

Chapter 3.5 - Signs

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3.5.010 Applicability, Purpose & Intent

A. Applicability. Any sign erected, altered or maintained after the effective date of this Ordinance shall conform to the following regulations. Existing sign shall be classified as:

1. *Conforming*: a sign that conforms to the requirements of this chapter.
2. *Non-conforming*: any sign that does not conform to the requirements of this chapter, but was legally erected before the effective date of this code.

B. Purpose & Intent. The intent of this chapter is to regulate all signs within Baker City to ensure that they are appropriate for their respective uses, in keeping with the appearance of the affected property and surrounding environment, and protective of the public health, safety and general welfare by:

1. Setting standards and providing uniform controls that permit reasonable use of signs and preserve the character of Baker City.
2. Prohibiting the erection of signs in such numbers, sizes, designs, illuminations, and locations, which may create a hazard to pedestrians and motorists.
3. Avoiding excessive conflicts from large or multiple signs, so that permitted signs provide adequate identification and direction while minimizing clutter, unsightliness, and confusion.

4. Establishing a process for the review and approval of sign permit applications.
5. Ensuring sign design that builds on the traditional town image and visual environment that Baker City seeks to promote.
6. Encouraging public safety and welfare by allowing address sign that can be easily identified by emergency responders.

3.5.020 Permits & Process

A. Permits.

1. A sign permit is required for each of the following instances:
 - a. Upon the erection of any new sign, except exempt signs
 - b. To make repairs to any existing sign which exceed 60 percent of the replacement cost of the sign
2. A sign permit is not required for the following minor repairs:
 - a. Painting
 - b. Cleaning
 - c. Replacement of defective parts
 - d. Replacement of existing sign face with a new sign face which does not alter the size, type or function of the existing sign cabinet or structure
 - e. Other similar maintenance to a sign, which will keep said sign at a maintained level and which does not change the total area of the sign
 - f. Repairs to any existing sign which do not exceed 60 percent of the replacement cost of the sign

B. Process.

1. For every sign proposal as specified above, a detailed signage plan must be submitted and include a scale drawing clearly showing materials, color, dimensions and physical shape of the sign, structural and electrical details of the proposed sign, and a site plan in which the sign will be located in relation to property lines, buildings and any other structures located on the applicants building or property. If the sign will be attached to a wall or roof, the dimensions of the wall or building façade will be provided.
2. Planning staff will complete applications within 10 working days after filing. Sign permits shall be processed as a Type I Procedure, unless otherwise stated in this ordinance. Appeals shall be processed in accordance with Chapter 4.1 of this ordinance.

3. Every sign permit issued by the City shall become void if erection or construction on site has not begun within one (1) year from the date of permit issuance. If work authorized by such permit is suspended or abandoned for more than 1 year, a new permit shall be obtained.
4. No signs within the Historic District shall be erected or altered until an application has been reviewed and approved by the Historic District Design Review Commission and after the Baker City Planning Department has issued a decision and the appropriate permit. See *Section 3.5.090 – Signs in the Historic District* for further criteria.

3.5.030 Exempt Signs. The following signs shall be allowed without a sign permit and shall not be included in the determination of the type, number, or area of permanent signs allowed within a zone, provided such signs comply with the regulations in this section, if any.

- A. Government/Regulatory signs erected or required by the City of Baker City, the State of Oregon, or any other government agency including traffic, utility, safety, railroad crossing and identifications signs for public facilities.
- B. Legal notices
- C. Temporary signs that do not require a building permit and have a sign area of 12ft² or less and are of following forms: banner, freestanding, hanging, portable and window. No other sign forms shall be allowed as temporary signs. Though exempt from sign permits, these temporary signs must comply with vision clearance area restrictions.
- D. Address signs, with or without illumination, that do not exceed a sign area of 3ft². Address signs exceeding 3ft² must obtain a sign permit and shall be evaluated using the form-based (i.e. wall, monument, freestanding, etc.) criteria of the applicable zone.
- E. Temporary electronic reader-board signs that do not exceed a sign area of 65ft² and are displayed for a period of seven (7) days or less within a six (6) month period, per parcel.

3.5.040 Prohibited Signs. The following signs are unlawful and prohibited in any zone:

A. Based on Location.

1. A banner or sign of any type suspended across a public street without the permission of the affected owners of both the property and the road.
2. Roof signs.

3. Signs attached to parking meters; historical markers; traffic signposts; signals or control devices; power, light, or other utility poles; or other similar official city and government structures except those placed by said government agencies.
4. Signs attached to trees, shrubs, or any living vegetative matter except trail signage designed to direct walkers.
5. Signs erected without the permission of the property owner, with the exception of those authorized or required by local, state, or federal government.
6. Vehicular signs. This regulation does not include the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes and/or personal transportation.
7. Signs placed in such a position as to endanger pedestrians, bicyclists, or traffic on a street by obscuring the view or by interfering with official street signs or signals by virtue of position or color.
8. A sign or portion of a sign, which extends beyond any property line of the premises on which such sign is located, unless specifically allowed.
9. A sign, other than an exempt temporary sign or temporary sign, placed or extending into the public right-of-way, unless specifically allowed by the Baker City Municipal Code or as exempted by this code.
10. A sign that interferes with any surface or underground utility or communication lines and equipment.

B. Based on Safety.

1. Interactive signs or mechanical movement signs, including revolving signs.
2. Signs that because of color, wording, design, size, shape, or illumination resemble, obstruct, or conflict with any traffic-control device or with the safe and efficient flow of traffic. Or private signs which appear to control or direct traffic, parking, or public use or access inconsistent with city regulations.
3. Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of a roof to any other part. No sign other than a safety sign shall be attached to a standpipe or fire escape.
4. Unsafe signs, as determined by the Building Official.

C. Based on Visual Character.

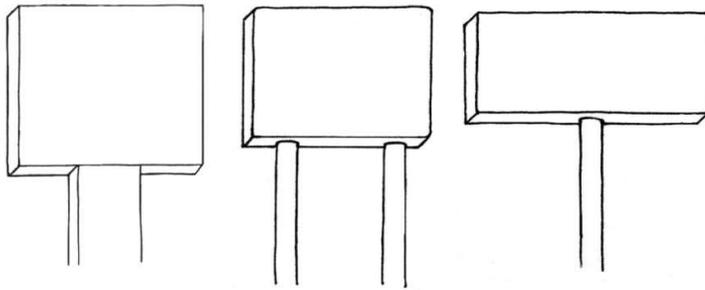
1. Animated or flashing signs, signs which contain beacon or strobe lights, reflective or mirror signs, or signs which flash text or graphics.
2. Signs which emit smoke, visible vapors, particulate matter, sound, odor, or contain open flames.

