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Planning Division
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STAFF REPORT

HEARING DATE: May 25, 2016

TO: Planning Commission

STAFF: Scott Whyte, Senior Planner *SW*

APPLICATION: **Murrayhill Marketplace Sign Variance - land use case file VAR2016-0001**

LOCATION: Murrayhill Marketplace is a shopping center located at the northwest corner of SW Murray Boulevard and SW Teal Boulevard, addressed as 14767 SW Teal Boulevard. The property can also be identified as Tax Lot 300 on Washington County's Tax Assessors Map 1S1-32AD.

ZONING/ NAC: Corridor Commercial (CC) / Neighbors Southwest

REQUEST: The proposal is to vary from Section 60.40.35.3 of the Development Code that limits the number and size of freestanding signs. The applicant proposes to replace all existing freestanding signs of Murrayhill Marketplace with new freestanding signs. Two of the proposed signs are the subject of this Variance proposal and both exceed the maximum face area that can be administratively approved via Sign Permit.

PROPERTY OWNER/
APPLICANT: Regency Centers, Attn: Philip Bretsch
5335 SW Meadows Road, Suite 395
Lake Oswego, OR 97035

APPLICANT'S
REPRESENTATIVE: Tube Art Group, Attn: Dan Osterman
4243-A SE International Way
Milwaukie, OR 97222

DECISION CRITERIA: Development Code Section 40.95.15.1.C.1-12 *Variance*.

RECOMMENDATION: **Approval of VAR2016-0001 (Murrayhill Marketplace Sign Variance)** with condition that one freestanding sign be reduced in size.

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Submittal Complete	Final Written Decision Date	240-Day*
VAR2016-0001	March 16, 2016	April 5, 2016	August 3, 2016	Dec 1, 2016

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	Corridor Commercial (CC)	
Comprehensive Plan	Corridor	
Current Development	Commercial Shopping Center	
Site Size	Approximately eleven acres	
Surrounding Uses	Zoning: North: R-5 Residential South: CC East: R-5 West: R-5	Uses: North: Multi-family Residential South: Shopping Center East: Multi-family Residential West: Multi-family Residential/ Single-family Residential

Murrayhill Marketplace is an existing shopping center with a mix of several small retail businesses and a fuel station operated by an anchor tenant, Safeway. On May 22, 2015, staff issued a Design Review Compliance Letter (DR2015-0051) approving all exterior modifications, landscape and site improvements currently under construction. As part of the remodel, the applicant proposes new freestanding signs that will replace all existing freestanding signs on site. The new signs will utilize the same material elements recently approved for the shopping center. These matching materials include slate tile, tigerwood and perforated metal.

Staff refer to the applicant's written statement submitted for Variance consideration, dated April 5, 2016, prepared by Tube Art Group. In part, the applicant's statement explains how each proposed sign meets the minimum spacing standard required by the Development Code. According to Section 60.40.35.3.J, each freestanding sign must be at least 300 feet away from any other freestanding sign on the same site along the lineal property frontage. A table shown to Section 60.40.35.3 of the Development Code identifies the maximum face size for freestanding signs in the CC zone at 32 square feet for any one side.

Provisions under J of 60.40.35.3 recognize an allowance for one larger freestanding sign when the lineal property frontage distance would allow four (4) or more freestanding signs at 1,200 lineal feet. In that event, two of the freestanding signs (at 32 square feet in face size) can be replaced with one larger sign at 64 square feet in face size. The same provision explains how this larger sign cannot be more than 20 feet in height. Accordingly, a sign at 64 square feet is allowed without need of a Variance when the property frontage length is

1,200 feet or greater, if shown in place of two freestanding signs. An attachment to this report (Attachment B) illustrates how this works.

Staff read the provision under J of 60.40.35.3 to allow no more than one freestanding sign at 64 square feet. The applicant's sign replacement proposal identifies a total of four signs, locations of which are demarked on Sheet 7 of 12 of the plan set (identified as A, B, C and D on the site plan). Two of these signs identified (Signs A and B) are the subject of this Variance and both exceed the maximum face area (64 square feet) that would be allowed for one sign. Specifically, the applicant proposes one freestanding sign at 97 square feet in size at the site entrance of SW Teal Boulevard (Sign A). The applicant also proposes another freestanding sign at 125 square feet near the SW Murray Boulevard entrance (Sign B). Illustrations of both freestanding signs (A and B) are shown on sheets 2 of 7 and 4 of 7. Sign A is proposed at 18 feet in height while Sign B is proposed at 19 feet.

