas include driveways, alleys, parking lots and loading and maneuvering areas.

5. Pedestrian Area Clearances. When a sign extends over private sidewalk, walkways or other spaces accessible to pedestrians, there shall be a minimum of 7 feet clearance.

6. Required Yards. Signs may be erected in required yards.

C. Sign Types. All permanent signs require a sign permit in accordance with FMC 19.170.030 and shall be in compliance with FMC 19.170.110-140.

1. Fascia Sign. No point of a fascia sign may extend more than 18 inches from the wall to which it is attached, except for permitted electronic message signs which may be up to 24 inches in thickness. Fascia signs may not extend beyond the corner of buildings.

2. Projecting Sign. The support structure for a projecting sign shall be designed so that there is the minimum visible support structure above the sign face. There shall be no more than one foot of support structure between the building wall and the sign. Projecting signs may extend into the right-of way two feet except no portion of the sign shall be closer than 30 feet from the centerline of an existing right of way.

3. Freestanding Sign.

a. Freestanding sign shall not extend into the right of way.

b. Signs shall comply with clear vision requirements per FMC 19.162.020(O).

c. Signs shall meet vehicle area and pedestrian area clearance requirements per FMC 19.170.050(B).

4. Suspended signs and Awnings.

a. Signs may be placed on or incorporated into canopies and awnings; provided they do not extend above the upper surfaces of the structure.

b. Canopies and awnings containing signs may extend into the right-of-way two feet except no portion of the sign shall be closer than 30 feet from the centerline of an existing right of way.

5. Illuminated Awning Sign.

a. Illuminated awning signs may extend into the right-of-way the same distance as is allowed for awnings.

b. The projection of an illuminated awning sign shall not be less than three feet.

c. An illuminated awning sign may only be placed on a wall facing a street or adjacent to a pedestrian walkway. (Ord. 6-2001 § 1)

19.170.050 Signing of nonconforming uses.

The following provisions for signs shall apply when a use has been found to lawfully exist within the provision of FMC 19.530; the provisions of this section are not intended to allow a sign to exceed the requirements set forth in the zoning district within which the subject nonconforming use would be a permitted use.

A. Freestanding Sign. Any existing freestanding sign on the premises of a nonconforming use can be maintained, improved or relocated on the premises as long as the change does not increase the total sign area or exceed the height of the existing sign.

B. Wall Sign. Any existing wall sign on the premises of a nonconforming use can be maintained, improved or relocated on the premises as long as the maximum area of a wall sign does not exceed five percent of the wall area upon which the sign is located. Only one wall sign shall be permitted.

C. Projecting Sign. Any existing projecting sign on the premises of a nonconforming use can be maintained, improved, or relocated on the premises as long as the change does not increase the total sign area or exceed the height of the existing sign.

D. Readerboard. A permanent readerboard may be incorporated into any one, but not more than one, of the above permitted signs; provided, that the readerboard assembly is an integral part of the sign and the readerboard portion of the sign does not exceed 40 inches in height. The readerboard may be no more than 60 percent of the face of the sign.

E. Replacement. Existing signs for nonconforming uses found in the commercial and industrial zones may be replaced by signs as allowed in that section. Existing signs for nonconforming uses found in the residential zones may be replaced with signs as allowed in that section.

F. Billboard Signs. Billboard signs existing at the effective date of the ordinance codified in this title shall be permitted to remain and be maintained in reasonable repair, but may not be replaced, relocated, enlarged, or otherwise structurally modified. Changes in message shall not affect nonconforming status. (Ord. 6-2001 § 1)

19.170. 060 Nonconforming signs.

A. Nonconforming signs are those signs installed prior to July 7, 2010, which do not conform to the requirements of this section.

B. Permanent signs made non-conforming by changes to this chapter will be permitted to remain subject to sign maintenance standards in FMC 19.170.180.

C. Any nonconforming temporary sign installed prior to July 7, 2010, which does not comply with this title, shall be made to comply, or be removed by January 7, 2011.

D. Changes in copy on readerboards or outdoor advertising signs shall be permitted without loss of nonconforming status. On site or off site repairing or restoring of any part of a sign or sign structure to a safe condition, including normal maintenance, shall be permitted without loss of nonconforming status.

19.170.070 Hardship relief.

A. Hardship relief may be requested from the planning commission for all sign regulations except for prohibited signs.

B. Requests for hardship relief shall be reviewed in accordance with variance procedures in FMC 19.520.

C. Temporary hardship relief for street closures. Applicants may request a temporary "street closure" sign variance from the Planning Commission in the case that the visibility of a sign is obstructed due to a street closure in relation to a public works project.