3.5.050 General Sign Regulations and Design Criteria. The following requirements shall apply to all signs in all zones as applicable by this Ordinance. Signs displayed in the Freeway Overlay District, the Historic District, the 10th Street Business District or the South Highway 30 District are also subject to the applicable district standards set forth in *Sections 3.5.080 to 3.5.110*.

A. Sign Materials, Design & Construction.

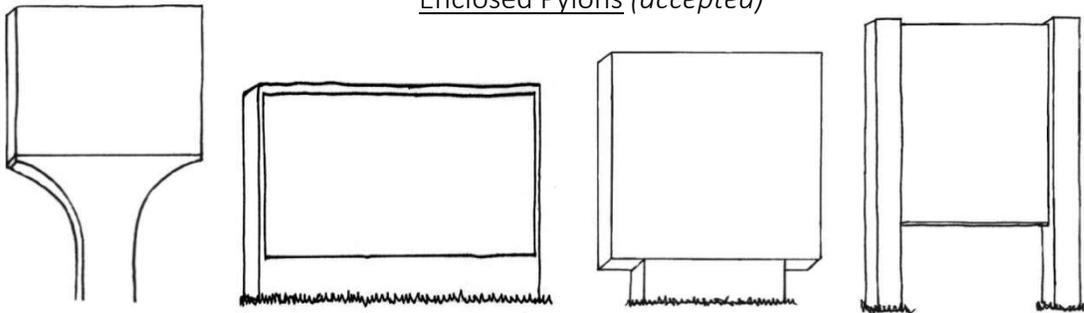
1. Every sign shall be constructed of durable materials, using non-corrosive fastenings.
2. Every sign shall be structurally safe and erected or installed in accordance with the Oregon Building Code.
3. Every sign should utilize design and building materials which complement the architectural theme of the building which it identifies.
4. Every sign requiring a permit and that is located or installed upon the ground shall be set within a landscaped area equal to the sign area. This is intended to improve the overall appearance of the signs as well as to reduce the risk of automobiles hitting the sign or its supports. Landscaping must include 60% vegetation and must be continuously maintained. In instances where this criterion cannot be met, landscaping requirements may be placed elsewhere on the property. The Historic District shall be exempt from landscape requirements.
5. Signs which are constructed using bare pylons and/or pole supports shall include pole covers and shall meet the following requirements:
 - a. Covering shall fully enclose the pole. Wood, brick, vinyl or similar materials that complement the sign shall be allowed as determined by the Planning Director or designee. Paint or wraps shall not be considered types of covering.
 - b. Special decorative elements such as sculpted metal, wrought iron, or other similar materials, which are incorporated into the support structure design and do not fully enclose the poles may be allowed as determined by the Planning Director or designee.

Exposed Pylons (prohibited)



The signs depicted here (and above) are not the only acceptable signs. We encourage the applicant to exercise originality and innovation when applying for a sign permit.

Enclosed Pylons (accepted)



6. Any internally illuminated sign cabinets or sign panels that have been damaged shall remain unilluminated until repaired.
7. Any signage that has been damaged to such an extent that they may pose a hazard to passersby shall be repaired or removed immediately.

B. Sign Safety.

1. Signs shall be located in such a way that they maintain horizontal and vertical clearance of all overhead power lines in accordance with National Electric Safety Code specifications, as reviewed and determined by the local electrical utility company. All applicants are required to contact OTEC before erecting a sign nearer than 25 feet of electric power lines.
2. No sign shall be permitted in “vision clearance areas” as defined by Chapter 1.3 and as set forth by Chapter 3.1.200 (N) of the Baker City Development Code.
3. No sign shall be erected or maintained in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, or standpipe. No sign shall obstruct any window so that light or ventilation is reduced below minimum standards required by applicable law.
4. Signs (including temporary signs) shall be securely fastened to the ground or permanent structure.

TABLE 3.5.050 - SIGN RESTRICTIONS – SIGN TYPE & ZONE/DISTRICT

Signs displayed in the Freeway Overlay District, the Historic District, the 10th Street Business District or the South Highway 30 District are also subject to the applicable district standards set forth in Sections 3.5.080 to 3.5.110.

Sign Type ²	Residential Zones	Commercial Zones	Industrial Zones	Freeway Overlay District
Awning/Canopy	N	P	P	P
Banner	N	P	P	P
Billboard*	N ³	N ^{3 or 4}	N ^{3 or 4}	P
Freestanding	P	P	P	P
Hanging	P	P	P	P
Monument	p ¹	P	P	P
Multi-Tenant	N	P	P	P
Portable	N	P	P	P
Projecting	N	P	P	P
Electronic Reader Board*	N	P	P	P
Temporary (non-exempt)	P	P	P	P
Wall	N ¹	P	P	P
Window	P	P	P	P

P = Permitted, subject to restrictions (see applicable Zone)

N = Not permitted

* = Type III Signs

¹Replacement only, unless otherwise directed by ODOT

² Except for exempt signs (see Section 3.5.030)

³ Replacement not to exceed a sign area of 100ft²

⁴ Allowed only within the Freeway Overlay District

3.5.060 Signs in Residential Zones. In addition to sign types listed in *Section 3.5.030 – Exempt Signs*, the following numbers and types of signs may be erected in Residential Low-Density (R-LD), Residential Medium-Density (R-MD) and Residential High-Density (R-HD) Zones.

Signs displayed in the, Freeway Overlay District, Historic District, 10th Street Business District, South Highway 30 District or Residential-Professional (R-P) District are also subject to the applicable district standards set forth in Sections 3.5.080 to 3.5.110.

TABLE 3.5.060 – SIGNS IN RESIDENTIAL ZONES (R-LD, R-MD and R-HD)				
	Restrictions & Guidelines	Number & Location	Maximum Area & Height	Permitted Illumination
Free-standing	- May not project into R-O-W	- 1 per street frontage - 1ft setback from property line	- <u>Area</u> : 4ft ² - <u>Height</u> : 6ft	- Not permitted
Hanging		- 1 per lot - Must hang from building, eave, canopy, awning or marquee	- <u>Area</u> : 4ft ² - <u>Height</u> : 6ft	- Not permitted
Monument		- 1 per lot - 1ft setback from property line	- <u>Area</u> : 4ft ² - <u>Height</u> : 6ft	- Not permitted
Wall	- Replacement only - May not project into R-O-W - May not project more than 1ft - May not interrupt architectural details of façade - May not extend beyond eave or roof lines	- 1 per tenant	- <u>Area</u> : 4ft ² - <u>Height</u> : 6ft	- Not permitted
Window		- 1 per building	- <u>Area</u> : 4ft ²	- Not permitted

3.5.070 Signs in General Commercial (C-G), Central Commercial (C-C) and Industrial (I) Zones: Except as noted below, the following numbers and types of signs may be erected in any General Commercial (C-G), Central Commercial (C-C) or Industrial (I) Zone subject to applicable sign type criteria. Signs displayed in the Freeway Overlay District, Historic District, 10th Street Business District or South Highway 30 District are also subject to the applicable district standards set forth in Sections 3.5.080 to 3.5.110.

