

restrict the content of sign messages. The council, after due deliberation, and after a public hearing, hereby finds and declares that:

(a) The people living within the jurisdiction of the city have a primary interest in controlling the construction, location and maintenance of outdoor signs in a manner designed to protect the public health and safety and to promote the public welfare.

(b) Careful monitoring of the effectiveness of the sign code is necessary to ensure that the code accomplishes its purposes in the face of changing sign usage and public expectations.

(c) Private signs make use of a public resource by seeking to communicate with persons using the public way. It is necessary to regulate such signs to assure that they do not interfere with other uses of the public way.

(d) It is necessary to the public safety that official traffic regulation devices be easily visible and free from nearby visual obstructions and distractions, such as flashing signs, an excessive number of signs, or signs in any way resembling official signs.

(e) The construction and maintenance of outdoor signs must be regulated to assure that improper practices do not result in hazardous conditions for the public.

(f) The Eugene/Springfield Metropolitan Area General Plan identifies visual access to natural land features and waterways and the preservation of the distinctive qualities of local and neighborhood areas as important objectives to be served in the coordinated development of the metropolitan area. It is necessary to regulate the number, type and location of signs to accomplish the purposes of the Metropolitan Plan.

(g) Proliferation of signs seriously detracts from the pleasure of observing the natural scenic beauty and the human environment of the city.

(h) It is necessary to protect residential neighborhoods from the adverse impact that signs may have on the residential atmosphere.

(i) It is necessary to regulate the size, type and location of signs to encourage the effective use of signs as a means of communication and to provide equality and equity among sign users and those who wish to use signs.

(j) It is necessary to provide regulations which can be administered to allow sign owners and sign users the opportunity to realize the value of their investment and make as many of their own choices as possible while protecting the needs of the public.

(k) The cumulative effect of numerous signs in close proximity has a detrimental impact which can not be addressed in any way other than by limiting the number and size of all signs.

9.1002 Sign Code - Reconciliation. In any case where a part of the Eugene sign code is found to be in conflict with a provision of any zoning, building, fire, safety or health ordinance or code existing at the time of adoption of the Eugene sign code, the provision which establishes a stricter standard for the protection of the public health and safety shall prevail. In any case where a provision of the Eugene sign code is found to be in conflict

with a provision of any other city ordinance or state structural specialty code which establishes a standard which is less likely to promote the purposes of the Eugene sign code, to the extent allowed by law the provisions of the Eugene sign code shall be deemed to prevail.

9.1004 Sign Code - Exemptions. The following signs are exempted from the requirements of the Eugene sign code as specified in this section. Except as otherwise provided therein, no sign shall be exempt from the provisions of sections 9.1006, 9.1008 or 9.1020 of the Eugene sign code.

(a) The following signs shall be exempted from the need to obtain a sign permit. These signs are permitted signs in all sign districts. Use of these signs does not affect the amount or type of signage otherwise allowed by the Eugene sign code.

Bus signs. Non-illuminated signs attached to the exteriors of buses operated by a mass transit district, so long as the surface area of all such signs placed upon a bus does not exceed 80 square feet, and the surface area of signs placed upon any one side of a bus does not exceed 30 square feet.

Conference and convention banners. One banner may be installed on the exterior wall of a hotel, motel, convention center or auditorium where an event is being held. The banner may be installed up to seven days before the event and may remain in place up to three days after the event. It shall be a flat wall mounted sign, and may be up to 120 square feet in surface area.

Flags. Up to three flags may be flown or displayed on each development site.

Hand held signs. Hand carried signs of six square feet or less in area, worn or carried by an individual while being displayed.

Historical agency plaques. Plaques or historical markers placed by historical agencies or organizations recognized by the city.

Holiday decorations. Holiday lights and decorations in place during the period between November 15 and January 15.

Murals. Painted wall highlights, wall decorations and other murals.

Parking lot signs. Signs up to three square feet in area and up to five feet in height constructed or placed within a parking lot for the purpose of directing traffic and parking.

Public signs. Signs constructed or placed in a public right-of-way by or with the approval of a governmental agency having legal control or ownership over the right-of-way, signs owned or constructed under the direction of the city, and signs placed by a public utility for the purpose of providing information concerning a pole, line, pipe or other facility belonging to the public utility.

Real estate signs. Signs of 12 square feet or less in area, located on a development site while the property is for sale or lease.

Signs during elections. Signs 12 square feet or less in area, located on private property during the period from 60 days before to five days after any public election to be held in Oregon.

Signs on historic properties. Signs constructed or maintained on historic property, as defined in chapter 2 of the Eugene Code, 1971, which signs are otherwise subject to regulation because of their location on historic property.

Stadium signs. Signs located within a sports stadium which are intended for viewing primarily by persons within such stadium, where the stadium is enclosed by a sight obscuring fence or wall at least six feet in height.

Traffic directing signs. The owner or lessor of private property may construct one sign at each entrance to the property and at each entrance to a building on the property for the purpose of providing direction to vehicular or pedestrian traffic. Such signs may include, but are not limited to, signs showing the street address or name of the building. Except for signs painted on paved surfaces, each sign shall not exceed three square feet of surface area and shall be no more than five feet in height. Such signs shall be constructed and located so as to not interfere with vision clearances.

Vehicular signs. Any sign permanently or temporarily placed on or attached to a motor vehicle, where the vehicle is used in the regular course of business for purposes other than the display of signs.

Vending machine signs. Any sign which forms an integral part of a machine used to dispense goods to consumers.

Warning signs. Any public notice or warning required by a valid and applicable federal, state or local law, regulation, or ordinance, and emergency warning signs erected by a governmental agency, utility company or a contractor doing authorized or permitted work within a public right-of-way.

(b) Small non-illuminated signs. Wall signs with a surface area of six square feet or less and which are eight feet or less above grade shall not require a permit but shall be counted in determining the total sign surface area and number of signs allowed on each development site under the Eugene sign code.

(c) Message boards. One sign per street frontage for the purpose of communicating to persons on the development site may be constructed, when a valid sign permit has been issued, without affecting the amount or type of signage otherwise allowed on each development site. Such a sign may be visible but shall not convey a message to persons not on the development site and may be up to six feet in height and up to 40 square feet in area. A sign which conveys a message where any portion of the message is easily legible or discernible to a person of ordinary vision from any location off the development site commonly visited by members of the public shall not qualify as a message board. Message boards may include, but are not limited to, properly designed menu boards and building directories.

(d) Searchlights. Searchlights must be authorized by a sign permit and may be used in any non-residential zone for one occurrence for up to a maximum of five days within any 180 day period. The use of a searchlight with a sign permit shall not otherwise affect the number of signs allowed on any development site.

(e) Sign maintenance. Maintenance of a sign or sign structure shall not require a sign permit.

9.1006 Sign Code - Prohibited Signs. Except where qualified as a nonconforming sign, the following signs are unlawful and shall be considered nuisances:

- (a) Abandoned signs.
- (b) Illegal signs.
- (c) Any sign constructed or maintained which, by reason of its size, location, movement, coloring or manner of illumination may be confused with or construed as a traffic control device or which hides from view any traffic control device.
- (d) Any sign written or placed upon or within a parked motor vehicle with the primary purpose of providing a sign not otherwise allowed by the Eugene sign code.
- (e) Any sign constructed, maintained or altered in a manner not in compliance with the Eugene sign code.
- (f) Balloons and banners (pursuant to section 9.1004, flags, conference and convention banners, and signs permitted as public signs are not included within this prohibition);
- (g) Flashing signs, except electronic message centers;
- (h) Inflatable signs other than balloons;
- (i) Portable signs, except warning signs as permitted by section 9.1004; and
- (j) Strings of lights not permanently mounted to a rigid background or otherwise qualified as holiday decorations.