Staff findings in response to the Variance approval criteria are specific to proposed signs A and B. As the applicant's plans denote, both proposed signs are to be internally illuminated. The upper part of each sign will incorporate internally illuminated channel letters (primarily intended for identifying the anchor tenants) while lower parts of the sign will be non-illuminated (where "tenant" panels are shown).

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Attachment A: Section 60.40.35.3 of the Beaverton Development Code (Freestanding Signs)	
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EXHIBITS

Exhibit 1. Zoning Map and Aerial Photograph (page VAR-5)

Exhibit 2. Materials Submitted by the public

2.1 Letter dated May 16, 2016 from the Murrayhill Owners Association

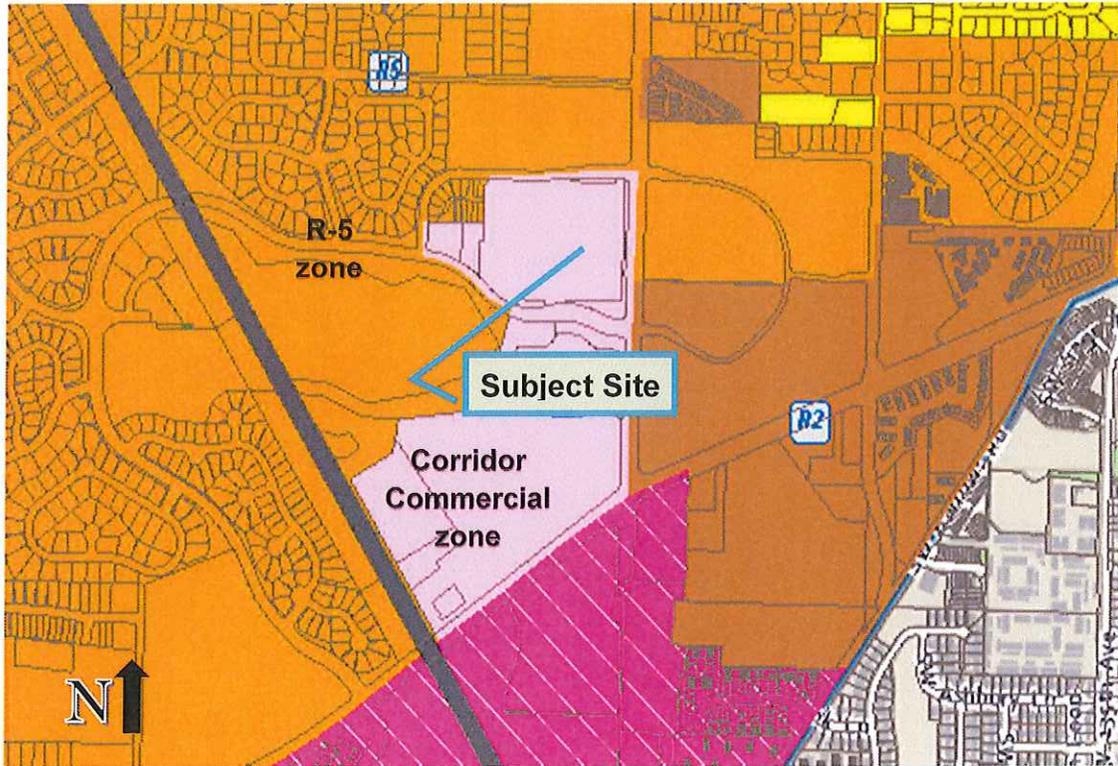
Exhibit 3. Materials Submitted by the Applicant