1. A variance from sign regulations for the underlying zone may be requested from the Planning Commission for temporary alternatives to the location, size or form of sign if it meets the following standards.

a. The proposed sign may not exceed 50% of the maximum allowed size requirements for signs in the underlying zone.

b. The sign may not be hazardous to surrounding properties, motorists, cyclists, or pedestrians.

c. The sign may only be displayed for the duration of the hardship or until the public works project is complete.

d. A right of way permit shall be required in accordance with FMC 15.25 if the proposed sign will be located within the right of way.

e. The sign shall be subject to all other applicable regulations in FMC 19.170 unless otherwise specified.

D. Hardship relief for billboards displaced by public improvement projects may be requested from the planning commission and shall be processed in accordance with Chapter 19. 520 FMC. (Ord. 6-2001 § 1)

19.170.080 Exemptions.

A. Exempt signs.

Except for signs prohibited by this chapter in FMC 19.170.100, the following signs are exempt from the provisions of the Fairview Sign Code.

1. Signs directing traffic placed in the right of way by the city or jurisdiction responsible for the right of way.

2. Signs provided to give notice in accordance with FMC 8.30.110(B) Private Property Impounds.

3. Signs required by law, administrative order, or judicial order.

4. Incidental signs less than 3 square feet located on private property. Placement of incidental signs is prohibited in the right of way unless otherwise stated in this chapter.

B. Signs exempt from permitting requirements in FMC 19.170.030.

The following signs shall not require a permit but shall conform to all other applicable provisions of this title:

1.. Permanent signs not exceeding one square foot in area.

2. Temporary signs not exceeding 8 square feet in area.

3.. Professional non-illuminated nameplates not exceeding two square feet in area associated with an approved home occupation per FMC 19.490.

4.. Signs directing traffic into off-street parking areas. An on-site directional sign(s) shall not exceed eight square feet in area. A freestanding sign may not exceed 42 inches in height. A wall sign may not exceed eight feet in height above grade.

5. Directional signs for hospital or emergency services, railroad signs and danger signs.

6.. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface, or constructed of bronze or other noncombustible surface or when constructed of bronze or other noncombustible material not to exceed eight square feet in area.

7.. Flags displayed from permanently located freestanding or wall-mounted flagpoles which are designed to allow raising and lowering of flags. The number of such flags shall be limited in number to one per 100 feet of linear frontage, with a maximum of six per premises. Such displays shall be kept neat, clean and in good repair.

8.. Painted wall decorations and painted wall highlights.

9.. One time clock and/or scoreboard sign shall be permitted at each athletic field. Such signs shall have a maximum height of 15 feet above grade.

10.. Athletic Field Signs. Bannersigns located on athletic field fences may be installed so as to be oriented towards the interior of the athletic field. Each individual sign shall be no more than 32 square feet in area. There shall be no more than 32 square feet of area for any eight linear feet of fence. The maximum height shall not exceed eight feet above grade. The sign shall not project above the fence. (Ord. 6-2001 § 1)

11. Accessory signs within a commercial or industrial zone which are permanent and an internal part of permitted outdoor accessory or display structures such as soft drink machines, fuel pumps and newspaper dispensers.

12. Signs associated with a public works or construction project placed by a utility company or licensed contractor.

19.170.090 Temporary signs.

The purpose of this section is to allow for the display of temporary messages including but not limited to political signs, real estate sign, and special event signs. Temporary signs are prohibited signs except as provided in this section.

A. General Requirements

1. Illumination. No temporary sign shall be internally or externally illuminated.

2. Location. No temporary sign shall extend into or over the public right-of-way or the clear vision area except as otherwise stated in this chapter.

3. Maintenance. Temporary signs shall be kept neat, clean and in good repair. Materials used should not fade, tear, rip or otherwise become unsightly during the period of installation.

4. Placement. Except as provided by this section temporary signs may not be attached to , trees, shrubbery, utility poles, or like items. They shall not obstruct or obscure primary signs on adjacent premises. They shall not create a traffic hazard because of distractive character to motorists of any such device or the cumulative effect of all such devices. Temporary signs are subject to clear vision requirements per FMC 19.162.020(O).

5. Duration.

a. Temporary signs must be removed within 6 months of placement except as otherwise stated in this chapter. The display period shall be limited to 6 months in any one year period.

6. Permit required. Temporary signs greater than 8 square feet in area require a temporary sign permit in accordance with FMC 19.170.030(B).

B. Sign Types.

1. Lawn Signs. Lawn signs shall be pole-mounted or wall-mounted. Temporary lawn signs and sign structures, if any, must be removed within six months of the date of installation. Pole-mounted and wall mounted lawn signs shall not exceed 60 inches in height in residential zones and 8 feet in height in commercial and industrial zones.