9.1008 Sign Code - Nonconforming Signs.

(1) Nonconforming signs may be maintained subject to the following conditions:

- (a) No additions or enlargements may be made to a nonconforming sign except additions or enlargements required by law.
 - (b) If any nonconforming sign is moved, voluntarily or involuntarily, that sign shall thereafter conform to the requirements of the Eugene sign code as a newly constructed sign.
 - (c) Any sign which is constructed to replace a nonconforming sign shall be constructed in compliance with all applicable provisions of the Eugene sign code.
- (2) Whenever a nonconforming sign is damaged or destroyed to the extent of 50 percent or less of its value as of the last date of use, it may be restored and the use of the sign which existed at the time of the damage or destruction may be continued, if such restoration is started within a period of 90 days of such damage or destruction and is diligently pursued thereafter.
- (3) Except where only a change in display copy is made, any nonconforming sign which is structurally altered or has illumination installed

shall be brought into compliance with all applicable provisions of the Eugene sign code within 90 days and shall thereafter be kept in compliance with the Eugene sign code.

(4) All nonconforming signs shall be removed or brought into compliance with the Eugene sign code as adopted on July 25, 1990, by June 31, 2000, except that signs with a surface area of 200 square feet or greater shall be removed or brought into compliance with the Eugene sign code as adopted on July 25, 1990 by June 31, 1997.

(5) Nothing in this section shall be deemed to prevent the maintenance of any sign, or regular manual changes of sign copy on a sign intended for such purposes.

(6) The provisions of subsection (4) of this section do not apply to signs in existence pursuant to a validly issued sign permit as of July 1, 1990 along Goodpasture Island Road from a point 300 feet north of the intersection with Valley River Way to a point 1400 feet north of the intersection. The provisions of subsection (2) of this section shall apply except that restoration of a damaged sign shall be allowed where a sign is damaged to the extent of 100% of its value. All other provisions of this section shall apply.

9.1010 Sign Code - Permit Required.

(1) Except as provided in section 9.1004, no person shall construct any sign unless a sign permit for that sign has been issued by the city. A sign permit for the construction and continued use of a sign shall be subject to the terms and conditions stated in the permit and to the Eugene sign code.

(2) Failure to abide by the terms of a sign permit or applicable provisions of the Eugene sign code shall invalidate a sign permit. The city manager may take such steps as are necessary to abate such a sign as a public nuisance.

9.1014 Sign Code - Permit Application.

(1) An application and related information shall be submitted by the applicant, in a manner prescribed by the city, together with a fee established by the city manager as provided by section 2.020 of this code. When a person begins construction of a sign requiring a sign permit before such a permit is approved, the permit fee shall be doubled. Payment of a double permit fee shall not otherwise exempt the person from liability for other penalties prescribed for a violation of the Eugene sign code.

(2) No application shall be considered, nor permit issued until the applicant has submitted a complete application, including a set of plans for the proposed sign and structural calculations where required. A complete application shall be an application where all required information is provided to allow the city to make a determination on the application.

(3) When required, the applicant shall submit proof that work will be done by a contractor licensed in compliance with local or state law to perform the specialized tasks required for construction of the proposed sign.

9.1016 Sign Code - Approval of Permit Application.

(1) The city shall approve a sign permit upon finding that the applicant has met all requirements of the Eugene sign code.

(2) No permit shall be approved for the construction of a sign where the applicant or business occupant intending to use the proposed sign presently owns or uses a nonconforming sign in conjunction with a business located at the development site proposed as the location of the new sign.

(3) An approved sign permit shall expire 90 days after the applicant has been notified of the approval of the permit unless the applicant has paid all fees and the approved permit has been issued to the applicant.

(4) Unless the permit holder requests an extension of the permit and demonstrates good cause for such an extension, a sign permit shall expire if the sign construction or other work authorized by a sign permit is not completed within 180 days after the date of issue.

(5) No sign construction shall be considered finally complete until the permit holder has notified the city that work is finished and the city is satisfied that the sign construction has been completed in conformity with the approved plans and otherwise complies with the Eugene sign code.

(6) If a permit is denied, the applicant shall receive a notice of denial in writing, setting forth the reasons for the denial.

(7) When the decision on the sign permit application involves interpretation of the provisions of the Eugene Sign Code or the exercise of judgment, a notice of the decision and of the opportunity to appeal shall be mailed to the applicant and to owners and occupants of property located within 100 feet of the subject property.

(8) A decision granting or denying a sign permit may be appealed to a hearings official. The provisions of section 9.742 of this code apply to such an appeal. The decision of the hearings official is final.

9.1020 Sign Code - General Provisions. All signs shall comply with the following standards:

(a) Adoption of the uniform sign code. The 1985 Edition of the uniform sign code, published by the International Conference of Building Officials, is hereby adopted and made a part of the Eugene sign code as if fully set out herein, except the following sections which are hereby deleted: 103(c), 207, 208, 212 Pole Sign, Portable Display Surface; 217; 301 through 306 inclusive; Tables 4-B and 4-C; Sections 403(e); 501 through 503 inclusive; 603; 701 through 703 inclusive; 803(a); 903; 1003; 1103; 1302(b); 1401 and 1402.

(b) Limitation of sign types. All signs not expressly permitted under the Eugene sign code or exempt from regulation in accordance with section 9.1004 are prohibited within the jurisdiction of the city.

(c) Calculation standards. For the purposes of calculation of all areas and distances under the Eugene sign code, the following standards apply:

(1) Street frontage. Except as otherwise provided, the limitations on numbers of signs permitted on a development site is based on the development site having only one street frontage. Development sites fronting on two or more streets are allowed the number of signs permitted for each street frontage. However, the total number of signs that are oriented

toward a particular street may not exceed the portion of the development site's total sign allocation that is derived from the frontage on that street.

(2) Perimeter walls. The exterior wall of a building shall be measured at the floor level of each floor, including the ground floor. Alcoves, entryways and extruding portions shall be treated by measuring through such areas as though along the flat wall of a building. The length of each perimeter wall shall be the average of the floor lengths on that wall. (See figure 14).

(3) Back-to-back sign area. When two sign faces supported by the same sign structure are placed back-to-back, the sign surface area shall be the area of the larger sign. As used herein, back-to-back means signs which face in opposite directions and are parallel or form an angle of no greater than 30 degrees.

(4) Sign area. The area of all sign elements which together convey a single, complete message shall be combined and considered as a single sign. The area of a sign face shall be the entire area of each sign element included within a single, continuous perimeter which encloses the extreme limits of a sign, except for trim or structural elements lying outside all portions of the sign devoted to display, and in no case passes through or between any adjacent elements of the sign. Irregularly shaped signs or elements of a sign shall be measured in increments of one foot. (See Figure 15)

(5) Rotating signs. For rotating signs, each side or element containing display copy shall be counted in the total allowable sign area.

(d) Location standards.

(1) Setbacks. All signs shall comply with the setback requirements of the zoning ordinance.

(2) Obstruction prohibited. No sign shall be constructed which substantially obstructs the view of another sign face when the other sign is viewed from a distance of 200 feet along the closest public right-of-way.

(3) Projecting over the public way. Except as specified in section 9.1039 (Central Commercial Sign District), no privately owned sign may project over any public right-of-way.

(e) Construction standards.

(1) Clearance. The minimum clearance of all signs projecting over a pedestrian way shall be eight feet except that where a marquee projects more than two-thirds of the distance from the property line to the curb, the minimum clearance shall be 12 feet.

(2) Rotating signs. No sign shall rotate or have a rotating or moving part or parts that revolve at a speed in excess of two revolutions per minute. Readerboard signs shall not rotate.

(3) Roof signs. Roof signs shall be mounted so that the bottom of the roof sign is not more than one foot above the surface of the roof or parapet wall at the sign location.

(4) Wall signs. Wall signs shall project a maximum of 12 inches when the wall sign is more than eight feet above grade and a maximum of four inches when the wall sign is less than eight feet above grade.

(f) Illumination standards.

(1) Maximum exposed illumination. No single light source element which exceeds 15 watts shall be used in connection with a sign or to illuminate a sign in a way which exposes the face of the bulb, light or lamp when viewed from a public street.