3.1 Applicant's written statement for Sign Variance dated April 5, 2016, prepared by Tube Art Group.

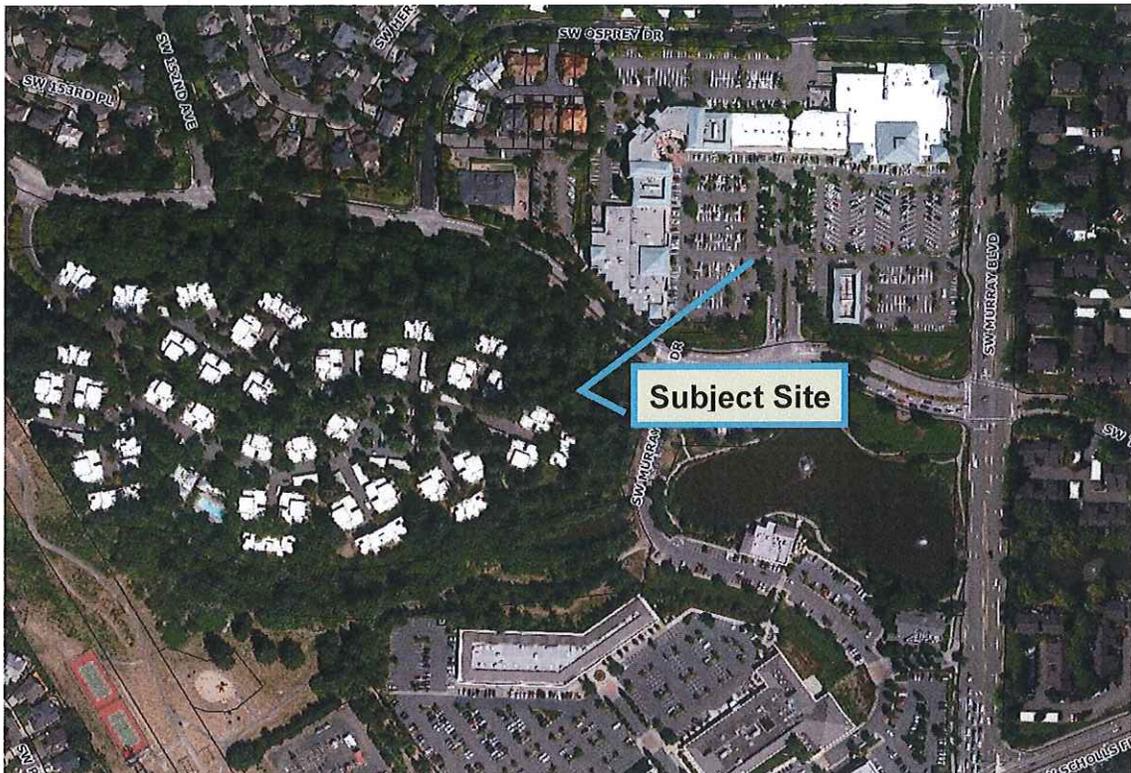
3.2 Applicant's materials from Neighborhood Meeting held on January 20, 2016.

3.3 Applicant's plan set.

ZONING MAP



AERIAL PHOTOGRAPH



VAR2016-0001 (Murrayhill Marketplace Sign Variance)

ANALYSIS AND FINDINGS

Section 40.95.05 Variance Applications; Purpose

The purpose of a Variance application is to provide for the consideration of varying from the applicable provisions of the Development Code where it can be shown that, owing to special and unusual circumstances, the literal interpretation of these provisions would cause an undue or unnecessary hardship without a corresponding public benefit. This Section is carried out by the approval criteria listed herein.

Section 40.95.15.1.C Variance Approval Criteria

In order to approve a Variance application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Variance application.*

Facts and Findings: The proposal is to vary from the provision found in Section 60.40.35.3 of the Beaverton Development Code which limits the number, size and height of freestanding signs. Threshold No. 2 of the Variance application describes any change from the numerical requirements contained in Section 60.40 (Sign Regulations). Attachment A to this report provides Section 60.40.35.3 in full. In this case, the applicant proposes two signs shown to exceed the numerical limitation described in subsection J of 60.40.35.3.

Staff therefore finds that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

Facts and Findings: The requisite application fee for Variance has been paid.

Staff therefore finds that the proposal meets the criterion for approval.

3. *Special conditions exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, buildings, or structures in the same zoning district.*

Facts and Findings: Staff refer to the applicant's written statement prepared by Tube Art Group dated April 5, 2016, titled *Type III Variance for Freestanding Signs at Murrayhill Marketplace* (Exhibit 3). According to applicant, the site is set well back from SW Murray Boulevard into a steep slope. The subject property has three road frontages: SW Murray Boulevard, SW Teal Boulevard and SW Osprey Lane. The applicant states that SW Teal Boulevard is about forty feet lower than SW Osprey

Lane. According to the applicant, the change in slope limits visibility of the site almost completely along SW Teal Boulevard and limits the view for most tenants along SW Murray Boulevard, with the exception of Safeway. The applicant also refers to existing site access location and compares these access points with that of Murray Scholls Town Center, a shopping center to the south that is also zoned Corridor Commercial. According to the applicant, Murray Scholls Town Center has multiple accesses and better interior traffic circulation between retail and professional tenants.