2. Balloon Signs. One balloon sign per site may be permitted. Balloon signs shall be ground-mounted or roof-mounted and air filled. The overall height of a ground-mounted balloon sign shall not exceed 25 feet above grade. The overall height of a roof-mounted balloon sign shall not exceed 25 feet above the roof top. The display period is limited to a total of 30 days per year.

3. Banner Signs. One banner sign attached to a building wall per building frontage per street frontage may be permitted. Such banner sign(s) is limited to 32 square feet in area. Banner signs larger than 8 square feet in area shall require a temporary sign permit and be removed within 6 months of placement.

4. Special Event Banner Signs. Permitted in all land use zones when in conformance with the following criteria:

a. Notarized, written consent from the property owner where the banner will be located. The consent shall identify any restrictions that the property owner requires of the permit holder.

b. Plans showing the location of the banner; banner height above the right-of-way, support devices for the banner; and proposed dates.

c. The display period shall not exceed 25 consecutive days in duration and no more than once in any 12-month period.

d. A copy of any liability and/or property damage insurance required by the property owner where the banner will be located. (Ord. 6-2001 § 1)

5. Limited Duration Event A-board Signs. Permitted only in residential and Village Mixed Use zones when in conformance with the following criteria:

- a. Two (2) signs permitted per major intersection within one half mile of location of the event.
- b. One (1) sign permitted on sidewalk within one block of the event.
- c. Placement of a sign is limited to 7am – 9pm and must be removed promptly after the event has ended.
- d. Signs are subject to size and clearance standards for sidewalk A-board signs in FMC 19.170.160.

19.170.100 Prohibited signs.

It shall be unlawful for any person to install, display or maintain any sign or advertising structure falling within any of the following descriptions:

A. Hazardous Signs. The following signs or advertising structures are identified as hazardous, either directly through their structural design or indirectly through distracting or confusing features or functions that are visible from a right-of-way, private roadway, or other property:

- 1. Moving signs, including rotating signs and wind signs, or any sign which has any visible moving part or visible mechanical movement of any description, including movement created by normal wind currents. Clocks and barber poles are exceptions.
- 2. Flashing signs, or any signs which achieve apparent movement through electrical pulsations, including strobe lights and bead lighting.
- 3. Signs that substantially obstruct free and clear vision of the traveling public at the intersection of any street or driveway.
- 4. Signs that interfere with the traveling public's perception of traffic controls, including signs that use the words "stop," "look," "danger," or any other word, phrase, character symbol or graphic that is reasonably likely to distract or confuse vehicle operators.
- 5. Signs that incorporate reflective-type bulbs, or par spot bulbs, or directly visible bulbs of greater than 25 watts capacity. Electronic message center signs are exceptions.
- 6. Signs that incorporate white or blue neon tubing that exceed 300 milliamperes rating, or other neon tubing that exceed 120 milliamperes rating.
- 7. Signs that incorporate fluorescent tubing that exceeds an illumination equivalent of 800 milliamperes rating, or a spacing of less than nine inches, center to center.
- 8. Temporary readerboards, portable readerboards, A-board or sandwich signs, or any other portable signs capable of blocking public right-of-way that are not expressly permitted in this title.

9. Signs that obstruct in any way a fire escape, stairway or standpipe, or interfere with human exit through a window or any room located above the first floor of any building, or any door required exit from a building, or required light or ventilation source.

10. Signs in the public right of way, other than government owned or managed signs, unless otherwise specifically allowed herein. (Ord. 08-2009)

B. Other Prohibited Signs. The following signs or advertising structures are identified as having unnecessary and adverse visual impact on the community:

1. Roof signs, fin signs, or any sign structure that is attached to a building that does not conform to the sign standards contained in the remainder of this section.
2. Temporary signs, bench signs, banners, pennants, wind signs, balloon signs, flags or any other temporary sign structure that does not conform to the sign standards contained in the remainder of this section.

3. Nonconforming signs that have been modified in a manner which is not consistent with this section.

4. Billboard signs except as provided by FMC 19.170.050 and 19.170.070. (Ord. 6-2001 § 1)

19.170. 110 Permitted signs within residential zones. All signs shall comply with permitting requirements in FMC 19.170.030 and design standards in FMC 19.170.040

A. Permitted signs within Single Family Residential Zones (R, R-7.5, R-10, R/SFLD, VTH and VSF)

Type	Area	Height	Number	Illumination
Freestanding (Sign(s) may only be placed at entrance(s) to subdivision.)	32 square feet	4 feet	1 if subdivision <40 units 2 if subdivision >40 units	External only. 7:00am – 12:00 midnight.
Temporary Signs	See FMC Section 19.170.110 (C)			