(2) Glare reduction. No sign may be illuminated or use lighting where such lighting is directed at any portion of a traveled street or will otherwise cause glare or impair the vision of the driver of a motor vehicle or otherwise interfere with the operation thereof.

(3) Illumination from signs on nonresidential property. Illumination resulting from all signs and lighting on any property in a non-residential zoning district shall not exceed two foot candles at a height of five feet when measured at any point on property in a residential zoning district. External illumination shall be shielded so that the light source elements are not directly visible from property in a residential zoning district which is adjacent to or across a street from the property in the non-residential zoning district.

(4) Illumination from signs on residentially zoned property. No internally illuminated sign shall be allowed on property in a residential zoning district. Lighting from all light sources operated for the purposes of sign illumination on property in a residential zoning district shall be shielded from other property in the residential zoning district and shall not be more than two foot candles at the closest street or property line.

(g) Readerboard standards. Except as specified in section 9.1039 (Central Commercial Sign District), no sign within 15 feet of a street property line shall have a proportion greater than 40 percent of the sign face used as a readerboard sign.

(h) Structural design. Signs more than 20 feet in height, except wall signs painted on walls, shall be structurally designed or shall conform to design standards established by the city manager. This requirement includes design of the sign structure, including the sign's attachment to the building or the ground. Structurally designed shall mean designed by an architect or engineer licensed in the state of Oregon and bearing the architect's or engineer's seal.

(i) Maintenance. All signs, together with all of their supports, braces, guys, anchors and electrical equipment, shall be kept fully operable, in good repair and maintained in safe condition,

free from excessive rust, corrosion, peeling paint or other surface deterioration.

(j) Electronic message centers. Except electronic message centers operated as public signs by governmental agencies, no electronic message center, or portion of a sign used as an electronic message center shall be larger than three square feet in area, display a message containing more than five characters, or change the displayed message at intervals of less than once every 15 seconds.

9.1030 Sign Code - Sign Districts; General.

(1) The following sign districts are created and applied to the designated land. No sign permit shall be issued for any sign unless specifically identified as an allowed sign use under the terms of the applicable sign district or otherwise allowed a permit under section 9.1008 or exempted under section 9.1004 of the Eugene sign code.

(2) Except as otherwise specified, signs located on property zoned "Mixed use" under sections 9.426 to 9.482 of the zoning ordinance, or "Special Development District" under sections 9.484 to 9.487, shall be subject to the provisions of section 9.1031 (Residential Sign District) if the use thereon is primarily characterized as residential, subject to the provisions of section 9.1043 (Industrial Sign District) if industrial, and otherwise subject to the provisions of section 9.1035 (General Commercial Sign District).

(3) Property within an area subject to a change in zoning districts shall be governed by the provisions of the sign code applicable to the new zoning district upon the effective date of the order amending the zoning map or part of said map. Completed applications for sign permits made before the effective date of the zone change will be considered under the provisions of the Eugene sign code applicable to the zoning district existing at the time the application was completed. All signs which are not in compliance with the provisions of the Eugene sign code applicable to the newly established zoning district shall be considered nonconforming signs.

(4) Except as otherwise specified, signs located on property subject to a new zoning district created after January 1, 1990 shall be included in and subject to the provisions of section 9.1031 (Residential Sign District).

9.1031 Sign Code - Residential Sign District. The residential sign district is hereby created and applied to all land zoned for residential uses as set forth below. Signage is limited to preserve the residential character of the districts by allowing signs only for residential purposes and for non-residential uses such as small businesses and public institutions.

(a) Corresponding zoning districts. The provisions of this section apply to all property lying within the following zoning districts: AG, RA, R-1, R-2, R-3, and R-4.

(b) Permitted sign types. Signs within a residential sign district shall be limited to the following types:

- (1) Awning signs;
- (2) Freestanding signs;
- (3) Readerboards; and
- (4) Wall signs.

(c) Maximum number of signs. The number of signs on property in a residential sign district shall be based on the number of street frontages and shall be limited to no more than the following amounts for each street frontage:

(1) One wall sign per dwelling unit used as a single family dwelling.

(2) One freestanding, wall or awning sign for each development site used for multiple family dwellings.

(3) One permanent subdivision or planned unit development sign for each development site used or planned as a subdivision or planned unit development.

(4) One temporary subdivision sign or planned unit development sign for each development site planned or used as a subdivision or planned unit development. Such temporary sign must be constructed in connection with the offer for sale of any parcel or unit and may remain in place for one year, subject to renewal for no more than one additional year at a time where parcels or units remain unsold.

(5) One freestanding, wall, or awning sign for each development site used for non-residential purposes.

(d) Maximum sign area. In addition to all other standards, signs in the residential sign district shall be subject to the following size limitations:

(1) Freestanding signs

a. located on property used for multiple family residences shall be no more than 12 square feet for one face and 24 square feet for two or more faces.

b. located on non-residentially used property or classified as a permanent subdivision or planned unit development sign shall be no more than 32 square feet for one face and 64 square feet for two or more faces.

c. classified as temporary subdivision or planned unit development sales signs shall be no more than 64 square feet in area for one or more faces.

(2) Wall and awning signs

a. located on property used for single family dwellings shall be no more than 1-1/2 square feet in area.

b. located on property used for multiple family dwellings shall be no more than 12 square feet in area.

c. located on property used for non-residential purposes shall be no more than 32 square feet in area for one or more faces.

d. classified as a permanent subdivision or planned unit development sign shall be no more than 32 square feet for one face and 64 square feet for two or more faces.

e. classified as a temporary subdivision or planned unit development sign shall be no more than 64 square feet for one or more surfaces.

(c) Maximum height. All freestanding signs shall be no more than five feet in height, except temporary subdivision signs, which shall be no more than eight feet in height.

9.1033 Sign Code - General Office Sign District. The general office sign district is hereby created and applied to all land as set forth below. Signs are regulated to accommodate the office buildings and other public uses that are commonly located within these districts and because of the proximity of residential areas.

(a) Corresponding zoning district. The provisions of this section apply to all property located within the following zoning districts: GO and PL.

(b) Permitted sign types. Signs within the general office sign district shall be limited to the following types:

- (1) Awning signs;
- (2) Electronic message centers;
- (3) Freestanding signs;
- (4) Marquee signs;
- (5) Readerboards;
- (6) Under-marquee signs; and
- (7) Wall signs.

(c) Maximum number of signs. The number of signs within a general office sign district shall be based on the number of street frontages and shall be limited to no more than the following amounts for each street frontage:

- (1) One freestanding sign per occupied building;
- (2) One under-marquee sign per business occupant; and
- (3) One awning, marquee or wall sign per business occupant.

(d) Maximum sign area. In addition to all other standards, signs in the general office sign district shall be subject to the following size limitations:

- (1) A freestanding sign shall be no more than 32 square feet for one face and 64 square feet for two or more faces.
- (2) The sum of the area of all wall signs, marquee signs and awning signs on any wall within this district shall be limited to 0.5 square feet times the length of the perimeter wall upon which the signs are located.
- (3) No awning, marquee, under-marquee, or wall sign may exceed 100 square feet per face.

(e) Maximum height. A freestanding sign shall be no more than eight feet in height.

9.1035 Sign Code - General Commercial Sign District. The general commercial sign district is hereby created and applied to all land within the general commercial sign district as set forth below. Sign limitations reflect the commercial nature of the area and the amount of vehicular traffic.

(a) Corresponding zoning districts. Except as otherwise provided in the shopping center and highway commercial sign

districts, the provisions of this section apply to all property located within the following zoning districts: C-1, C-2, or C-4.

(b) Permitted sign types. Signs within this district shall be limited to the following types:

- (1) Awning signs;
- (2) Electronic message centers;
- (3) Freestanding signs;
- (4) Marquee signs;
- (5) Readerboards;
- (6) Roof signs;
- (7) Under-marquee signs; and
- (8) Wall signs.