TABLE 3.5.070 – SIGNS IN COMMERCIAL and INDUSTRIAL ZONES

	Restrictions & Guidelines	Number & Location⁴	Maximum Area & Height	Permitted Illumination
Awning or Canopy	<ul style="list-style-type: none"> - An awning and canopy without lettering or other advertising shall not be regulated as a sign - Lettering or advertising may not project beyond or below the printable material area - No awning or canopy sign shall be wider than the building wall or tenant space it identifies - If the awning or canopy sign is to be mounted on a multi-tenant building, the awning and canopy sign shall be similar in terms of height, projection, and style across all tenants in the building 	<ul style="list-style-type: none"> - No limit - Must attach to building façade and project from it - Awning and canopy signs may not project into the R-O-W, unless specifically permitted by the Baker City Municipal Code - Awning and canopy signs must be centered within or over architectural elements such as windows or doors 	<ul style="list-style-type: none"> - <u>Area</u>: 1.5ft² per 1 linear foot of the awning or canopy - <u>Height</u>: Equal to eave line or bottom of second story windowsill, whichever is lower. Bottom of awning must be at least 8ft above grade. Bottom of canopy must be at least 10ft above grade 	<ul style="list-style-type: none"> - Internal or external, except for signs located in the C-C Zone, where only external illumination is permitted
Banner	<ul style="list-style-type: none"> - Temporary use only 	<ul style="list-style-type: none"> - No limit but aggregate sign areas not to exceed 200ft² - 1ft setback from property line 	<ul style="list-style-type: none"> - <u>Area</u>: 200ft² - <u>Height</u>: 6ft 	<ul style="list-style-type: none"> - Not permitted
Billboards	<ul style="list-style-type: none"> - Allowed only within the Freeway Overlay District (<i>see Section 3.5.080 and Table 3.5.080</i>) 			

Electronic Reader Board²	<ul style="list-style-type: none"> - Conditional Use Permit from Planning Commission required prior to installation - Text messages longer than the display that do not contain any graphics shall scroll in a consistent and predictable manner 	<ul style="list-style-type: none"> - 1 per 50ft of street frontage - 1ft setback from property line 	<ul style="list-style-type: none"> - <u>Area</u>: 24ft² - <u>Height</u>: 15ft 	<ul style="list-style-type: none"> - Internal, not to exceed 40 watts or 60 milliamps - Color and brightness of displays shall remain unchanged for a minimum of 5 seconds
Free-standing	<ul style="list-style-type: none"> - May not project into R-O-W 	<ul style="list-style-type: none"> - 1 per building/tenant façade - 1ft setback from property line² 	<ul style="list-style-type: none"> - <u>Area</u>: 150ft² - <u>Height</u>: 25ft 	<ul style="list-style-type: none"> - Internal, external, backlit, neon or bare bulb
Hanging		<ul style="list-style-type: none"> - No limit - Must hang from building, eave, canopy, awning or marquee 	<ul style="list-style-type: none"> - <u>Area</u>: 4ft² - <u>Height</u>: Bottom of sign must be at least 8ft above grade 	<ul style="list-style-type: none"> - Internal, external, backlit, neon or bare bulb
Monument	<ul style="list-style-type: none"> - May not project into R-O-W 	<ul style="list-style-type: none"> - 1 per street frontage - 1ft setback from property line² 	<ul style="list-style-type: none"> - <u>Area</u>: 80ft² - <u>Height</u>: 15ft 	<ul style="list-style-type: none"> - Internal or external
Multi-tenant	<ul style="list-style-type: none"> - May not project into R-O-W - Maximum 1 sign face per tenant 	<ul style="list-style-type: none"> - 1 per building/tenant façade - 1ft setback from property line² 	<ul style="list-style-type: none"> - Freestanding: <u>Area</u>: 150ft² <u>Height</u>: 25ft - Monument: <u>Area</u>: 120ft² <u>Height</u>: 15ft 	<ul style="list-style-type: none"> - Internal or external
Portable	<ul style="list-style-type: none"> - May not impede pedestrian traffic 	<ul style="list-style-type: none"> - 1 per business - May be located within ROW³ 	<ul style="list-style-type: none"> - <u>Area</u>: 24ft² - <u>Height</u>: 6ft² 	<ul style="list-style-type: none"> - As allowed by the Baker City Municipal Code
Projecting	<ul style="list-style-type: none"> - Projection from wall: no more than 12 inches, no less than 6 inches - May not project more than 4ft or 1/3 width of 	<ul style="list-style-type: none"> - 1 per street frontage per ground floor establishment, plus 1 sign per 	<ul style="list-style-type: none"> - <u>Area</u>: 20ft² - <u>Height</u>: Equal to eave line or bottom of second story 	<ul style="list-style-type: none"> - Internal, external, backlit or neon

	sidewalk, whichever is less	building entrance serving one or more commercial tenants without a ground floor entrance	windowsill, whichever is lower. Bottom of sign must be at least 8ft above grade	
Temporary (Non-Exempt)	<ul style="list-style-type: none"> - May not impede pedestrian traffic - May not be located in R-O-W - Erected for a period longer than 6 months - Building permit required - Has a sign area no greater than 24ft² 	- No limit	<ul style="list-style-type: none"> - <u>Area</u>: 36ft², except banner signs which may be ≤ 200ft² - <u>Height</u>: 6ft 	- Not permitted
Wall ¹ (Except those wall signs within the Freeway Overlay District. See Section and Table 3.5.080)	<ul style="list-style-type: none"> - May not project into R-O-W - May not project more than 1ft - May not interrupt architectural details of façade. - May not extend beyond eave or roof lines 	- One sign per building/tenant façade	<ul style="list-style-type: none"> - <u>Area</u>: 1.5 ft² per 1 linear foot of façade or 10% of primary façade square footage - <u>Height</u>: Equal to eave line or bottom of second story window sill, whichever is lower 	- Internal, external, back-lit or neon
Window	- Electronic reader board signs with an area greater than 2ft ² may not be used as window signs	- No limit	<ul style="list-style-type: none"> - <u>Area</u>: 1.5ft² per 1ft of building frontage or no more than 50% total window coverage, whichever is less 	- Internal or neon

¹ Painted Wall signs may increase sign area by 25%.