B. Permitted Signs within Multi-Family Zones (R/MF, R/MH, R/MF/TOZ, and VA)

Type	Area	Height	Number	Illumination
Multi-dwelling Signs				
Freestanding	32 square feet total permitted area per site	8 feet	No limit if within the maximum total allowed area.	External OR Internal if illumination is confined to the lettering and logo.

	frontage.			
Wall (Fascia, awning and painted wall signs are permitted)	Sign area may not exceed 10% of the wall area on which the sign is placed.	May not extend above the roofline.	No limit if within the maximum total allowed area.	None.
Commercial Use Permitted in the R/MF Zone				
Wall (Fascia, awning and painted wall signs permitted) **A readerboard may be incorporated into the sign and may be 40 inches in height and no more than 60% of the sign face	10% of wall area.	25 feet	1 per site frontage.	Internal if illumination is confined to the lettering and logo. Duration of illumination limited to 7:00am – 12:00 midnight unless commercial use is operated on a 24-hour basis.
Window/Door Sign	Window signs may not exceed 25% of the total window area.	None	No limit on number if within the total permitted area limit.	N/A
Projecting	18 square feet per sign face	Shall not extend above the roof line. Max of 25 feet above grade. Minimum clearance of 7 feet between the bottom of	1 per site frontage.	Internal or indirect external illumination.

		the sign and the ground. May extend into the right of way 2 feet. No portion of the sign shall be closer than 30 feet from the centerline of adjacent right of way.		
Suspended	6 square feet	Clearance – 7 feet	1 sign per business.	None
Temporary Signs	See FMC Section 19.170.110(C)			

C. Temporary Signs permitted in all residential zones. Pursuant to FMC 19.170.090 and 19.170.040(B) the following temporary signs shall be permitted:

Type	Area	Height	Number	Duration
Lawn Sign (Single Family Residential)	12 square feet total permitted area. No sign face may be greater than 3 square feet.	60 inches	No number limit if within the maximum area limit.	Signs must be removed within 6 months of placement.* **
Lawn Sign (multi-family residential, commercial use in R/MF zone.)	64 square feet total permitted area. No sign face may be greater than 32 square feet.	8 feet	No number restriction if within the total allowed area limit.	Signs must be removed within 6 months of placement.

Banner Sign (multi-family zones and commercial use in R/MF only)	64 square feet. No sign face may be greater than 32 square feet.	N/A	No number limit if within the maximum area limit.	Signs must be removed within 6 months of placement.
Limited Duration Event A-Board Sign	24 inches wide.	42 inches standing height.	2 per major intersection within one half mile of event. 1 on sidewalk within one block of event.	7am – 9pm on the day of the event. Signs must be removed promptly after the event.
<p>*Temporary signs posted on a property for sale/lease shall be removed within 15 days of the sale/lease of the property. **Temporary signs posted on a property where a garage sale is occurring shall be permitted in accordance with FMC 5.60.030.</p>				

19.170.020 Permitted signs within Community Service Parks (CSP) Zone. All signs shall comply with permitting requirements in FMC 19.170.030 and design standards in FMC 19.170.040

Type	Area	Height	Number	Illumination
Free-standing	0.4 square feet of sign face area per linear foot of site frontage. 1 sign: Maximum sign face area of 100 square feet. More than one sign: Maximum sign face area of 80 square feet. Sites with less than 100 feet frontage: 40 square feet.	25 feet above grade	No limit on number if within the total maximum area. Minimum 200 foot separation between signs.	Internal or indirect external illumination.
Free-standing directional sign	8 square feet	4 feet above grade	1 per driveway	Internal or indirect external illumination.

Wall Sign (Fascia and painted wall sign permitted)	Sign area may not exceed 10% of the wall area on which the sign is placed.	May not extend above the roofline	No number restriction if within the maximum area limit.	External OR Internal if illumination is confined to the lettering and logo.
Window/Door Sign	Window signs may not exceed 25% of the total window area.	None	No limit on number if within the total permitted area limit.	N/A
Projecting	18 square feet per sign face	<p>Shall not extend above the roof line.</p> <p>Max of 25 feet above grade.</p> <p>Minimum clearance of 7 feet between the bottom of the sign and the ground.</p> <p>May extend into the right of way 2 feet. No portion of the sign shall be closer than 30</p>	1 per site frontage.	Internal or indirect external illumination.

		feet from the centerline of adjacent right of way.		
Suspended	6 square feet	Clearance – 7 feet	1 sign per business	None

Temporary Signs Pursuant to FMC 19.170.090 and 19.170.040(B) the following temporary signs shall be permitted.