(c) Maximum number of signs. The number of signs within a general commercial sign district shall be based on the number of street frontages and shall be limited to no more than the following amounts for each street frontage:

(1) If the development site is occupied by only one business occupant:

- a. One under-marquee sign, and
- b. One awning, marquee, or freestanding sign.
- c. The business occupant may substitute two wall signs on separate walls, or two single-faced roof signs, or one wall and one single-faced roof sign for the free-standing sign permitted in paragraph (1)b. of this subsection.

(2) If the development site is occupied by more than one business occupant:

- a. One under-marquee sign per business;
- b. One awning, marquee or wall sign per business; and,
- c. One freestanding sign, or two single-faced roof signs, or two additional wall signs, or one additional wall sign and one single-faced roof sign per development site, provided that such additional wall signs are placed on separate walls.

(d) Maximum sign area. In addition to all other standards, signs in this district shall be subject to the following size limitations:

(1) Freestanding signs and roof signs shall not exceed 40 square feet in area for one face and 80 square feet in area for two or more faces for each business occupant on a development site. The total sign area for each sign shall not exceed 100 square feet for a single-faced sign or 200 square feet for two or more faces, regardless of the number of business occupants.

(2) Wall, awning, marquee and under-marquee signs:

- a. The sum of the area of all wall signs, marquee signs and awning signs on any wall within this district shall be limited to 1.5 square feet times the length of the perimeter wall upon which the signs are located.

b. No sign, including an under-marquee sign, shall exceed 100 square feet per face or 200 square feet for two or more faces.

(e) Maximum height. All freestanding signs and roof signs shall be no more than 20 feet in height.

9.1037 Sign Code - Shopping Centers Sign District. The shopping center sign district is hereby created and applied to all land as set forth below. Sign limitations in this district accommodate the special commercial character of these areas and the residential areas which are close to most shopping centers.

(a) Corresponding zoning districts. The provisions of this section apply to all property outside a highway commercial sign district on which a shopping center is located and which is within the following zoning districts: C-1, C-2 or C-4.

(b) Permitted sign types. Signs within this district shall be limited to the following types:

- (1) Awning signs;
- (2) Electronic message centers;
- (3) Freestanding signs;
- (4) Marquee signs;
- (5) Readerboards;
- (6) Roof signs;
- (7) Under-marquee signs; and
- (8) Wall signs.

(c) Maximum number of signs. Except as provided in subparagraph (2) of this subsection, the number of signs within a shopping center sign district shall be based on the number of street frontages and shall be limited to no more than the following amounts for each street frontage:

(1) There shall be no limitation on the number of free-standing or roof signs, except that no freestanding or roof sign shall be placed within 200 feet of another freestanding or roof sign on that development site.

(2) Two wall, marquee or awning signs per business occupant. Each sign shall be located on a separate wall, however, notwithstanding the provisions of section 9.1020(3)(a), no business occupant shall have more than three wall or awning signs.

(3) One under-marquee sign per business occupant.

(d) Maximum sign area. In addition to all other standards, signs in this district shall be subject to the following size limitations:

(1) Awning, marquee and wall signs: the sum of the area of all such signs on any wall within this district shall be limited to 1.5 square feet times the length of the perimeter wall upon which the signs are located.

(2) No freestanding or roof sign shall exceed 100 square feet of surface area for any one face and 200 square feet for two or more faces.

(3) Each wall, awning, marquee and under-marquee sign shall be less than 200 square feet for one face or less than 400 square feet for two or more faces.

(e) Maximum height. Freestanding and roof signs in this district shall not be more than 20 feet in height.

9.1039 Sign Code - Central Commercial Sign District. The central commercial sign district is hereby created and applied to all property within the central commercial district as set forth below. Signs are restricted in recognition of the high density usage of these areas, where pedestrian traffic is heavy and vehicular traffic is commonly limited.

(a) Corresponding zoning district. The provisions of this section apply to all property outside a highway commercial sign district which is zoned C-3, to property within the 5th Street Special Development District, and to those portions of the Riverfront Special Development District which are not within 200 feet of the Franklin Boulevard center line.

(b) Permitted sign types. Signs within the central commercial sign district shall be limited to the following types:

- (1) Awning signs;
- (2) Electronic message centers;
- (3) Freestanding signs;
- (4) Marquee signs;
- (5) Under-marquee signs;
- (6) Projecting signs;
- (7) Readerboards;
- (8) Roof signs; and
- (9) Wall signs.

(c) Maximum number of signs. The number of signs on property within the central commercial sign district shall be limited to no more than one freestanding, roof or projecting sign per development site street frontage. The number of allowed wall, marquee, and awning signs is not limited.

(d) Maximum sign area. In addition to all other standards, signs in the central commercial sign district shall be subject to the following size limitations:

(1) Freestanding, roof, and projecting signs shall be no more than 100 square feet for one face and 200 square feet for two or more faces.

(2) Awning, marquee, under-marquee and wall signs shall be less than 200 square feet per face and less than 400 square feet for two or more faces.

(3) The sum of the area of all signs, except under-marquee signs, shall be limited to 1.5 square feet times the number of floors in a building times the length of the building's perimeter walls. The area of wall, marquee, awning and projecting signs shall be calculated on the basis of the wall upon which the signs are located.

(4) In any event, each development site without a building shall be allowed a maximum sign area of 50 square feet.

(e) Maximum height. No freestanding or roof signs may be more than 20 feet in height.

(f) Special provisions. The following signs are subject to special provisions:

(1) Theaters may use readerboard signs. On theatres, there shall be no limit on the proportional size of the readerboard sign.

(2) Awnings, marquees and projecting signs may project over public rights-of-way, and shall not require a revocable permit under chapter 7 of this code.

a. Awnings and marquees may project a maximum of seven feet from the property line.

b. Projecting signs may project a maximum of 4.5 feet from the property line.

c. No sign may project into a right-of-way to a point within two feet of the vertical plane of any street (curb face), alley or driveway.

d. No sign may project into an alley clearance area. The "alley clearance area" is the area formed by a line drawn from the intersecting point of a sidewalk or other public way and an alley at an angle of 30 degrees from the projection of the boundary of the alley into the intersecting public way. (See figure 16).

e. No sign may project from a building at the corner of two streets more than one foot for every five feet of distance from the point where the building wall on which the sign is attached would intersect the curb if that wall extended to the curb. (See figure 16).

9.1041 Sign Code - Highway Commercial Sign District. The highway commercial sign district is hereby created and applied to all land as set forth below. Signs in this area are regulated to accommodate the mixed uses of the areas and the presence of major streets with high traffic volumes.

(a) Corresponding zoning districts. The provisions of this section apply to that property within the Riverfront Special Development District located within 200 feet of the Franklin Boulevard center line and to property within the C-1, C-2, C-3, C-4 or any industrial zoning district with frontage along the following named streets:

(1) West 11th Avenue from 200 feet east of the centerline of Chambers Street to Terry Street;

(2) Highway 99 North;

(3) Garfield Street from 11th Avenue to West 5th Avenue;

(4) 6th Avenue;

(5) 7th Avenue;

(6) Railroad Boulevard;

(7) Coburg Road to 200 feet north of Frontier Drive;

(8) Mill Street from Broadway to Coburg Road;

(9) Franklin Boulevard to I-5;

(10) Goodpasture Island Road from the intersection of Valley River Way north 1,700 feet;

(11) Beltline Road from 11th Avenue to Roosevelt Boulevard;

(12) I-105 from the Coburg interchange to Scout Access Road;

(13) I-5 from Henderson Avenue to 300 feet north of Laurel Hill Drive; and

(14) The northeast side of I-5, from 720 feet southeast of Henderson Avenue to 1,330 feet southeast of Henderson Avenue.

(15) East Broadway from Mill Street to its intersection with Franklin Boulevard.

(b) Permitted sign types. Signs within this district shall be limited to the following types:

- (1) Awning signs;
- (2) Billboards;
- (3) Electronic message centers;
- (4) Freestanding signs;
- (5) Marquee signs;
- (6) Projecting signs;
- (7) Readerboards;
- (8) Roof signs;
- (9) Under-marquee signs; and
- (10) Wall signs.

