



# WASHINGTON COUNTY OREGON

October 10, 2008

To: Citizen Participation Organizations and Interested Parties

From: Brent Curtis, Planning Manager  
Department of Land Use & Transportation

Subject: **PROPOSED A-ENGROSSED ORDINANCE NO. 703**

Enclosed for your information is a copy of proposed A-Engrossed Ordinance No. 703. Listed below is a description of the ordinance, hearing dates, and other relevant information. If you have any questions about the ordinance, or if you would like additional information, please contact Joy Chang, Associate Planner.

The Board of County Commissioners (Board) ordered changes to Ordinance No. 703 at their October 7, 2008 public hearing. These changes have been incorporated into proposed **A-Engrossed Ordinance No. 703** and are summarized below.

### **Ordinance Purpose and Summary**

Ordinance No. 703 amends the Community Development Code (CDC) relating to Freeway-Oriented and Hospital Directional Signs.

### **Who Is Affected**

Certain Businesses and Institutional Uses, and Residents in the urban unincorporated areas of Washington County are potentially affected.

### **What Land is Affected**

Urban unincorporated land (outside city limits).

### **Summary of Changes to Ordinance No. 703**

Changes to Exhibit 2 would allow additional signage for institutional uses in the Light Rail Transit Station Areas, the Washington Square Regional Center, and the Cedar Mill Town Center.

- An institutional use comprised of multiple buildings on one or more adjacent parcels with one million or more square feet of gross floor area of buildings would be allowed to have one facade-mounted sign that is no greater than 400 square feet. The maximum sign area for all facade-mounted signs for all buildings is limited to a total of 1,200 square feet.

Various parts of Section 430 (Special Use Standards) for signing are amended to cross reference the new regulations for institutional uses in Section 330-9.

Section 106 (Definitions) is amended to clarify that a "flat wall" sign is identical to a "facade-mounted" sign and Section 414 (Signs) is amended to cross reference the new regulations for institutional uses in Section 330-9.

### **Initial Public Hearings Time and Place**

**Board of County Commissioners**  
**10:00 am**  
**October 21 , 2008**

**Board of County Commissioners**  
**6:30 pm**  
**October 28, 2008**

Hearings on A-Engrossed Ordinance No. 703 will be held in the Shirley Huffman Auditorium in the Public Services Building, 155 N. 1st Avenue, Hillsboro, Oregon.

On October 28, 2008 the Board of County Commissioners (Board) may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If it is adopted, it would become effective on November 27, 2008.

**How to Submit  
Comments**

Submit oral or written testimony to the Board at one of the public hearings. Written testimony may be mailed or faxed to the Board in advance of the public hearings in care of the Planning Division. **We are unable to accept e-mail as public testimony.**

Washington County, Planning Division  
155 N. 1<sup>st</sup> Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Fax: 503-846-4412

Failure to submit oral or written testimony before the Board or Planning Commission may preclude appeal of a decision by the Board to adopt an ordinance as filed or amended.

**Staff Contact**

Joy L. Chang, Associate Planner  
155 N. 1<sup>st</sup> Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Telephone: 503-846-3873 Fax: 503-846-4412  
e-mail: joy\_chang@co.washington.or.us

**Proposed Ordinance is  
available at the  
following locations:**

- The Washington County Department of Land Use and Transportation, Planning Division, 155 N. 1<sup>st</sup> Ave., Hillsboro, OR 97124-3072  
Telephone: 503-846-3519
- [www.co.washington.or.us/deptmts/lut/planning/ordhome.htm](http://www.co.washington.or.us/deptmts/lut/planning/ordhome.htm)
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations (CPOs); Call 503-725-2124 for a directory of CPOs.

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR WASHINGTON COUNTY, OREGON

A-ENGROSSED ORDINANCE NO. 703

An Ordinance Amending the  
Community Development Code  
Element of the Comprehensive Plan  
Relating to Integral and Hospital  
Directional Signs

The Board of County Commissioners of Washington County, Oregon, ordains:

SECTION 1

A. The Board of County Commissioners of Washington County, Oregon, (Board) recognizes that the Community Development Code (CDC) Element of the Comprehensive Plan (Volume IV) was readopted with amendments on September 9, 1986, by way of Ordinance No. 308, with portions subsequently amended by Ordinance Nos. 321, 326, 336-341, 356-363, 372-378, 380, 381, 384-386, 392, 393, 397, 399-403, 407, 412, 413, 415, 417, 421-423, 428-434, 436, 437, 439, 441-443, 449, 451-454, 456, 457, 462-464, 467-469, 471, 478-481, 486-489, 504, 506-512, 517-523, 525, 526, 528, 529, 538, 540, 545, 551-555, 558-561, 573, 575-577, 581, 583, 588, 589, 591-595, 603-605, 607-610, 612, 615, 617, 618, 623, 624, 628, 631, 634, 635, 638, 642, 644, 645, 648, 649, 654, 659-662, 667, 669, 670, 674, 676, 677, 682-686, 692 and 694-698.