² No sign abutting a residential zone shall be located within 70 feet of said property line

³ Signs allowed or permitted within the R-O-W must be approved by the Baker City Public Works Department.

3.5.080 Signs in the Freeway Overlay District: There shall be a Freeway Overlay District located on both the east and west sides of Interstate 84 (I-84), as detailed in Figure 3.5.080 – *Freeway Overlay District Map*.

A. In addition to those signs permitted within the underlying zone, and in accordance with all other applicable requirements of this Ordinance, the following signs may be permitted within the Freeway Overlay District, subject to the following regulations:

TABLE 3.5.080 – SIGNS IN FREEWAY OVERLAY DISTRICT				
	Restrictions & Guidelines	Number & Location	Maximum Area & Height	Permitted Illumination
Outdoor Advertising Sign ^{1, 2, 3}	<ul style="list-style-type: none"> - Conditional Use Permit from Planning Commission required prior to installation - Stacked signs shall not be permitted - Signs may be double-sided 	<ul style="list-style-type: none"> - Must be sited within 100ft of the freeway R-O-W - Minimum spacing between outdoor advertising signs on the same side of the freeway shall be 1,000ft - Setback from R-O-W a distance equal to sign height or 15ft, whichever is greater - 25ft setback from property line - 50ft setback from any building or structure - 1,000ft from any property line abutting a public park, playground, religious institution, cemetery, school, or residential zone - Not attached to any building - Not located in a utility easement - Not located on a bridge 	<p><i>Commercial and Industrial Zones:</i></p> <ul style="list-style-type: none"> - <u>Area</u>: 300ft² of display area - <u>Height</u>: Overall height 30ft measured from ground level below the sign 	<ul style="list-style-type: none"> - All light sources are designed, shielded, arranged, and installed to confine or direct all illumination to the surface of the off-premises sign and away from adjoining properties - Light sources shall not be visible from any street or adjoining properties
Electronic Reader Board ^{1, 2, 3}	<ul style="list-style-type: none"> - Conditional Use Permit from Planning Commission required prior to installation 	<ul style="list-style-type: none"> - 1 per 50ft of street frontage - 1ft setback from property line 	<ul style="list-style-type: none"> - <u>Area</u>: 50ft² - <u>Height</u>: 15ft 	<ul style="list-style-type: none"> - Internal, not to exceed 40 watts or 60 milliamps - Color and brightness

	<ul style="list-style-type: none"> - Text messages longer than the display shall not contain any graphics and shall scroll in a consistent and predictable manner - The appearance of movement is prohibited in signs visible from a state highway 			of displays shall remain unchanged for a minimum of 5 seconds
Free-standing^{1, 3}	<ul style="list-style-type: none"> - Stacking of signs is not permitted - May be double-sided - May not project into R-O-W 	<ul style="list-style-type: none"> - 1 free-standing sign per parcel, plus also eligible for: <ul style="list-style-type: none"> - One smaller detached sign meeting the requirements of the underlying land use zone. - Attached signs meeting the requirements of the underlying land use zone. - 1ft setback from property line - 200ft setback from residential zones 	<ul style="list-style-type: none"> - <u>Area</u>: 200ft² - <u>Height</u>: 65ft 	<ul style="list-style-type: none"> - Internal, external, backlit, neon or bare bulb
Wall^{1, 2, 3}	<ul style="list-style-type: none"> - May not project into R-O-W - May not project more than 1ft - May not interrupt architectural details of façade - May not extend beyond eave or roof lines 	<ul style="list-style-type: none"> - 1 per tenant, oriented towards freeway 	<ul style="list-style-type: none"> - <u>Area</u>: 18% of wall area along freeway frontage 	<ul style="list-style-type: none"> - Internal, external, back-lit or neon

¹ If a business has more than one frontage, only the sign oriented to the freeway shall be granted the size and height allowances of the Freeway Overlay District

² Painted Wall signs may increase sign area by 25%

³ All signs must adhere to relevant Oregon Department of Transportation (ODOT) regulations

B. Outdoor Advertising Signs in the Freeway Overlay District are also subject to the following regulations:

1. Construction and Maintenance.

- a. All plans for outdoor advertising signs shall be certified by a licensed engineer registered in Oregon.
- b. All outdoor advertising signs shall be constructed in accordance with industry-wide standards established by the Outdoor Advertising Association of America or their successor organizations. All outdoor advertising signs shall be structurally sound and maintained in good condition and in compliance with Oregon Building Code.
- c. The rear face of a single-face outdoor advertising shall be painted and maintained with a single neutral color as approved by the Baker City Planning Department.

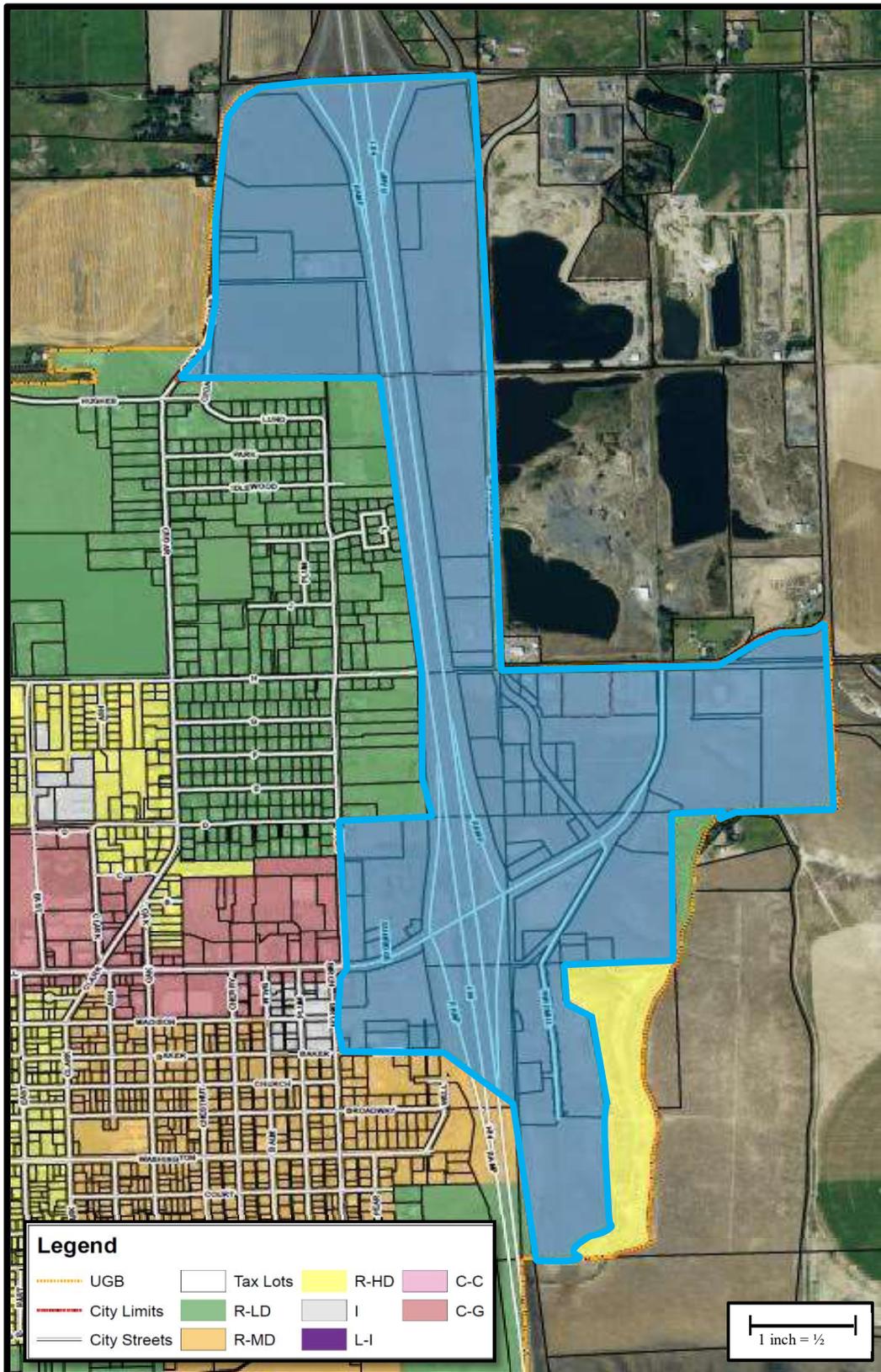
2. Identification of Sign Owner: The owner of an outdoor advertising sign shall be identified on the structure in accordance with standards established by the Oregon Department of Transportation (ODOT).