(c) Maximum number of signs. Property within this district shall have no limit on the number of signs permitted except that no freestanding or roof sign may be constructed within 200 feet of any other freestanding or roof sign on the development site, regardless of the number of street frontages.

(d) Maximum sign area. In addition to all other standards, signs in this district shall be subject to the following size limitations:

(1) Freestanding signs and roof signs shall not exceed 100 square feet in area for one face and 200 square feet for two or more faces.

(2) Notwithstanding any other provision except (f)(3) of this section, the sum of the area of all billboards, awning signs, marquee signs, projecting signs, and wall signs located on a single development site within this district shall be limited to one square foot times the length of the perimeter wall upon which the signs are located. If not located on a wall, the area of any billboard located on the development site shall be included in the total sign area attributed to that site.

(3) No awning, marquee, under-marquee, projecting or wall sign may exceed 100 square feet for any one face, and no awning, marquee or projecting sign may exceed 200 square feet for two or more faces.

(4) Notwithstanding the number of street frontages, no business occupant shall use more than 1000 square feet of

sign surface area, including billboards, at any single development site.

(e) Maximum height. All billboards, freestanding signs and roof signs shall be no more than 30 feet in height.

(f) Special provisions - billboards. In addition to all other standards, billboards in this district shall be subject to the following standards:

(1) Billboards located along the streets named in subsection (a)(1) through (a)(10) of this section shall not exceed 250 square feet in surface area.

(2) Billboards located on developed property along streets named in subsection (a)(11) through (a)(14) of this section shall not exceed 300 square feet in surface area.

(3) A billboard may be located on an otherwise vacant lot abutting any street designated in this section, provided that the billboard does not exceed the maximum size for billboards along such a street, and does not otherwise violate any provision of this code.

(4) Cutouts. The maximum allowable area of any billboard may be increased by a supplemental sign element no larger than 20 percent of the total surface area of the billboard. The additional sign element must be attached to the billboard and refer to or relate to the sign copy displayed on the face of the billboard.

(5) Billboard locations. Billboards may be located only on property abutting a street designated for the location of billboards.

(6) Billboard distances. Notwithstanding any other provision of the Eugene sign code, no billboard may be located within 350 feet of another billboard where the billboards are located on the same side of the street. Further, no billboard may be located within 150 feet of another billboard when the billboards are located across the street. These distances between billboards shall be measured along the centerline of the street designated to be a location for billboards.

(7) Billboard orientation. All billboards must be placed within 100 feet of a street designated for the location of billboards and must be oriented toward one of the directions of travel along the street designated for the location of billboards.

(8) Billboard maximums. Notwithstanding any other provision of the Eugene sign code, the total area of all billboard sign faces oriented in the same direction shall not exceed 1300 square feet in any one-half mile of street frontage designated for the location of billboards.

(9) Billboard removal. The owner of a billboard shall provide the city written notice of the owner's intent to remove a billboard not more than 60 days nor less than 30 days before the removal of the billboard.

a. The owner of a billboard who has notified the city of the owner's intent to remove the billboard may submit an application for the construction of a

replacement billboard. If the proposed replacement billboard is to be at any location within one half mile of the location of the removed billboard, and if the application is submitted within 30 days of the date of the removal of the billboard, such application shall be given preference over any sign permit application previously submitted but not yet approved which would have an effect on the determination of the application for a replacement billboard.

b. If no such application is submitted by the owner of a billboard to be removed within 30 days after the billboard is removed, the city may grant a sign permit to any applicant, even if that permit precludes the replacement of the billboard.

9.1043 Sign Code - Industrial Sign District. The industrial sign district is hereby created and applied to all property within the industrial sign district as set forth below. Signs in this district are regulated to accommodate the minimal street frontage of most parcels in the district and the general proximity to highways and arterial streets.

(a) Corresponding zoning districts. The provisions of this section apply to all property outside a highway commercial sign district and located within the following zoning districts: all industrial districts.

(b) Permitted sign types. Signs within this district shall be limited to the following types:

- (1) Awning signs;
- (2) Billboards;
- (3) Electronic message centers;
- (4) Freestanding signs;
- (5) Marquee signs;
- (6) Readerboards;
- (7) Roof signs;
- (8) Under-marquee signs; and
- (9) Wall signs.

(c) Maximum number of signs. Property within this district shall have no limit on the number of signs permitted except that no freestanding or roof sign may be constructed within 200 feet of any other freestanding or roof sign on the development site, regardless of the number of street frontages.

(d) Maximum sign area. In addition to all other standards, signs in this district shall be subject to the following size limitations:

(1) Freestanding and roof signs shall not exceed 100 square feet in area for one face and 200 square feet for two or more faces.

(2) Notwithstanding any other provision, the sum of the area of all billboards, awning signs, marquee signs, projecting signs, and wall signs located on a single development site within this district shall be limited to 0.5 square feet times the length of the perimeter wall upon which

the signs are located. If not located on a wall, the area of any billboard located on the development site shall be included in the total sign area attributed to that site.

(3) Awning, marquee, projecting or wall signs shall be less than 200 square feet for any one face, and less than 400 square feet for two or more faces.

(4) Notwithstanding the number of street frontages, no business occupant shall use more than 1000 square feet of sign surface area, including billboards, at any single development site.

(e) Maximum height. All billboards, freestanding signs and roof signs shall be no more than 30 feet in height.

(f) Special provisions - billboards. In addition to all other standards, billboards in this district shall be subject to the following standards:

(1) Billboards shall be permitted only along property which abuts the following named streets:

a. Garfield Street north of 5th Avenue to the intersection of Roosevelt Boulevard.

b. Seneca Street north of 11th Avenue to the intersection of Roosevelt Boulevard.

c. Bertelsen Road north of 11th Avenue to the intersection of Roosevelt Boulevard.

d. Obie Street north of 11th Avenue to the end of the street, but no further north than the intersection of Stewart Road.

e. West 11th Avenue from 200 feet east of the centerline of Chambers Street to Terry Street.

(2) No billboard shall exceed 250 square feet in area.

(3) Notwithstanding the required connection between perimeter wall size and billboard size established in (d)(2) of this section, a billboard not to exceed 200 square feet may be located on an otherwise vacant lot abutting any street designated in this section.

(4) The provisions of section 9.1041(f)(4) to (9) shall apply to all billboards in the industrial sign district.

9.1050 Sign Code - Authority of City Manager. The city manager shall have the same administrative powers as set forth in section 3.015 of the Eugene Code, 1971, to make rules and regulations for implementation of sections 9.1000 to 9.1043. Such rules and regulations shall be made in compliance with the procedures set forth in section 3.012 of the Eugene Code, 1971.

MISCELLANEOUS

Chapter 9 Amendment Procedures

9.1130 Application of Sections. Amendments to the provisions in the Eugene Sign Code, Land Division Ordinance, Annexation Procedures, and Zoning Ordinance shall be made as provided in sections 9.1132 to 9.1136.

9.1132 Initiation. An amendment to the provisions of the Sign Code, Land Division Ordinance, Annexation Procedures, or Zoning Ordinance may be initiated by the planning commission or city council as a request to the commission that it consider a proposed amendment.

9.1134 Notice, Planning Commission Public Hearing, and Decision.

(1) The planning commission shall conduct a public hearing on the proposed amendment. At least 30 days prior to the hearing, the planning department shall mail notice of the hearing to interest groups and public agencies it has determined, with the advice of the Citizen Involvement Committee, might have an interest in the proposed amendment. At least ten days prior to the hearing, the planning department shall publish a notice thereof in a local newspaper of general circulation in the city.

(2) Following the public hearing, the commission shall decide if the proposed amendment, in its original or modified form, is consistent with adopted plans, policies, and standards. Accordingly, the commission shall forward its recommendation to the council for adoption of the amendment or to withdraw it from further consideration.