Type	Area	Height	Number	Duration*
Lawn Sign	64 square feet total permitted area. No sign face may be greater than 32 square feet.	8 feet	No number restriction if within the total allowed area limit.	Signs must be removed within 6 months of placement.
Banner Sign	64 square feet total permitted area. No sign face may exceed 32 square feet.	N/A	No number restriction if within the total allowed area limit.	Signs must be removed within 6 months of placement.
Limited Duration Event A-Board Sign	24 inches wide.	42 inches standing height.	2 per major intersection within one half mile of event. 1 on sidewalk within one block of event.	7am – 9pm on the day of the event. Signs must be removed promptly after the event.

*Temporary signs posted on a property for sale/lease shall be removed within 15 days of the sale/lease of the property.

1. Sign Features.

a. Illumination. Signs may be indirectly or internally illuminated.

b. Readerboard. A permanent readerboard may be incorporated either in a freestanding sign or wall sign but not both. The readerboard shall be an integral part of the sign design and shall not exceed 40 inches in height. Not permitted in the single family residential zone.

c. Electronic Message Center. An electronic message center may be incorporated into either a freestanding sign or wall sign, but not both. The electronic message center shall be an integral part of the sign design and shall not exceed eight square feet. Flashing signs are prohibited. Not permitted in the single family residential zone.

19.170.130 Permitted signs within commercial and light industrial zones. (CC, TCC, NC, LI, VO, and VC) All signs shall comply with permitting requirements in FMC 19.170.030 and design standards in FMC 19.170.040.

A. Permitted signs within commercial and light industrial zones.

Type	Area	Height/ Clearance	Number	Illumination
Free- Standing (CC, TCC, NC, and LI only)	0.4 square feet of sign face area per linear foot of site frontage up to a maximum sign face area of 100 square feet. Sites are entitled to a minimum of 40 square feet regardless of site frontage.	25 feet above grade or the height of the building, whichever is greater, up to a maximum of 45 feet.	No limit on number if within the total maximum area.	Internal or indirect external illumination.
Free- standing directional sign	8 square feet	4 feet above grade	1 per driveway	Internal or indirect external illumination.
Wall (Fascia, mansard wall, awning, illuminated awning, marquee	Maximum permitted area shall be 10% of the wall area on which the sign is placed.	Shall not extend above the roof line.	No limit on number if within the total permitted area limit.	Internal or indirect external illumination.

and painted wall signs)				
Window/ Door Sign	Window signs may not exceed 25% of the total window area.	None	No limit on number if within the total permitted area limit.	Internal illumination only.
Projecting	18 square feet per sign face	Shall not extend above the roof line. Max of 25 feet above grade. Minimum clearance of 7 feet between the bottom of the sign and the ground. May extend into the right of way 2 feet. No portion of the sign shall be closer than 30 feet from the centerline of adjacent right of way.	1 per business frontage.	Internal or indirect external illumination.
Suspended	6 square feet	Clearance – 7 feet	1 per business frontage.	None

Temporary Signs Pursuant to FMC 19.170.090 and 19.170.040(B) the following temporary signs shall be permitted.

Type	Area	Height	Number	Duration*
Lawn Sign	64 square feet total permitted area. No sign face may be greater than 32 square feet.	8 feet	No number restriction if within the total allowed area limit.**	Signs must be removed within 6 months of placement.
Banner Sign	32 square feet total permitted area.	N/A	No number restriction if within the total allowed area limit.	Signs must be removed within 6 months of placement.
Balloon Sign	N/A	25 feet	1	Display limited to 30 days in a year.
*Temporary signs posted on a property for sale/lease shall be removed within 15 days of the sale/lease of the property.				
** Lawn signs on the same frontage shall be spaced at least 50 feet apart.				

B. Sign Features.

1. **Illumination.** Signs may be indirectly or internally illuminated.

2. **Readerboard.** A permanent readerboard may be incorporated either in a freestanding sign or wall sign but not both. The readerboard shall be an integral part of the sign design and shall not exceed 40 inches in height.

3. **Electronic Message Center.** An electronic message center may be incorporated into either a freestanding sign or wall sign, but not both. The electronic message center shall be an integral part of the sign design and shall not exceed eight square feet. Flashing signs are prohibited.

19.170.140 Permitted signs within Village Mixed Use (VMU) Zone. All permanent signs are subject to permitting requirements in FMC 19.170.030.

A. Ground story and upper story signs may only be placed on the front elevation except for mixed use townhouses that have ground story doors or windows along driveways, walkways, or parking areas. In such cases window signs up to 25% of the total window area are allowed.