3. Weed Abatement. All outdoor advertising signs shall be exempt from landscaping requirements, though weed control shall be required within 10 feet of the base of the outdoor advertising sign.

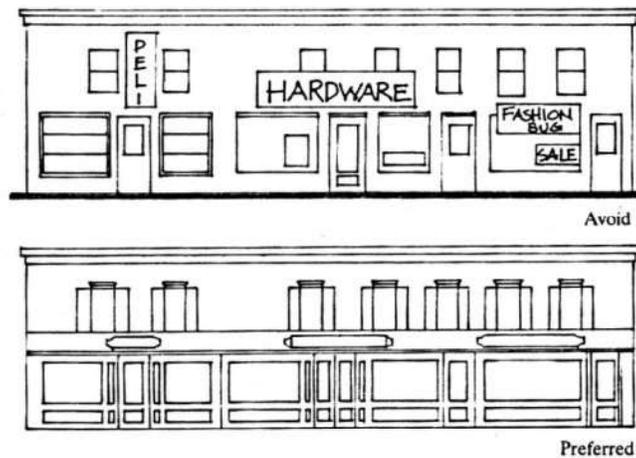
4. Additional Regulations. The Planning Commission shall consider issues of community character, public safety and adjacent businesses and other existing signage, important visual corridors, sign design and base landscaping. All outdoor advertising signs shall comply with any and all applicable zoning regulations of the Baker City Development Code and any and all municipal, state and/or federal regulations. In the event any other applicable regulation is in conflict with the provisions of this Section, the stricter regulation shall apply.

5. Safety. In applying for special exception relief, the applicant bears the burden of proof to establish that the proposed outdoor advertising sign will not create a public health or safety hazard in the matter and location that it is proposed and in the manner by which it is to be operated.