B. Subsequent ongoing planning efforts of the County indicate a need for a general update to the CDC relating to signs. The Board takes note that such changes are for the benefit of the health, safety, and general welfare of the residents of Washington County, Oregon.

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1 C. Under the provisions of Washington County Charter Chapter X, the Land Use  
2 Ordinance Advisory Commission has carried out its responsibilities, including preparation of notices,  
3 and the County Planning Commission has conducted one or more public hearings on the proposed  
4 amendments and has submitted its recommendations to the Board. The Board finds that this  
5 Ordinance is based on those recommendations and any modifications made by the Board, as a result of  
6 the public hearings process.

7 D. The Board finds and takes public notice that it is in receipt of all matters and  
8 information necessary to consider this Ordinance in an adequate manner, and that this Ordinance  
9 complies with the Statewide Planning Goals, and the standards for legislative plan adoption, as set  
10 forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington County Charter, and  
11 the Washington County Community Development Code.

12 SECTION 2

13 The following exhibits, attached hereto and incorporated herein by reference, are hereby  
14 adopted as amendments to the designated documents:

- 15 A) Exhibit 1 (1 page) amending Community Development Code Section  
16 106-193 DEFINITIONS for Integral Sign;
- 17 B) Exhibit 2 (1 page) amending Community Development Code Section  
18 330 INSTITUTIONAL DISTRICTS (INS);
- 19 C) Exhibit 3 (3 pages) amending Community Development Code Section 430  
20 SPECIAL USE STANDARDS; and
- 21 D) Exhibit 4 (1 page) amending Community Development Code Section 106  
22 DEFINITIONS.

1     SECTION 3

2             All other Comprehensive Plan provisions that have been adopted by prior ordinance, which are  
3 not expressly amended or repealed herein, shall remain in full force and effect.

4     SECTION 4

5             All applications received prior to the effective date shall be processed in accordance with ORS  
6 215.427 (2007 Edition).

7     SECTION 5

8             If any portion of this Ordinance, including the exhibits, shall for any reason be held invalid or  
9 unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby and  
10 shall remain in full force and effect, and any provision of a prior land use ordinance amended or  
11 repealed by the stricken portion of this Ordinance shall be revived and again be considered in full  
12 force and effect.

13     SECTION 6

14             The Office of County Counsel and Department of Land Use and Transportation are authorized  
15 to prepare planning documents to reflect the changes adopted under Section 2 of this Ordinance,  
16 including deleting and adding textual material and maps, renumbering pages or sections, and making

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1 any technical changes not affecting the substance of these amendments as necessary to conform to the  
2 Washington County Comprehensive Plan format.

3 SECTION 7

4 This Ordinance shall take effect on November 27, 2008.

5 ENACTED this 28 day of October, 2008, being the 5th reading and  
6 5th public hearing before the Board of County Commissioners of Washington County, Oregon.

7 BOARD OF COUNTY COMMISSIONERS  
8 FOR WASHINGTON COUNTY, OREGON

9 **ADOPTED**

*Dick Schouten*  
10 CHAIRMAN

*Marian Larkin*  
11 RECORDING SECRETARY

12 READING

12 PUBLIC HEARING

13 First September 2, 2008  
14 Second September 16, 2008  
15 Third October 7, 2008  
16 Fourth October 21, 2008  
17 Fifth October 28, 2008  
18 Sixth (Engrossment ordered October 7, 2008)

13 First September 2, 2008  
14 Second September 16, 2008  
15 Third October 7, 2008  
16 Fourth October 21, 2008  
17 Fifth October 28, 2008  
18 Sixth (Engrossment ordered October 7, 2008)

17 VOTE: Aye: Schouten, Rogers, Duyck Nay: \_\_\_\_\_

18 Recording Secretary: Marian Larkin Date: October 28, 2008

Community Development Code Section 106-193 DEFINITIONS for Integral Sign is amended to reflect the following:

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106-193.6 ~~Integral A sign carved into stone, concrete or similar vehicular material or made of bronze, aluminum or other permanent type construction indicating names of buildings, date of erection, monumental citations, commemorative tablets and the like when made an integral part of the structures.~~  
A sign that is embedded, extruded or carved into the material of a building façade. A sign made of bronze, brushed stainless steel or aluminum, or similar material attached to the building façade. There are no restrictions on sign orientation including whether it is freeway-oriented. Integral signs shall not exceed seventy-two (72) square feet per facade. Integral signs may be illuminated externally but shall not be illuminated internally.

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Community Development Code Section 330 INSTITUTIONAL DISTRICTS (INS) is amended to reflect the following:

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330-7.4 Height:

- A. The maximum height for structures shall be one-hundred (100) feet except as modified by other Sections of this Code.
- B. The height of telecommunication facilities are regulated by the Permitted Use sections of this Land Use District, Sections 201, 430-1, 430-109 and other applicable provisions of this Code.

**330-8 Article IV - Development Standards**

In addition to the requirements of this District, the standards of Article IV - Development Standards, including Section 422 (Significant Natural Resources), are applicable as required by Subsection 403-3.