Ground Story				
Type	Area	Height/Clearance	Number	Illumination
Fascia	Total area of all signs may not exceed 10% of the area of the ground story.*	3 foot max height	No number restriction if within the maximum area allowed.	Internal only if confined to lettering and/or logo. Duration of illumination limited to 7am-10pm. No illumination on signs located on side or rear elevations.
Window		None.		
Door		None.		
Awning (materials limited to metal, glass, and/or fabric)	Window and door signs may not exceed 25% of the total window/door area. Maximum 4 square feet for signs located on side or rear elevations.	Maximum 4 foot projection from the wall to which the awning is attached. Minimum clearance of 7 feet above finished grade.	1 per site.	
Projecting	7.5 square feet. Front elevation only.	Maximum 4 foot vertical dimension. Maximum 4 foot projection from the wall to which it is attached. Minimum clearance of 7 feet above finished grade.	1 per site.	None permitted.

* Excludes projecting and A-board signs.

Upper Story				
Type	Area	Height/Clearance	Number	Illumination
Fascia	The total area of all signs may not exceed 10% of the area of the upper story. Maximum 4 square feet for signs located on side or rear elevations.	Sign(s) may not extend beyond the corners of the top of the building.	No number restriction if within the maximum area allowed.	None permitted.
Window Sign	Window signs may not exceed 25% of the total window area. Maximum 4 square feet for signs located on side or rear elevations.	None	No limit on number if within the total permitted area limit.	N/A

Temporary Signs. Pursuant to FMC 19.170.090 and 19.170.040(B) the following temporary signs shall be permitted.

Type	Area	Height	Number	Duration* **
Lawn Sign	12 square feet total permitted area. No sign face may be greater than 3 square feet.	60 inches	No number restriction if within the total allowed area limit.	Signs must be removed within 6 months of placement.
Banner Sign	16 square feet	N/A	1	Signs must be removed within 6 months of placement.
Limited Duration Event A-Board Sign	24 inches wide.	42 inches standing height.	2 per major intersection within one half mile of event. 1 on	7am – 9pm on the day of the event. Signs must be removed

			sidewalk within one block of event.	promptly after the event.
<p>*Temporary signs posted on a property for sale/lease shall be removed within 15 days of the sale/lease of the property.</p> <p>**Temporary signs posted on a property where a garage sale is occurring shall be permitted in accordance with FMC 5.60.030.</p>				

B. Prohibited Signs.

1. Painted wall signs (without sign structure).
2. Roof Signs
3. Painted wall decorations.
4. Readerboards.
5. Flashing signs.
6. Bench signs.

19.170.150 Permitted signs within Industrial Zones (GI). All signs shall comply with permitting requirements in FMC 19.170.030 and design standards in FMC 19.170.040.

Type	Area	Height/ Clearance	Number	Illumination
Free-standing	0.4 square feet of sign face area per linear foot of site frontage up to a maximum sign face area of 100 square feet. Sites are entitled to a minimum of 40 square feet regardless of site frontage.	25 feet above grade or the height of the building, or whichever is greater, up to a maximum of 45 feet.	No limit on number if within the total maximum area.	Internal or indirect external illumination.
Free-standing directional sign	8 square feet	4 feet above grade	1 per driveway	Internal or indirect external illumination.
Wall (Fascia and painted wall signs)	Maximum permitted area shall be 10% of the wall area on which the sign is placed.	Shall not extend above the roof line.	No limit on number if within the total permitted area limit.	Internal or indirect external illumination.
Window/ Door Sign	Window signs may not exceed 25% of the total window area.	None	No limit on number if within the total permitted area limit.	N/A
Projecting	18 square feet per sign face	Shall not extend above the roof line. Max of 25 feet above grade. Minimum clearance of 7 feet	1 per business frontage.	Internal or indirect external illumination.

		<p>between the bottom of the sign and the ground.</p> <p>May extend into the right of way 2 feet. No portion of the sign shall be closer than 30 feet from the centerline of adjacent right of way.</p>		
Suspended	6 square feet	Clearance – 7 feet	1 sign per business.	None

Temporary Signs permitted in Industrial Zones Pursuant to FMC 19.170.090 and 19.170.040(B) the following temporary signs shall be permitted.

Type	Area	Height	Number	Duration*
Lawn Sign	64 square feet total permitted area. No sign face may be greater than 32 square feet.	8 feet	No limit on number if within the total permitted area limit.**	Signs must be removed within 6 months of placement.
Banner Sign	32 square feet total permitted area.	N/A	No limit on number if within the total permitted area limit.	Signs must be removed within 6 months of placement.
Balloon Sign	N/A	25 feet	1	Display limited to 30 days in a year.

*Temporary signs posted on a property for sale/lease shall be removed within 15 days of the sale/lease of the property.