Figure 3.5.080 – Freeway Overlay District Map

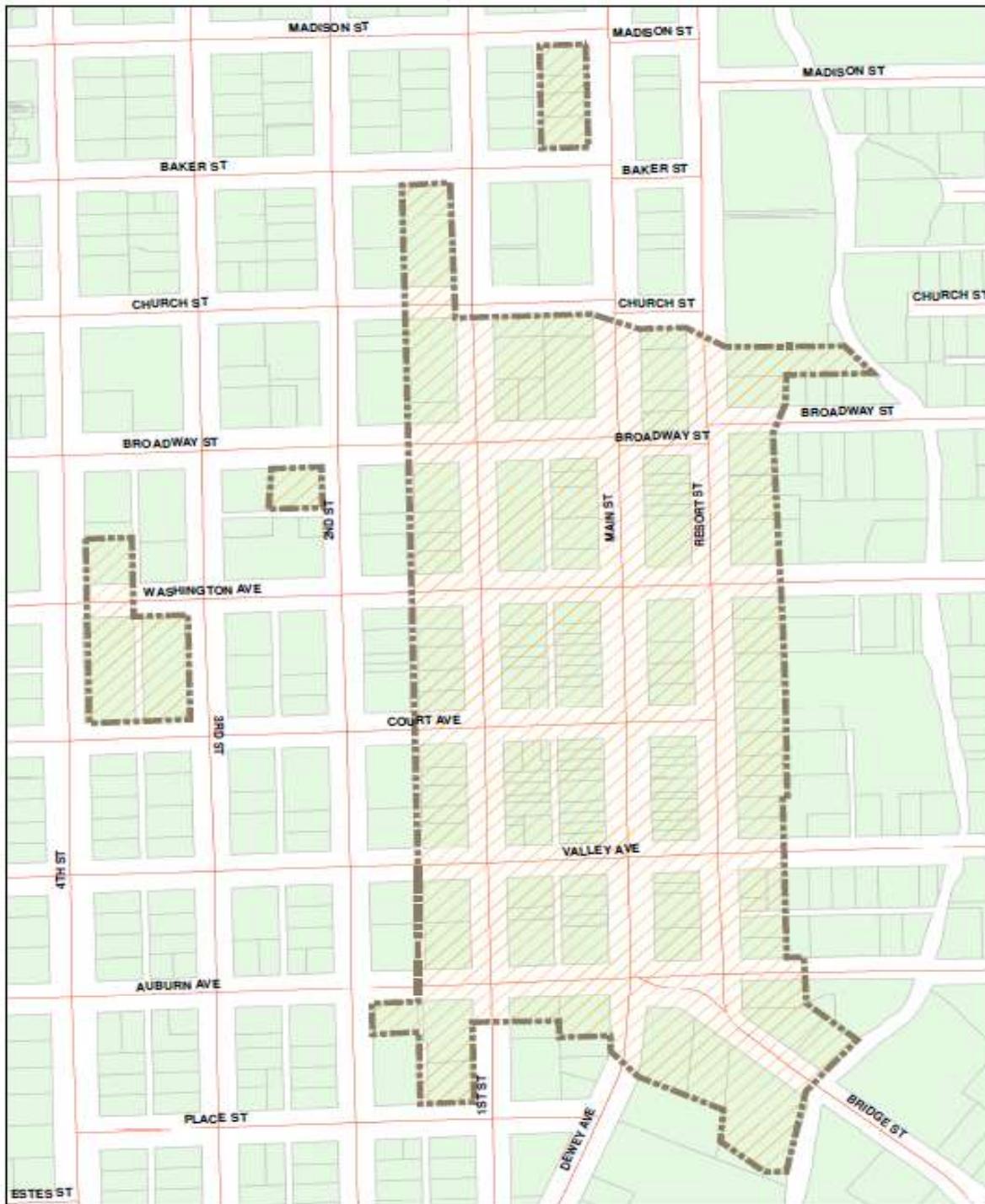


3.5.090 Signs in the Historic District: In addition to all other requirements of this Ordinance, the following regulations shall be applicable to any sign placed in a designated Historic District (*Figure 3.5.090*):



- A. No sign shall be erected or altered until an application has been reviewed and approved by the Baker City Planning Department. Approval from the Historic District Design Review Commission (HDDRC) is also required.
- B. Installation must not damage or require removal of historic materials and must be done in a manner such that signs can be removed without harm to the masonry or architectural detailing.
- C. The Historic District Design Review Commission shall ensure that the proposed sign is appropriate compared:
 - 1. To the style, period, type, size, and scale of the building for which it is proposed; and
 - 2. With other signs in the Historic District.
- D. Due to the unique character of the building facades within the Historic District, signs that are larger than the maximum area allowed or of unique size, shape, or material are permitted if approved by HDDRC.
- E. Signs shall not cover architectural details of the building.
- F. External illumination shall be the only lighting option permitted.

Figure 3.5.090 – Historic District Map



- Legend**
-  Historic District
 -  Tax Lots
 -  STREETS

THIS MAP WAS PREPARED FOR
PLANNING PURPOSES ONLY

0 100 200 300 400 500
 Feet

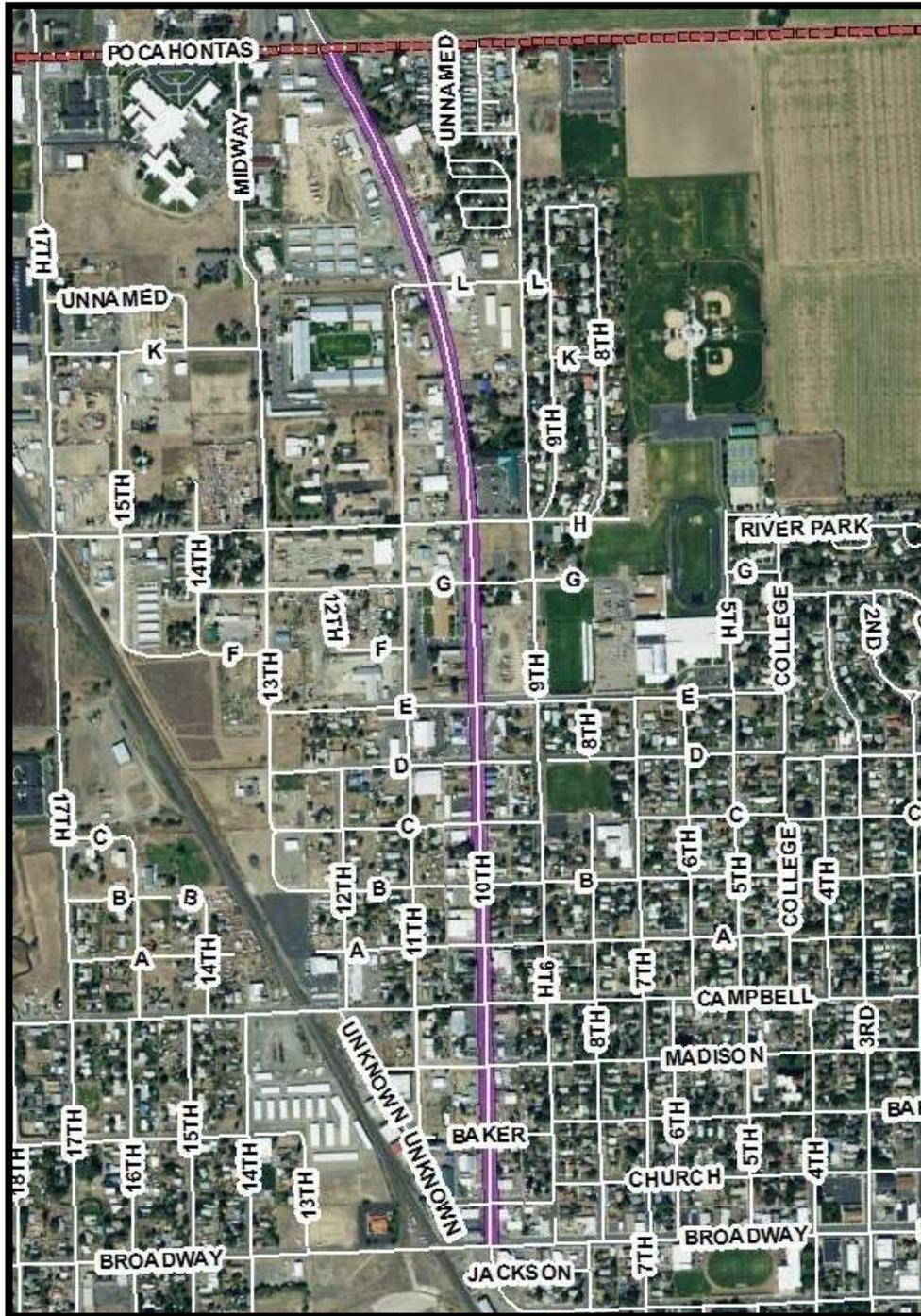
1 inch = 100 feet
for 24" x 36" size



Baker City Planning Department
 1655 1st Street
 P.O. Box 650
 Baker City, OR 97614
 (541) 524-2028

3.5.100 Signs in the 10th Street Business District: The 10th Street Business District (*Figure 3.5.100*) is a specially designated sign district where traditional 1950's and 1960's era neon and bare-bulb signs are encouraged as well as more contemporary neon and bare-bulb sign applications. Applicants who chose to pursue this option may increase the maximum sign height of the underlying zone by 33 percent.