9.1136 Notice, City Council Public Hearing, and Decision.

(1) The council shall conduct a public hearing to consider the commission's recommendation. At least ten days prior to the hearing, the planning department shall mail notice of the hearing to parties of record and to interest groups and agencies notified of the commission hearing.

(2) Following the public hearing, the council shall consider the planning commission's recommendation. The council may, by ordinance, adopt the amendment in its original or modified form.

Fee Schedule

9.1150 Purpose. In order to defray the expenses connected with any land application under this chapter, the city shall charge and collect the fees set by the city manager pursuant to section 2.020 of this code.

9.1152 Other Requirements.

(1) The applicant is responsible for submitting the required fees when submitting an application.

(2) Whether the building official, planning director, hearings official, planning commission, or council grants or denies an application, the petitioner is not entitled to a refund of the initial fee paid.

Enforcement

9.1174 Official Action. All officials, departments, and employees of the city, vested with authority to issue permits, certificates or

licenses, shall adhere to and require conformance with the requirements of this chapter.

9.1176 Inspection and Right of Entry. Whenever they shall have cause to suspect a violation of any provision of the zoning ordinance, sign code, or land division ordinance, or when necessary to investigate an application for or revocation of any zoning, sign, land division, or other land use approval under any of the procedures prescribed in this chapter, officials responsible for enforcement or administration of this chapter, or their duly authorized representatives, may enter on any site or into any structure for the purpose of investigation, provided they shall do so in a reasonable manner. No secured building shall be entered without the consent of the owner or occupant. No owner or occupant or agent thereof, shall, after reasonable notice and opportunity to comply, refuse to permit such entry.

9.1178 Abatement. Any use or sign which is established, operated, erected, moved, altered, enlarged, painted, or maintained contrary to the zoning ordinance or sign code shall be and is hereby declared to be unlawful and a public nuisance, and may be abated as such.

9.1180 Building Official. It shall be the duty of the designated city official to enforce the provisions of this chapter pertaining to land use and signs and to the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, height, area and maintenance of buildings, structures, and signs. The enactment or amendment of this chapter or of any ordinance herein shall not invalidate any prior, existing or future prosecutions for violation of the zoning or sign regulations committed under previous, applicable provisions of this chapter then in effect.

9.1182 Legal Proceedings by City Attorney. The city attorney, upon request of the city manager, shall institute any necessary legal proceedings to enforce the provisions of this chapter.

9.1184 Enforcement by Chief of Police. The chief of police and his or her authorized representatives shall have the power, upon request the city manager, to assist in the enforcement of the provisions of this chapter.

9.1186 Suits in Equity to Enjoin Violations. On direction of the designated city official, the city attorney may institute a suit in equity in the Circuit Court of the State of Oregon pursuant to the provisions of ORS 30.315 to enjoin the maintenance of any use, occupation, building, structure or sign or the carrying on of other conduct or activities in violation of any provision of the zoning ordinance, sign code, land division ordinance, or other provisions of this chapter.

9.1188 Remedies - Cumulative. It is the intent of this chapter that the remedies provided for in sections 9.1174 to 9.1190 be cumulative and not mutually exclusive.

Penalties

9.1190 Penalties - Specific. Violation of any provision in this chapter is punishable by a fine not to exceed \$500.00 for each day that the violation exists.

9.1195 Administrative Civil Penalty.

(1) In addition to, and not in lieu of any other enforcement mechanism authorized by this code, upon a determination by the city manager or his/her designee that a person has violated a provision of this chapter, the city manager or designee may impose upon the violator and/or any other responsible person, an administrative civil penalty as provided by section 2.018 of this code. For purposes of this section, responsible person includes the violator, and if the violator is not the owner of the building or property at which the violation occurs, the owner as well.

(2) In addition to enforcement mechanisms authorized elsewhere in this code, failure to pay an administrative penalty imposed pursuant to subsection (1) of this section shall be grounds for withholding issuance of any requested permits or licenses, issuance of a stop work order, if applicable, or revocation or suspension of any issued permits or licenses.

Table 1A

SOLAR SETBACK TABLE
FOR RA, R-1, R-2, C-1, GO, AND PL DISTRICTS

SHADE POINT HEIGHT (Feet)	NORTH-SOUTH LOT DIMENSION												
	100+	95	90	85	80	75	70	65	60	55	50	45	40
12	0	0	0	0	0	0	0	0	0	0	0	0	0
14	5	5	5	3	0	0	0	0	0	0	0	0	0
16	10	10	10	8	5	3	0	0	0	0	0	0	0
18	15	15	15	13	10	8	5	3	0	0	0	0	0
20	20	20	20	18	15	13	10	8	5	3	0	0	0
22	25	25	25	23	20	18	15	13	10	8	5	3	0
24	30	30	30	28	25	23	20	18	15	13	10	8	5
26	35	35	35	33	30	28	25	23	20	18	15	13	10
28	40	40	40	38	35	33	30	28	25	23	20	18	15
30	45	45	45	43	40	38	35	33	30	28	25	23	20
32	50	50	50	48	45	43	40	38	35	33	30	28	25
34	55	55	55	53	50	48	45	43	40	38	35	33	30
36	60	60	60	58	55	53	50	48	45	43	40	38	35
38	65	65	65	63	60	58	55	53	50	48	45	43	40
40	70	70	70	68	65	63	60	58	55	53	50	48	45

Solar Setback = (2.5 * SPH) - 75 + (N/2)

Where: SPH = Height of the Shade Casting Point
N = North-south lot dimension

Table 1B

SOLAR SETBACK TABLE FOR R-3 DISTRICT

SOLAR SETBACK (Feet)	SHADE POINT HEIGHT											
	22	24	26	28	30	32	34	36	38	40	42	
	0	5	10	15	20	25	30	35	40	45	50	

Solar Setback = (SPH - 22) * 2.5

Table 1C

SOLAR SETBACK TABLE FOR R-4 DISTRICT

SOLAR SETBACK (Feet)	SHADE POINT HEIGHT										
	30	32	34	36	38	40	42	44	46	48	50
	0	5	10	15	20	25	30	35	40	45	50

Solar Setback = (SPH - 30) * 2.5

Table 2

SHADE POINT HEIGHT TABLE

SOLAR SETBACK (Feet)	NORTH-SOUTH LOT DIMENSION												
	100+	95	90	85	80	75	70	65	60	55	50	45	40
5	14	14	14	15	16	17	18	19	20	21	22	23	24
10	16	16	16	17	18	19	20	21	22	23	24	25	26
15	18	18	18	19	20	21	22	23	24	25	26	27	28
20	20	20	20	21	22	23	24	25	26	27	28	29	30
25	22	22	22	23	24	25	26	27	28	29	30	31	32
30	24	24	24	25	26	27	28	29	30	31	32	33	34
35	26	26	26	27	28	29	30	31	32	33	34	35	36
40	28	28	28	29	30	31	32	33	34	35	36	37	38
45	30	30	30	31	32	33	34	35	36	37	38	39	40
50	32	32	32	33	34	35	36	37	38	39	40	41	42
55	34	34	34	35	36	37	38	39	40	41	42	43	44
60	36	36	36	37	38	39	40	41	42	43	44	45	46
65	38	38	38	39	40	41	42	43	44	45	46	47	48
70	40	40	40	41	42	43	44	45	46	47	48	49	50
75	42	42	42	43	44	45	46	47	48	49	50	51	52
80	44	44	44	45	46	47	48	49	50	51	52	53	54

$$\text{Shade Point Height} = (2 * \text{SSB}) - N + 150$$

5

Where SSB = Solar setback from the northern lot line to the shade point

N = North-south lot dimension

Table 3

HEIGHT OF SHADOW ON
SOLAR FEATURE

ALLOWED SHADE HEIGHT AT NORTHERN LOT LINE OF
ADJACENT LOT TO THE SOUTH

SOLAR GAIN LINE TO LOT LINE (Feet)	22	21	20	19	18	17	16	15	14	13	12
5	20	19	18	17	16	15	14	13	12	11	10
10	18	17	16	15	14	13	12	11	10	9	8
15	16	15	14	13	12	11	10	9	8	7	6
20	14	13	12	11	10	9	8	7	6	5	4
25	12	11	10	9	8	7	6	5	4	3	2
30	10	9	8	7	6	5	4	3	2	1	0
35	8	7	6	5	4	3	2	1			
40	6	5	4	3	2	1					
45	4	3	2	1							
50	2	1									