** Lawn signs on the same frontage shall be spaced at least 50 feet apart.

A. Sign Features.

1. Illumination. Signs may be indirectly or internally illuminated.
2. Readerboard. A permanent readerboard may be incorporated either in a freestanding sign or wall sign but not both. The readerboard shall be an integral part of the sign design and shall not exceed 40 inches in height.
3. Electronic Message Center. An electronic message center may be incorporated into either a freestanding sign or wall sign, but not both. The electronic message center shall be an integral part of the sign design and shall not exceed eight square feet. Flashing signs are prohibited.

19.170.160 Sidewalk A-board signs. (Ord. 8-2009)

A. Intent

The intent of these regulations is to allow A-board signs in mixed use, commercial, and multifamily districts under certain conditions, to assist businesses by providing commercial exposure and identification while protecting against sign clutter, reducing potential sign conflict between businesses, maintaining an attractive commercial streetscape, providing adequate pedestrian access, ensuring that curbside parking is usable, and providing public safety.

B. Permit Required.

A permit is required prior to placing an A-Board sign on private property or within the public right of way. In the event a business closes or is sold, a new operation in the business space or the new business operator must apply for a new A-board sign permit.

C. A-Board Sign Permit Requirements

A-board sign applications will be processed within 10 business days of receipt. An A-board sign may not be placed until all of the following requirements have been met:

1. Submission of a complete application form, supporting materials, and application fee.
2. For signs to be located in the public right of way, a signed indemnification form as provided by the City and an approved right-of-way permit.
3. A permit authorizing placement of the sign has been issued by the Community Development Director or designee.

D. Enforcement

Use of an A-board sign without an approved permit or in a manner that is inconsistent with these regulations is a violation of the Fairview Municipal Code. Repeat violations of these regulations may result in a six month revocation of the permit. No permit shall be revoked without the Community Development Director or designee first providing the permit holder a fair opportunity to correct the violation and providing a written warning that a repeat violation can result in revocation of the permit. This section does not limit enforcement through standard enforcement provisions of the Fairview Municipal Code.

E. Prohibitions.

1. A-board signs may not be used in residential districts excluding limited duration event signs in accordance with FMC 19.170.090(B)(5) and except when in association with legal non-conforming businesses.
2. A-board signs may not be used in association with home occupations.

3. Lights and attraction getting devices such as balloons, streamers, and flags may not be attached to an A-board sign.

4. A-board signs shall not be placed in a location that interferes with parking or vehicle circulation.

F. A-board Sign Standards

1. One A-board sign per storefront is allowed whether located on private property or within the public right-of-way.

2. The size of the A-board sign shall not exceed 24” wide by 42” standing height when the sign boards are in the open-standing position.

3. A-board signs must be located or otherwise secured to prevent property damage or personal injury due to movement of the sign by wind or other physical force.

4. A-board sign placement must meet clear vision requirements of Fairview Municipal Code Chapter 19.162.020(O) for clear vision areas.

5. The area of the A-board is exempt from the total allowed sign area for the site.

G. Placement in Public Right of Way.

1. One A-board sign may be placed within a public right-of-way adjacent to premises by the person in control of those premises. A-board signs may only be displayed in front of premises at which a business is being conducted. A-board signs may only be placed outdoors during business hours of the business for which the sign was approved.

2. A minimum 5 feet of unobstructed sidewalk clearance must be maintained. A-frame signs may be not placed on a sidewalk that is too narrow to maintain the required 5-foot minimum clearance. A-board signs may not be placed on the paved portion a public street. A-board signs shall not be placed in a location that interferes with parking.

H. Placement on Private Property

1. A-board signs may be placed on private property located in mixed-use, commercial, and multifamily zoning districts. A-board signs may be used in residential districts in association with legal non-conforming businesses only.

2. A-board signs may only be displayed in front of premises at which a business is being conducted. A-board signs may be placed outdoors only during business hours of the business for which the sign was approved.

3. A minimum 5 feet of unobstructed sidewalk clearance must be maintained. A-frame signs may be not placed on a sidewalk that is too narrow to maintain the required 5-foot minimum clearance.