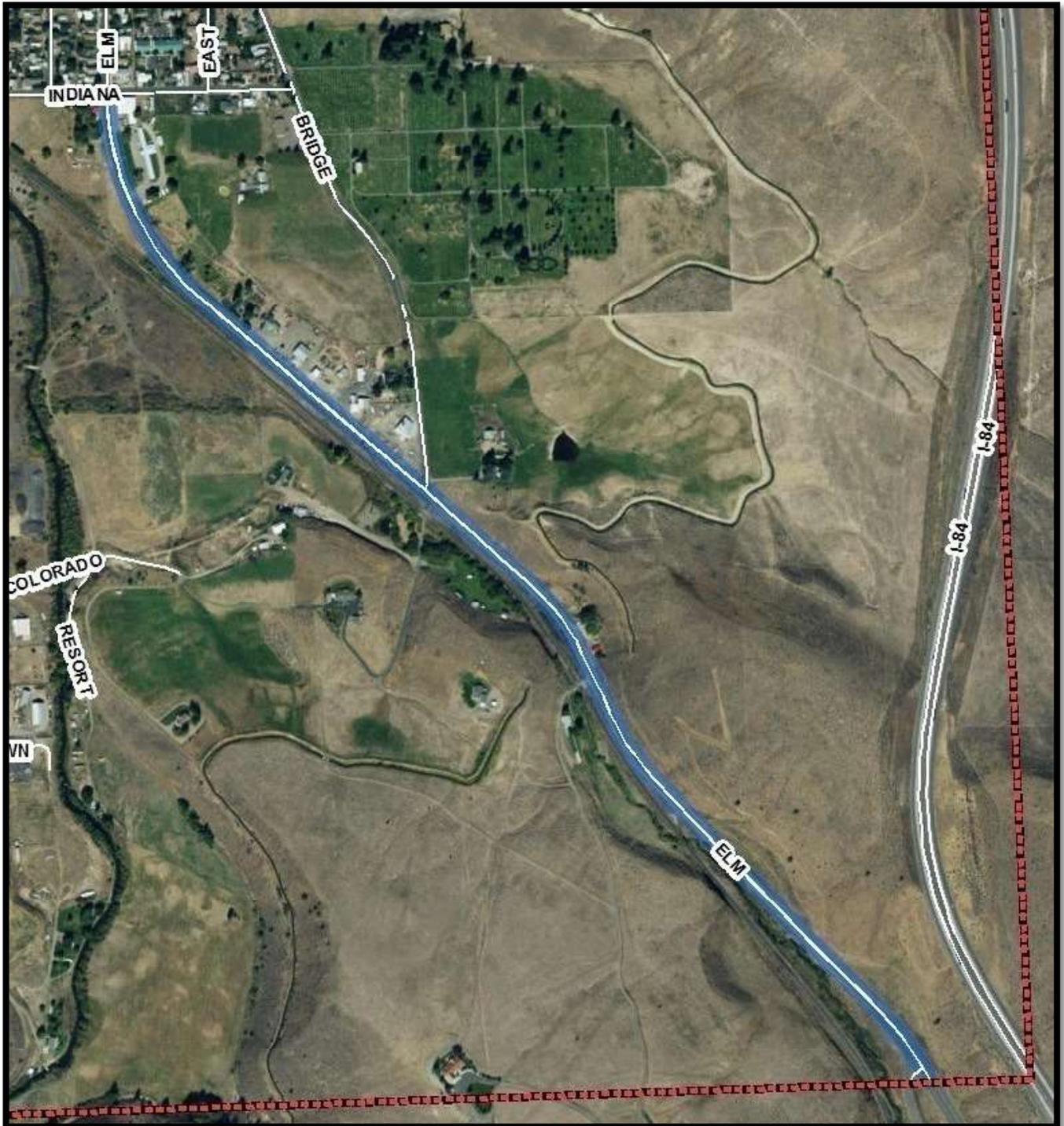
Figure 3.5.100 – 10th Street Business District Map



3.5.110 Signs on South US Highway 30: In addition to all other requirements of this Ordinance, the following regulations shall be applicable to any sign placed along South US Highway 30 (*Figure 3.5.110*):

- A. Replacement billboard signs shall be permitted along US Highway 30 from the southern City Limits to Indiana Avenue within 50' of the highway right-of-way subject to the following standards:
1. All new or replacement signs must obtain of a Conditional Use Permit from the Planning Commission prior to construction.
 2. Replacement billboard signs within the designated US Highway 30 corridor shall only be permitted if the existing billboard sign is removed. The replacement location needs to be within South US Highway 30 corridor as defined above but not necessarily in the identical location.
 3. The Planning Commission shall consider issues of community character, public safety, adjacent businesses and other existing signage, important visual corridors, sign design, and base landscaping, as well as the applicable criteria listed in *Chapter 4.4 – Condition Use Permits* of this Code.
 4. All signs must adhere to relevant Oregon Department of Transportation (ODOT) regulations.
 5. Minimum spacing between signs on the same side of US Highway 30 shall be 500 feet.
 6. Each face of a billboard is restricted in size to 120 ft². The overall height of a billboard is restricted to 15' as measured from the ground level below the sign unless conditions related to vehicle safety and circulation are a consideration in which case billboard signs may be approved up to 25' in height.
 7. Double-sided billboard signs are allowed.
 8. The rear face of a single-face billboard shall be painted and maintained with a single neutral color as approved by the Baker City Planning Department.