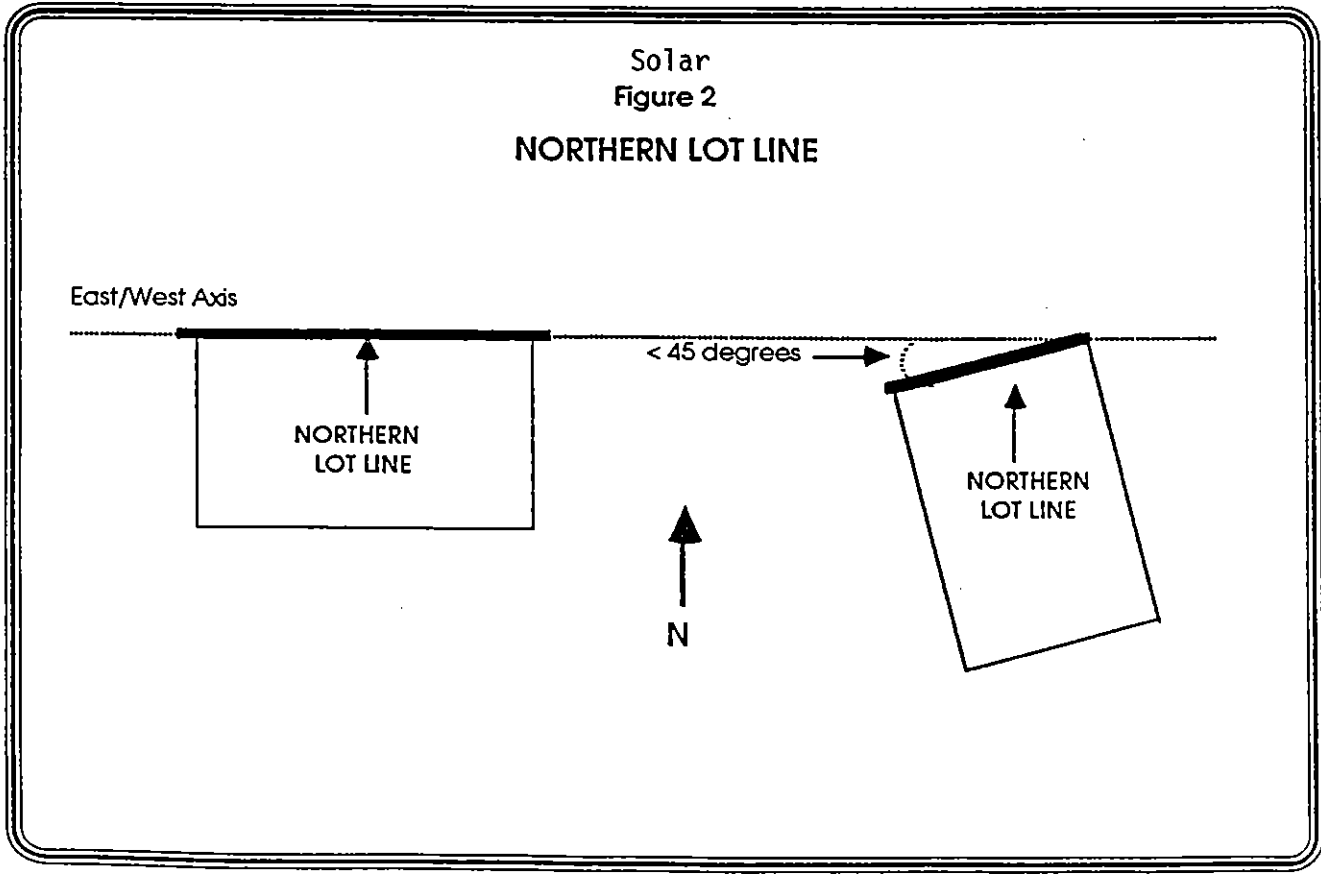
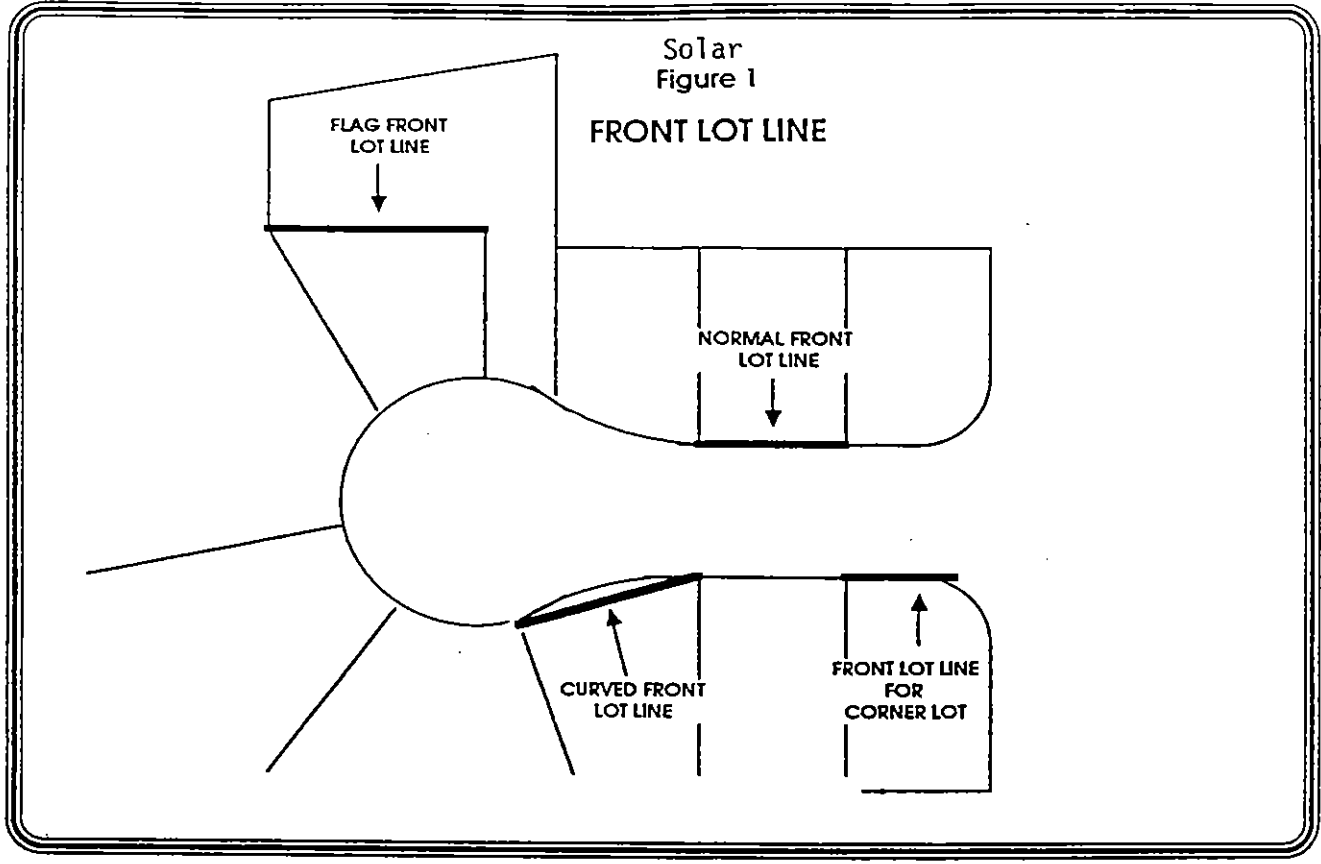
$$SFSH = SH - (SGL/2.5)$$