In review of the applicant's statement, staff agrees that special conditions exist. The second part of Criterion No. 3 refers to "*other lands, buildings, or structures in the same zoning district*" as a comparable. In this case, Murray Scholls Town Center is the only other property in the vicinity zoned Corridor Commercial and is also developed as a shopping center. Because the Variance proposal is solely related to signs, staff refer to and incorporate the findings as stated in response to Criterion No. 8 herein. In part, Criterion No. 8 contains criteria similar to Criterion No. 3. Specifically, Criterion No. 8 describes:

...special circumstances involving size, shape, topography, location or surroundings attached to the property referred to in the application, which do not apply generally to other properties in the same zoning district."

Where the focus of Criterion No. 8 is property, and specially applies to signs, staff incorporate the findings as stated in response to Criterion No. 8 in support of Criterion No. 3.

Therefore, staff finds that the proposal meets the criterion for approval.

4. *Strict interpretation of the provisions of this ordinance would deprive the applicant of the rights commonly enjoyed by other properties in the same zoning district under the terms of this Code.*

Facts and Findings: In response to Criterion No. 4, the applicant compares the property topography and other features of Murray Scholls Town Center to that of the applicant's property, Murrayhill Marketplace. According to the applicant, Murray Scholls Town Center benefits from street level topography and features far better access and visibility from major arterial streets (SW Murray Boulevard and SW Scholls Ferry Road). The applicant also explains how Murray Scholls Town Center has a total of five freestanding signs, four of which are located at site entrances. The applicant also notes that the majority of building signs within Murray Scholls Town Center are easily viewed from the street. Comparatively, the applicant notes that Murrayhill Marketplace has limited access with far less visibility to existing buildings from the street. According to the applicant, this disadvantage would be lessened by approval of the Variance request.

In response to the applicant's statement, staff notes that both commercial properties (Murray Scholls Town Center and Murrayhill Marketplace) qualify for the sign face area allowance of 64 square feet as described in subsection J of 60.40.35.3. Specially, both shopping centers would be allowed only one freestanding sign at 64

square feet in-lieu of two freestanding signs at 32 square feet. Comparatively, staff notes that Murray Scholls Town Center is larger at approximately 20 acres in size, and Murrayhill Marketplace is approximately 11 acres.

Staff agrees with the applicant's statement with respect to a noticeable difference in street level topography and that Murray Scholls Town Center has a slight advantage where situated along two arterial class streets. While the nexus between these different physical conditions and the requested Variance (for larger signs) could be further explained by the applicant, staff agrees that Murray Scholls Town Center benefits by having longer street frontage on two well-traveled roads. Staff also noticed more buildings as part of Murray Scholl Town Center that could be seen from the street and that several signs attached to the walls of these buildings were visible.

Traveling east along SW Teal Boulevard, staff observed a lack of street exposure for certain tenants of Murrayhill Marketplace. While the applicant's response to Criterion 4 could be explained in further detail, staff acknowledge the comparative disadvantage for certain tenants of Murrayhill Marketplace, especially the anchor tenants that could benefit from street exposure. For this reason, staff finds the applicant is deprived of a right commonly enjoyed by other properties in the same zoning district under the terms of this Code.

Therefore, staff finds that the proposal meets the criterion for approval.

5. *The special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute financial hardship or inconvenience.*

Facts and Findings: According to the applicant, site topography of Murrayhill Marketplace is consistent with the natural slope of the adjacent Cooper Mountain area. The applicant also explains how the main access (from SW Teal Boulevard) is approximately 30 feet below the existing parking area of the center. Comparatively, the applicant points out that Murray Scholls Town Center has direct access via multiple turn lane entrances as well as a signaled intersection with good internal access between businesses.

In review of Criterion No. 5, staff finds that special conditions and circumstances (identified by the applicant in response to Criteria 3 and 8) do not result from the actions of the applicant. Staff also finds that any change to the topographic features of this property (to increase visibility of the center) would constitute a monumental expense of funds. This would not be a mere financial hardship or inconvenience as Criterion No. 5 qualifies. As stated above, staff refers to the findings as stated in response to Criterion No. 8 describing *special circumstances involving size, shape, topography, location or surroundings*.

Therefore, staff finds that the proposal meets the criterion for approval.

6. ***If more than one variance is being requested, the cumulative effect of the variances will result in a project which is still consistent with the overall purpose of the applicable zoning district.***

Facts and Findings: According to the applicant, the allowance for two combined signs of a larger area will address the needs of this unusual site and result in signs that are visually comparable to signs allowed by code within commercial zones. The applicant also states that the variance requests are appropriate for the unique topographical conditions.