19.170.170 Abatement of prohibited, substandard and dangerous signs. Every prohibited sign as set forth under Section 19.170.100 and those found to be unsafe are subject to immediate abatement by the City. Every sign identified by the City as being an abandoned and /or nonconforming sign is substandard and subject to abatement proceedings as set forth under Section 2.27. (Ord. 08-2009)

19.170.180 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, neat, clean and attractive condition, free from rust, corrosion, peeling paint or other surface deterioration. Any sign structure of support that is not maintained is substandard and subject to abatement procedures. (Ord. 6-2001 § 1)

ATTACHMENT 2

ORDINANCE 02-2010

HOME OCCUPATION SIGNAGE

19.490.200 Home occupation permits.

The purpose of this section is to encourage those who are engaged in small commercial ventures which could not necessarily be sustained if it were necessary to lease commercial quarters or which, by the nature of the venture, are appropriate in scale and impact to be operated within a residence. Home occupations are encouraged for their contribution in reducing the number of vehicle trips often generated by conventional businesses. They are permitted by right in all residential units (dwellings), subject to the following standards:

A. Appearance of Residence.

1. The home occupation shall be restricted to lawfully built enclosed structures and be conducted in such a manner as not to give an outward appearance of a business.
2. The home occupation shall not result in any structural alterations or additions to a structure that will change its primary use or building code occupancy classification.
3. The home occupation shall not violate any conditions of development approval (i.e., prior development permit approval).
4. No products and or equipment produced or used by the home occupation may be displayed to be visible from outside any structure.
5. Home occupation activities will occupy no more than 30 percent of the gross floor area.
6. One professional, non-illuminated nameplate not exceeding two square feet in area is permitted in accordance with FMC 19.170.080(B)(3).
7. Home occupations in accessory structures are only allowed after approval of a conditional use permit by the planning commission.

B. Storage.

1. Outside storage, visible from the public right-of-way or adjacent properties, is prohibited.

2. On-site storage of hazardous materials (including toxic, explosive, noxious, combustible or flammable) beyond those normally incidental to residential use is prohibited.

3. Storage of inventory or products and all other equipment, fixtures, and activities associated with the home occupation shall be allowed in any structure.

C. Employees.

1. Other than family members residing within the dwelling located on the home occupation site, there shall be no more than one full time equivalent employee at the home occupation site at any given time. As used in this chapter, the term "home occupation site" means the lot on which the home occupation is conducted.

2. Additional individuals may be employed by or associated with the home occupation, so long as they do not report to work or pick up/deliver at the home.

3. The home occupation site shall not be used as a headquarters for the assembly of employees for instruction or other purposes, including dispatch to other locations.

D. Advertising and Signs. Signs shall comply with Chapter 19.170 FMC. In no case shall a sign exceed two square feet in area.

E. Vehicles, Parking and Traffic.

1. One commercially licensed vehicle associated with the home occupation is allowed at the home occupation site. It shall be of a size that would not overhang into the public right-of-way when parked in the driveway or other location on the home occupation site.

2. There shall be no more than three commercial vehicle deliveries to or from the home occupation site daily. There shall be no commercial vehicle deliveries during the hours of 10:00 p.m. to 7:00 a.m.

3. There shall be no more than one client's or customer's vehicle at any one time and no more than eight per day at the home occupation site.

F. Business Hours. There shall be no restriction on business hours, except that clients or customers are permitted at the home occupation from 7:00 a.m. to 10:00 p.m. only, subject to subsections A and E of this section.

G. Prohibited Home Occupation Uses.

1. Any activity that produces radio or TV interference, noise, glare, vibration, smoke or odor beyond allowable levels as determined by local, state or federal standards, or that can be detected beyond the property line is prohibited.

2. Any activity involving on-site retail sales is prohibited, except that the sale of items that are incidental to a permitted home occupation is allowed. For example, the sale of lesson books or sheet music from music teachers, art or craft supplies from arts or crafts instructors, computer software from computer consultants, and similar incidental items for sale by home business are allowed subject to subsections A through F of this section.

3. Any uses described in this section or uses with similar objectionable impacts because of motor vehicle traffic, noise, glare, odor, dust, smoke or vibration, such as:

a. Ambulance service;

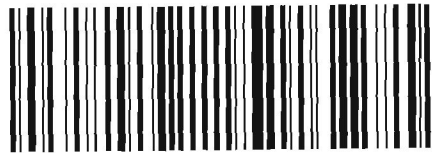
b. Animal hospital, veterinary services, kennels or animal boarding;

c. Auto and other vehicle repair, including auto painting;

d. Repair, reconditioning or storage of motorized vehicles, boats, recreational vehicles, airplanes or large equipment on-site.

H. Enforcement. The city administrator or his or her designee may visit and inspect the site of home occupations in accordance with this chapter periodically to insure compliance with all applicable regulations, during normal business hours, and with reasonable notice. Code violations shall be processed in accordance with Chapter 19.14 FMC, Enforcement.

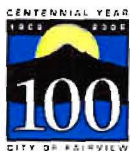
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City of Fairview



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ATTN: PLAN AMENDMENT SPECIALIST
DEPT. OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OR 97301-2540

DEPT OF

JUL 13 2010

LAND CONSERVATION
AND DEVELOPMENT