**330-9 Sign Standards in the Light Rail Transit Station Areas, the Washington Square Regional Center, and the Cedar Mill Town Center**

- A. An institutional use in the Light Rail Transit Station Areas, the Washington Square Regional Center, and the Cedar Mill Town Center shall be subject to the Transit Oriented District sign standards in Section 431.11.3 and, when applicable, the standards in B below.
- B. An institutional use comprised of multiple buildings on one or more adjacent parcels with one million or more square feet of gross floor area of buildings (excluding parking garages and accessory structures) is subject to the following standards:
  - 1. One facade-mounted sign no greater than four-hundred (400) square feet is permitted on a single facade of one building. No other facade signage is permitted on this building;
  - 2. All other facade-mounted signs on other buildings shall comply with the dimensional standards of Section 431-11.3A; and
  - 3. The maximum sign area for all facade-mounted signs for all buildings shall be limited to a total of one-thousand two-hundred (1,200) square feet.



Community Development Code Section 430 SPECIAL USE STANDARDS for signing is amended to reflect the following:

**1. 430-27 Cemetery**

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430-27.6 No cemetery lots shall be sold prior to development and approval of an irrigation system for grounds maintenance;

430-27.7 The maximum sign area shall be twenty (20) feet; except as provided otherwise in the Institutional District (Section 330-9).

430-27.8 All uses must comply to the applicable State standards.

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**2. 430-29 Church (Religious Institution)**

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430-29.5 The minimum side or rear yards for buildings shall be as follows:

Under 15 feet in height	20 feet
15-24 feet in height	25 feet
25-34 feet in height	30 feet
35-44 feet in height	35 feet
45-54 feet in height	40 feet
55+ feet in height	50 feet

430-29.6 Signage shall be subject to the standards outlined under Section 414-2 (Institutional Districts); except as provided otherwise in the Institutional District (Section 330-9).

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**3. 430-51 Golf Course Inside an Urban Growth Boundary**

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430-51.2 Require that all yards be a minimum of thirty-five (35) feet to a structure;

430-51.3 Have a maximum sign area of thirty-five (35) square feet; except as provided otherwise in the Institutional District (Section 330-9).

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**4. Group Care**

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**430-53.2 Day-Care Facility:**

Day-Care Facilities, as defined by Section 106-48, are permitted subject to the following:

- A. The minimum front and rear yards shall be twenty (20) feet;
- B. The minimum side yard shall be ten (10) feet;
- C. All State and County licensing and Health Department requirements must be met;
- D. There shall be a maximum lot coverage of forty (40) percent;
- E. The maximum sign area shall be twenty (20) square feet; except as provided otherwise in the Institutional District (Section 330-9).
- F. The minimum lot area for day-care facilities in a residential district or adjacent to a residential district shall be twenty-thousand (20,000) square feet;

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**5. 430-65 Hospital**

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430-65.5 The maximum lot coverage shall be fifty (50) percent;

430-65.6 The maximum sign area shall be:

- A. For less than one (1) acre - thirty-five (35) square feet;
- B. For greater than (1) acre - seventy (70) square feet; and  
Except as provided otherwise in the Institutional District (Section 330-9).

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**6. 430-121 Schools, Including Nursery (Private and Public)**

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430-121.5 The maximum sign areas shall be:

- A. Less than one (1) acre - twelve (12) square feet.

- B. On one (1) to ten (10) acres - seventy (70) square feet.
- C. Greater than ten (10) acres - one-hundred-fifty (150) square feet.

Except as provided otherwise in the Institutional District (Section 330-9).

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**1. Community Development Code Section 106 DEFINITIONS is amended to reflect the following:**

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106-193.11 Temporary A banner, pennant, poster or advertising display constructed of cloth, canvas, plastic sheet, cardboard, wallboard, plywood or other like materials and intended to be displayed for a limited period of time.

106-193.12 ~~Wall-Flat Wall (Facade-Mounted)~~ A sign affixed directly to or painted on or otherwise inscribed on an exterior wall and confined within the limits thereof of any building and which projects from that surface less than twelve (12) inches at all points.

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**2. Community Development Code Section 414 SIGNS is amended to reflect the following:**

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**414-2 Commercial and Institutional Districts**

414-2.1 Scope:

This Section shall apply to all Commercial Districts and the Institutional District.

414-2.2 Size:

For each lot or parcel signing at the listed size may be allowed:

- A. Neighborhood Commercial (NC), Office Commercial (OC) and Institutional District (INS) signs shall not exceed thirty-five (35) square feet. For additional standards for the Institutional District see Section 330-9.
- B. Community Business District (CBD), General Commercial District (GC) and Rural Commercial District (R-COM) signs shall not exceed the following area requirements:

Traffic Speed Allowed (mph)	Number of Traffic Lanes	Maximum Area Per Face (sq.ft.)
30 or less	3 or less	32
35 and over	3 or less	50
30 or less	4 or more	40
35 and over	4 or more	72

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