Staff concurs with the applicant's statement. In this case, the applicant's proposal would meet all other provisions under 60.40 related to height and sign placement. One exhibit of the applicant's plan set provides a visual simulation of the storefronts and new wall-mounted signs which staff anticipates to be approved administratively, consistent with other sign code provisions that pertain to wall-mounted signs. Staff acknowledges more than one Variance requested in this case but finds the cumulative effect of both to result in a project which is still consistent with the overall purpose of the applicable zone (Corridor Commercial). In this case, the purpose statement of the Corridor Commercial district is found in Section 20.10.10.3 of the Development Code. The purpose statement says this district is to provide Corridors to develop into multiple use and employment and service centers. Nothing is said about signs. Staff also notes how the applicant has prepared visual simulations for the two freestanding signs that are the subject of this Variance request (sheets 1 and 3). Both proposed signs will be larger than existing signs. However, staff notes that the proposal for Sign B (along SW Murray Boulevard) is not noticeably larger than the existing sign at this location.

Therefore, staff finds that the proposal meets the criterion for approval.

7. ***Any variance granted shall be the minimum variance that will make possible a reasonable use of land, building, and structures.***

Facts and Findings: According to the applicant, care has been taken to ask for a variance that will be as close to the intent of the code allowances as possible, while allowing for creativity and a unique design desired (and approved) by the local Murrayhill Neighborhood Architectural Review Committee. The applicant also refers to the plan set submitted for Variance consideration that shows size, dimensions and material elements of proposed signs. The applicant also describes the method applied to calculate sign area. The applicant also acknowledges the proposed sign size as the subject of this Variance request.

The Commission, in considering this Variance request, has discretion to decide the minimum variance that will make possible a reasonable use of land, building, and structures. In review of this Variance proposal, staff notes that each sign (A and B) is situated at or near a primary entrance to the center. For this reason, staff finds it reasonable for each freestanding sign to be large enough to effectively identify the center. While the applicant is free to choose any text applied to these signs, the primary function of freestanding signs when associated with shopping centers has

been to identify the name of the center, less that of individual tenants/businesses. Once customers enter the center, most can discern where individual businesses are located by reading walls signs. Today's technology (such as GPS) provides additional assistance in this capacity.

A secondary function of freestanding signs is to identify major tenants or perhaps certain businesses that receive more out-of-town clients. Generally speaking, staff observes smaller service-oriented businesses within shopping centers to be frequented by the residents of the neighborhood. In this case, patrons of Murrayhill Marketplace should be familiar with the center layout which is not subject to change. While staff agrees with the applicant's statement describing certain topographical conditions that can hinder visibility and that the businesses of this center would enjoy greater visibility if these conditions were not present, the Commission must also find in support of Criterion No. 7 which refer to the minimum Variance as necessary to make possible a reasonable use of land. In this case, the applicant's proposal for one sign at almost twice the size allowed and another at 1.5 times the size allowed, appears to be excessive.

Where Criterion No. 7 identifies "*the minimum variance that will make possible a reasonable use of land, building and structures*" staff observes both freestanding signs to be designed with the purpose of identifying the center and for major tenant identification. Staff also observe one freestanding sign (Sign A at the entrance of SW Teal Boulevard) to be designed in a way that will accommodate up to six tenant panels and these panels appear to be intended for smaller service-oriented businesses of the center. Staff supports the one free-standing sign as proposed along SW Murray Boulevard (Sign B) without modification as this sign is intended to identify the center and major tenants, in addition to the price of fuel. Sign B also has a functional aspect where shown placed before the primary site entrance on SW Murray Boulevard, a point where motorists would be expected to decelerate and signal their intent to turn. However, staff is unable to support the size of Sign A (Teal Boulevard) as proposed. Staff notes that if the six tenant panels of Sign A were removed, this sign would be reduced to a face size of roughly 64 square and approximately 12 to 15 feet in height. In this case, staff finds that a modified Sign A, reduced to 64 square feet will be generally consistent with the size and dimensions of the existing free-standing sign on SW Teal Boulevard. At 64 square feet, the sign proposed at the entrance of SW Teal Boulevard should also be able to identify the center and major tenants.