Figure 3.5.110 – South US Highway 30 District Map

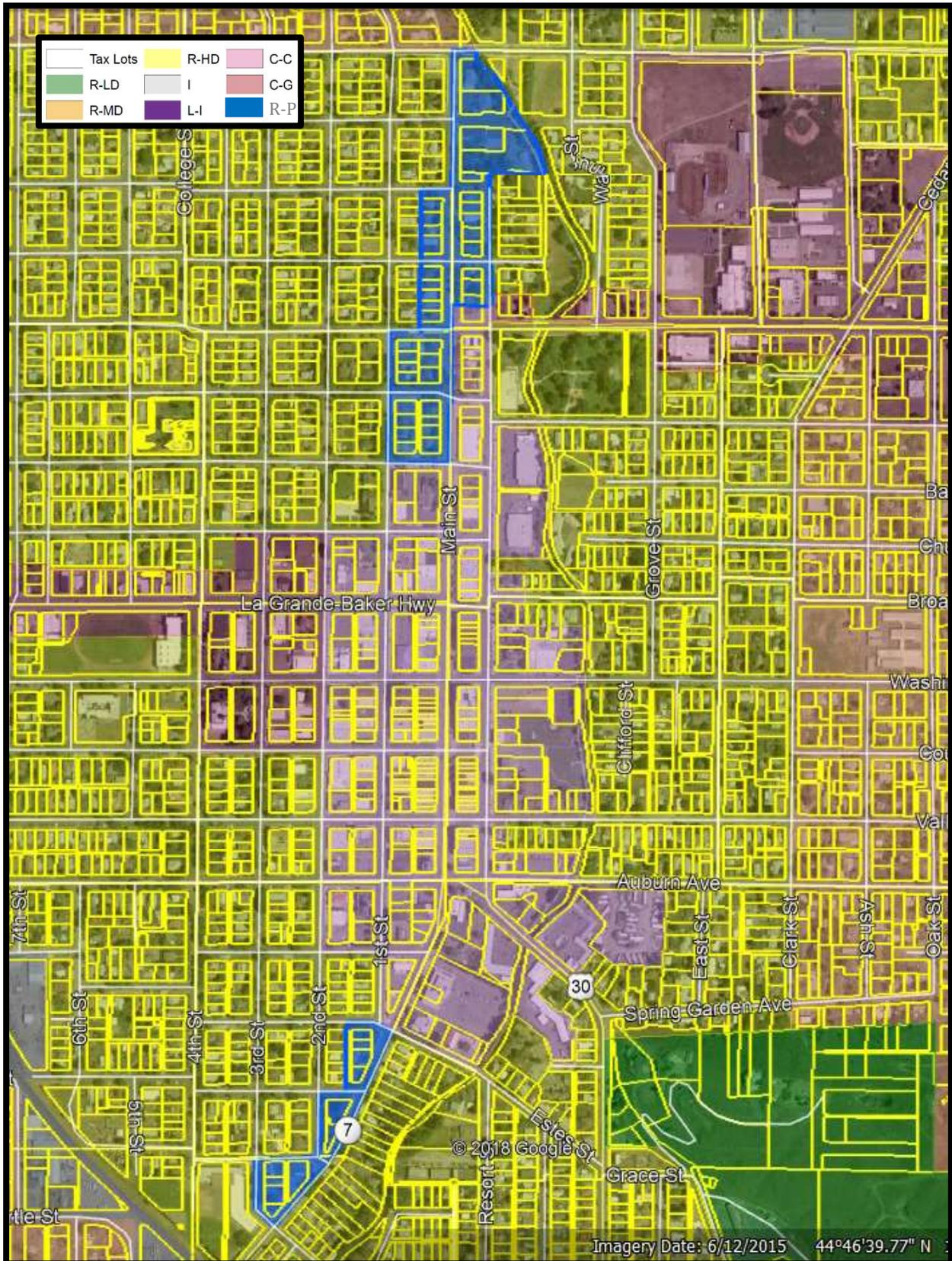


3.5.115 Residential Professional District. The Residential-Professional District provides larger sign allowances for light commercial uses in residential zones.

TABLE 3.5.115 - SIGNS IN THE RESIDENTIAL PROFESSIONAL (R-P) DISTRICT				
	Restrictions & Guidelines	Number & Location	Maximum Area & Height	Permitted Illumination
Free-standing¹	- May not project into R-O-W	- 1 per lot - 1ft setback from property line	- <u>Area</u> : 16ft ² - <u>Height</u> : 6ft	- Not permitted
Hanging¹		- 1 per lot - Must hang from building, eave, canopy, awning or marquee	- <u>Area</u> : 4ft ² - <u>Height</u> : 6ft	- Not permitted
Monument¹		- 1 per lot - 1ft setback from property line	- <u>Area</u> : 16ft ² - <u>Height</u> : 6ft	- Not permitted
Wall¹	- May not project into R-O-W - May not project more than 1ft - May not interrupt architectural details of façade - May not extend beyond eave or roof lines	- 1 per lot	- <u>Area</u> : 16ft ² - <u>Height</u> : 6ft	- Not permitted
Window¹		- 1 per building	- <u>Area</u> : 16ft ²	- Not permitted

¹ Signs exceeding the standards contained in Table 3.5.115 above may be permitted through a Conditional Use Permit

Figure 3.5.115 – Residential-Professional District







3.5.120 Sign Maintenance. All signs shall be continually maintained in a state of good appearance, safety, and repair throughout their life. Nothing in this code shall relieve the owner from maintaining the sign. Maintenance requirements include but are not limited to:

- A. Any metal poles, pole covers, and/or sign cabinets shall be kept free from rust and stains.
- B. Any awnings, banners, canopies, or similar material which a sign is affixed or printed upon, shall be kept in good appearance and free from tears, tatter, and any other physical damage.
- C. Any internally illuminated sign cabinets or sign panels that have been damaged shall remain un-illuminated until repaired.
- D. Any signage that has been damaged to such an extent that they may pose a hazard to passersby shall be repaired or removed immediately.

3.5.130 Non-Conforming Signs

- A. It is unlawful to make a major repair without a permit any existing non-conforming sign. The sign must be immediately brought into conformance with this ordinance upon any structural alteration, relocation, or replacement.
- B. Any non-conforming sign that is damaged or destroyed may be replaced or restored to its original design, so long as the cost of the repair is less than 60 percent of the replacement or restoration cost.
- C. Any non-conforming sign that is damaged or destroyed in excess of 60 percent of its replacement or restoration cost shall not be restored except in conformance with the provisions of this chapter.
- D. No sign shall be altered or enlarged in such a way that increases or continues its non-conformity.

3.5.140 Removal & Abandonment

- A. Improperly maintained signs and/or sign supports which cause them to be unsafe or unsightly must be removed.
- B. A conforming, abandoned sign structure may remain, however, the business name panels shall either be reversed or have blank panels installed immediately. Such signs shall be maintained according to the standards set forth in this ordinance.
- C. An abandoned non-conforming sign is prohibited and shall be immediately removed upon notice by the City or brought to conforming status by the owner of the sign or property.

D. All temporary signs shall be removed within the applicable timeframe set forth by this chapter.

3.5.150 Enforcement. Any person who erects or otherwise displays a sign for which a sign permit or approval is required under this ordinance without first obtaining a permit has committed an infraction; and upon conviction thereof, shall be fined not more than \$500 per day. It shall not be a defense in any prosecution pursuant to Chapter 1.5 – *Enforcement* that such person erected or otherwise displayed the sign for another, whether for gain or otherwise. The City has authority to remove any sign found to be in violation of this Code.

Structural provisions of this code shall be enforced by the City Building Official or designee. If the Building Official finds that any sign is unsafe or insecure, is an immediate peril to persons or property, has been carried out without a valid permit or is in violation of this chapter, the Building Official shall give written notice to the permittee or owner thereof to remove or alter such sign within 30 days. A new sign shall not be re-established until a valid permit has been issued. Failure to remove or alter said sign as directed shall subject the permittee or owner to the penalties prescribed in this ordinance.

All other portions of this code shall be enforced by the Planning Director or designee.