At the end of this report, staff propose two conditions if the Commission decides to approve the applicant's Variance request. One proposed condition would establish a maximum face area for Sign A at 64 square feet and maximum height of 15 feet. In modifying the design for Sign A, the applicant might consider increasing the height of sign base (shown in slate tile) as this might increase visibility of the sign (to be seen above landscaping). The Commission may also find that both signs (as proposed) meet the criterion without the modification proposed by staff and so approve as shown. In that event, staff should be directed to prepare supplemental findings accordingly as part of the Commission Order.

In summary of the above, staff finds a modified Variance proposal to be the minimum necessary to make reasonable use of land, building and structures. Staff therefore

recommend approval of the Variance request with a condition where Sign A is reduced in size to a maximum of 64 square feet, and maximum height of 15 feet.

Therefore, staff finds that the proposal meets the criterion for approval with conditions.

- 8. For a proposal for a variance from sign regulations, no variance shall be granted unless it can be shown that there are special circumstances involving size, shape, topography, location or surroundings attached to the property referred to in the application, which do not apply generally to other properties in the same zoning district, and that the granting of the variance will not result in material damage or prejudice to other property in the vicinity and not be detrimental to the public safety and welfare. Variances shall not be granted merely for the convenience of the applicant or for the convenience of regional or national businesses which wish to use a standard sign.**

Facts and Findings: According to the applicant, Murrayhill Marketplace is unique when compared to the topography of sites with similar uses in the immediate area. The applicant estimates the difference in ground elevation between SW Osprey Drive and SW Teal Boulevard to be 40 feet. The applicant also explains how vision corridors into the shopping center are limited. The applicant also refers to the dog leg or “L” shaped buildings of Murrayhill Marketplace and the fact that these buildings have been constructed along the north and west property lines, away from the two primary access points which are located to the east and south. According to the applicant, the site has a narrow view corridor, in contrast to Murray Scholls Town Center. The applicant also explains how Murray Scholls Town Center benefits from street level topography and features better access points and visibility from major arterials.

Staff concur with the applicant's comparative analysis with respect to both shopping centers which are located in the Corridor Commercial zone. Staff also observe one more existing shopping center located further north (at SW Barnes Road and SW Cedar Hills Boulevard) which is zoned Corridor Commercial and is relatively level in topography, compared to Murrayhill Marketplace. Staff concurs with the applicant's statement identifying certain limited view corridors into Murrayhill Marketplace. Due to the slope of the property, less of the buildings that are part of Murrayhill Marketplace can be seen from the SW Teal Boulevard / SW Murray Boulevard intersection.

The applicant also addresses that part of Criterion No. 8 stating that the Variance shall not be granted merely for convenience. According to the applicant, the argument against this request being a convenience is that rather than maximizing the standard code allowance of a sign every 300 feet, which would allow up to eight signs, the owner prefers to request a variance for only one sign per frontage at a size appropriate to the site and close to what Chapter 60.40.35.3 allows for combining signs. The applicant also states that granting this request will better serve the intent of the code and pose no detriment to surrounding properties, as it serves to prevent the proliferation of signs at this site.

In response to this statement, staff notes that the applicant's plans do not show an

alternative proposal for eight freestanding signs. If sought, each sign would need to be spaced at least 300 feet apart and would be limited to 32 square feet in size. The same provision under J of 60.40.35.3 applies where two freestanding signs can be exchanged for one larger sign at 64 square feet regardless the street frontage length in excess of 1,200 feet. In this case, the applicant's sign replacement proposal identifies a total of four signs (locations identified as A, B, C and D on the site plan). Each sign is proposed at or near an existing entrance of the center but only signs A and B are intended for primary entrances. Signs C and D are significantly smaller (with C at about 33 square feet and D at about six square feet). These signs would be placed near site entrances that provide access behind existing buildings, away from the front entrances of most retail and service businesses. Staff estimates the total face area of all four freestanding signs (single-sided) to be approximately 261 square feet. Assuming the applicant is able to place up to eight freestanding signs on the property, applying the code standard of one per every 300 feet of street frontage, the face size of each sign would be 32.6 square feet. Accordingly, the applicant is close to the maximum size allowed for any one free-standing sign, assuming eight signs are possible, but this is not the option sought.

Staff notes that the provision under J of 60.40.35.3 has been applied elsewhere in the city is intended to allow limited flexibility in the placement and size of freestanding signs. The provision describes the ability to combine the face area allowed for two signs under the minimum distance standard with no other variation.

In summary of the above, staff concur with applicant's comparative analysis and the identified hardship (site topography) to be unique to Murrayhill Marketplace. Staff further finds that the granting of this variance will not result in material damage or prejudice to other properties in the vicinity and that the granting of this variance will not be detrimental to the public safety and welfare. Finally, staff finds that granting of the variance will not be for purpose of identifying regional or national businesses although the last part Criterion No.8 could be construed as regulation based on content which recent case law prohibits (see U.S. Supreme Court decision for *Reed vs. Town of Gilbert Arizona*). For the reasons explained in response to Criterion No. 7, staff unable to support the plan as proposed but is able to find in support of a modified Sign A, reduced to 64 square feet in size.

Therefore, staff finds that the proposal meets the criterion for approval with conditions.

9. ***The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless applicable provisions modified by means of one or more applications that already have been approved or are considered concurrently with the subject proposal.***

Facts and Findings: The applicant states that Criterion No. 9 does not appear to be relevant to the request. Staff concurs and finds provisions in Chapter 20 (mostly related to land use and site development) to be not applicable.

Therefore, staff finds that the criterion is not applicable.

10. ***The proposal is consistent with all applicable provisions of Chapter 60 (Special Requirements) and that all improvements, dedications, or both required by the applicable provisions of Chapter 60 (Special Requirements) are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

Facts and Findings: In response to Criterion No. 10, the applicant refers to the Design Review Compliance Letter issued by the city for the overall building renovation and landscape improvements (DR2015-0051, approved May 22, 2015). According to the applicant, the proposed design and details of the sign meet the similar attributes, aspects and sensitivities present in Chapter 60, such as articulation, variety and that the Variance request only applies to Section 60.40 (Sign Regulation). Staff concurs and finds no other provisions of Chapter 60 to be relevant.

Therefore, staff finds that the proposal meets the criterion for approval.

11. ***The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

Facts and Findings: Staff find the proposal to contain all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

Therefore, staff finds that the proposal meets the criterion for approval.

12. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

Facts and Findings: In response to Criterion No.12, the applicant acknowledges with the statement "as required." Staff have proposed a condition of approval that requires future Sign Permits. Variance approval for these freestanding signs will run-with-the-land. As businesses come and go, the sign panels within the freestanding signs can be exchanged accordingly. Proposed freestanding signs are likely to require a Building Permit and staff has proposed a condition accordingly.

Therefore, staff finds that the proposal meets the criterion for approval with conditions.

Recommendation and Conditions

Based on the facts and findings presented, staff recommend **Approval of VAR2016-0001 (Murrayhill Marketplace Sign Variance) with conditions.**

Should the Commission decide to approve the Variance staff recommends the following conditions:

1. The freestanding sign proposed along the street frontage of SW Teal Boulevard (Sign A as shown to the approved site plan, Exhibit A) must be reduced in size and height. The maximum face size allowed for Sign A is 64 square feet with a height limit of 15 feet. Variance approval also acknowledges a freestanding sign along street frontage of SW Murray Boulevard (Sign B as shown to approved site plan, Exhibit A). This sign is approved as proposed, and Variance approval thereby recognizing a maximum face area of 125 square feet and height of 19 feet.
2. All freestanding signs approved for Variance are subject to administrative Sign Permits and potential Building Permits (for electrical and/or structural as determined necessary). Plans submitted for Sign Permit approval are to illustrate compliance with vision clearance requirements found in Chapter 2 of the Beaverton Engineering Design and Construction Standards.

60.40.35.

3. Freestanding Sign. Freestanding signs as defined in Chapter 90 shall be allowed per business establishment or tax lot, whichever is less. Tax lots created by fee simple land division and contiguous tax lots under one ownership shall be considered one tax lot for the purposes of calculating the number of freestanding signs allowed. [ORD 3494; March 1986] [ORD 4058; September 1999] [ORD 4584; June 2012]

Commercial and Industrial Zoning Districts [ORD 4584; June 2012]

	NS	CS	CC	GC	OI	IND
A. Number	1	1	1	1	1	1
B. Size (Maximum sq. ft. for all faces combined)	64	64	64	64	64	64
C. Size (Maximum for any one face)	32	32	32	32	32	32
D. Height Maximum	8'	15'	15'	8'	8'	8'

Multiple Use Zoning Districts

[ORD 4058; September 1999] [ORD 4107; May 2000] [ORD 4265; October 2003] [ORD 4584; June 2012]

RC-TO, RC-OT, RC-E, OI-WS,
C-WS, TC-MU, TC-HDR. SC-MU,
SC-HDR, SC-S, SC-E1, SC-E3

- | | |
|--|-----|
| E. Number | 1 |
| F. Size (Maximum sq. ft. for all faces combined) | 64 |
| G. Size (Maximum for any one face) | 32 |
| H. Height Maximum | 15' |
- I. Exception for buildings of three (3) stories or greater. When a building is three (3) stories or greater, a one (1) or two (2) face freestanding sign no greater than one hundred (100) sq. ft. total size and fifty (50) sq. ft. per face, may be erected if no wall sign is used.

60.40.35.3.

J. Exceptions for Number of Allowed Freestanding Signs.



1. When the lineal frontage exceeds 300 feet, an additional freestanding sign shall be permitted for each 300 feet of lineal property frontage. Each freestanding sign must be at least 300 feet from any other freestanding sign on the same site along the lineal property frontage. Where lineal property frontage distance would allow four (4) or more signs 1200 lineal feet of property frontage, two (2) of the freestanding signs may be replaced with one (1) double face sign sixty-four (64) square feet per face and not more than twenty (20) feet in height. [ORD 3494; March 1986]
2. In the case of a through lot which has a distance of 200 feet or greater at its shortest measurement point between the streets, and the frontages are on streets which have a Collector or higher status, a freestanding sign may be placed on each street frontage, so long as all freestanding signs on the lot are a minimum of 200 feet apart. [ORD 3494; March 1986]

K. Master Sign Program. For developments containing one or more businesses, a master sign program may be proposed by the property owner. Master sign programs shall contain the proposed colors, lettering styles, sizes and the location of wall and freestanding signs for tenants in the development. The general allowance of twenty percent (20%) of exterior wall area for wall signs will be used with the allowable square footage divided among lessees. It shall be the responsibility of the development to administer and control any aspect of a master sign program that is more restrictive than the City's sign regulations. Individual business signs which are part of a master sign program are subject to the permit application process. [ORD 3494; March 1986] [ORD 4139; February 2001] [ORD 4332; January 2005] [ORD 4584; June 2012]

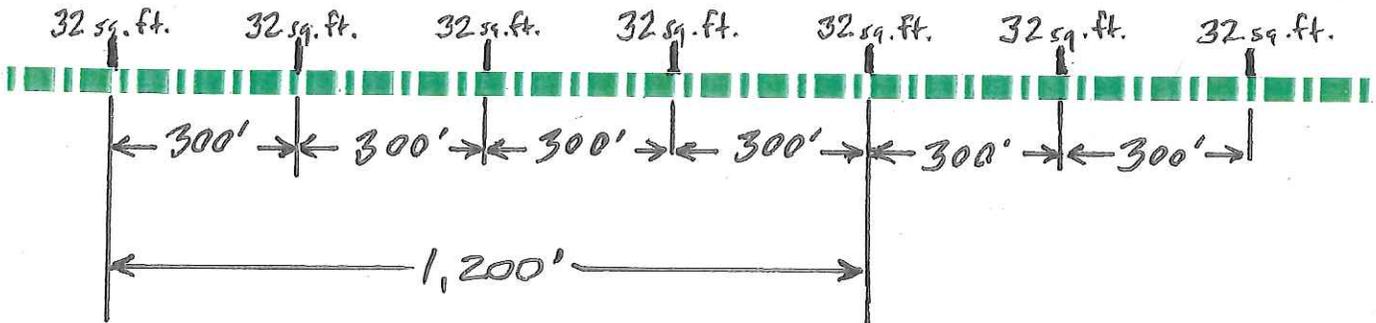
L. Combined Freestanding Signs. Two or more owners of adjacent separate premises zoned for commercial use with freestanding signs may combine their street or highway frontage and erect one (1) freestanding sign with combined square footage per face, but not to exceed the height limitation for the zone, or twenty (20) feet if the combined frontage exceeds 1200 feet. No other freestanding signs shall be permitted on the premises of the owners making such an election.

Illustration of allowance under Section 60.40.35.3.J.

J. Exceptions for Number of Allowed Freestanding Signs.

1. When the lineal frontage exceeds 300 feet, an additional freestanding sign shall be permitted for each 300 feet of lineal property frontage. Each freestanding sign must be at least 300 feet from any other freestanding sign on the same site along the lineal property frontage. Where lineal property frontage distance would allow four (4) or more signs 1200 lineal feet of property frontage, two (2) of the freestanding signs may be replaced with one (1) double face sign sixty-four (64) square feet per face and not more than twenty (20) feet in height.

Can be approved administratively via Sign Permit



Can be approved administratively via Sign Permit