Where: SFSH = The allowed shadow height on the solar feature
 SH = The height of the shade at the northern lot line
 of lots to the south
 SGL = The solar gain line (the distance from the
 solar feature to the northern lot line of adjacent
 lots to the south

Table 4

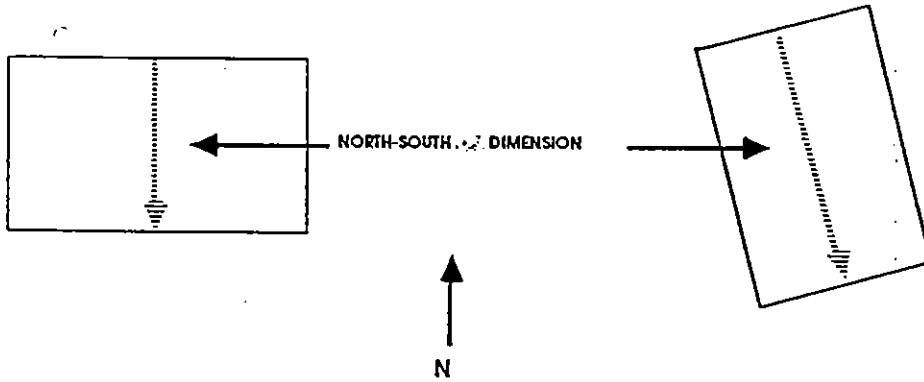
HEIGHT OF SHADOW AT
THE NORTH LOT LINE

ALLOWED SHADE HEIGHT AT NORTH PROPERTY LINE (Feet)	NORTH-SOUTH LOT DIMENSION OF ADJACENT LOT TO THE SOUTH										
	100	95	90	85	80	75	70	65	60	55	50
	12	12	12	13	14	15	16	17	18	19	20



Solar Figure 3

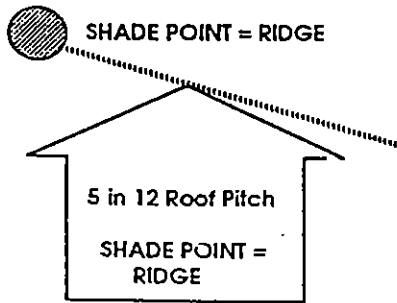
NORTH-SOUTH DIMENSION



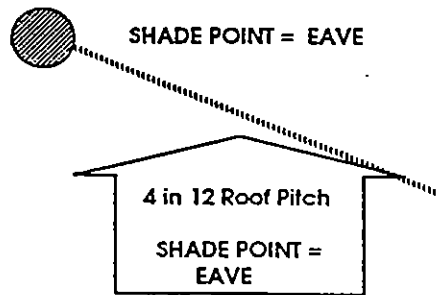
Solar Figure 4

SHADE POINT HEIGHT OF THE BUILDING

If the ridgeline runs EAST-WEST and the pitch is 5 in 12 or greater:

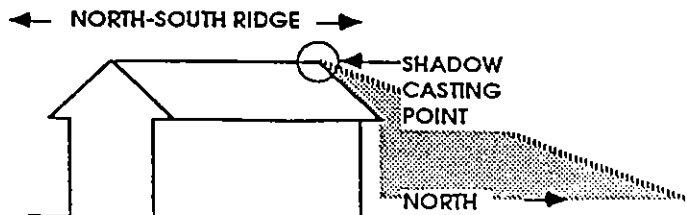


If the ridgeline runs EAST-WEST and the pitch is 4 in 12 or flatter:



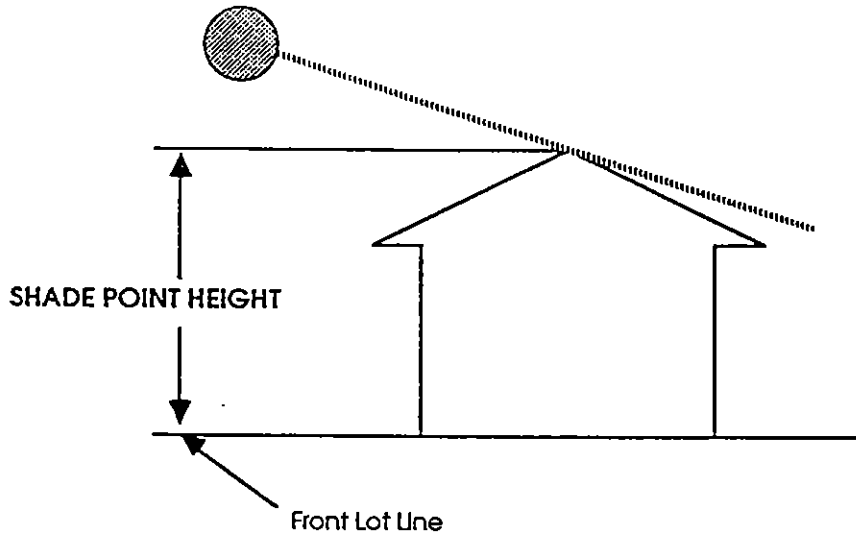
SHADE POINT = RIDGE POINT

If the ridgeline runs NORTH-SOUTH measure from the northern-most point of the ridge.



Solar Figure 5

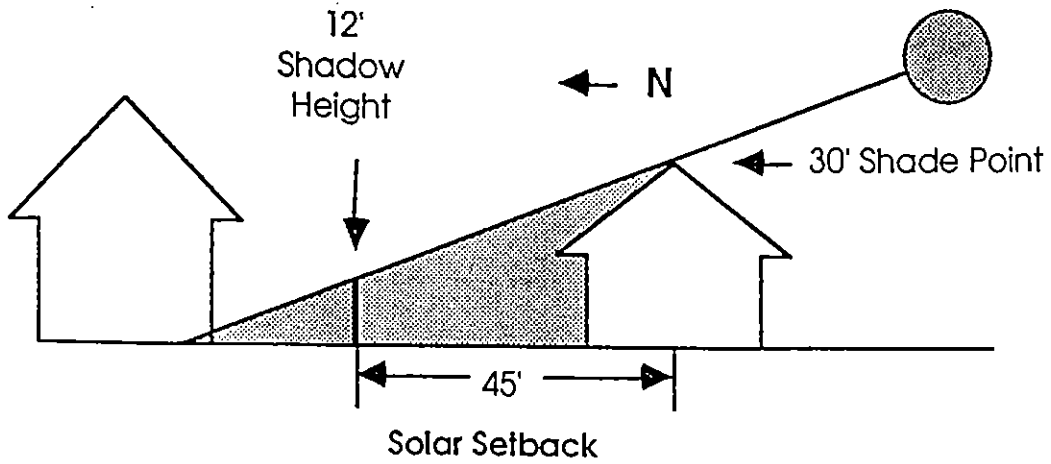
SHADE POINT HEIGHT MEASUREMENT



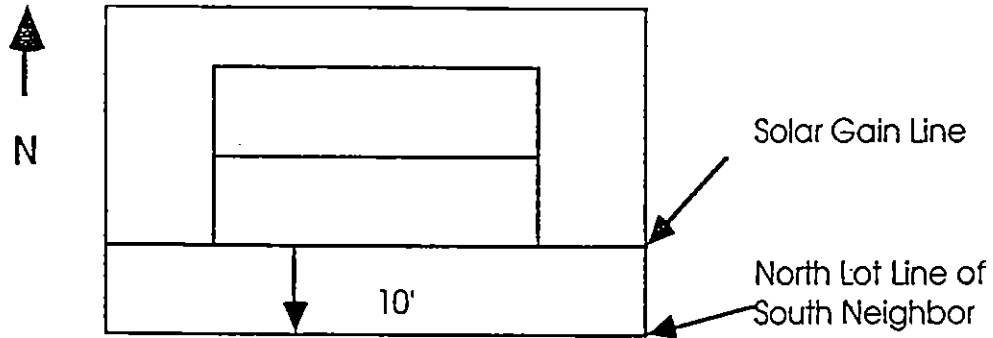
Solar Figure 6

SOLAR SETBACK

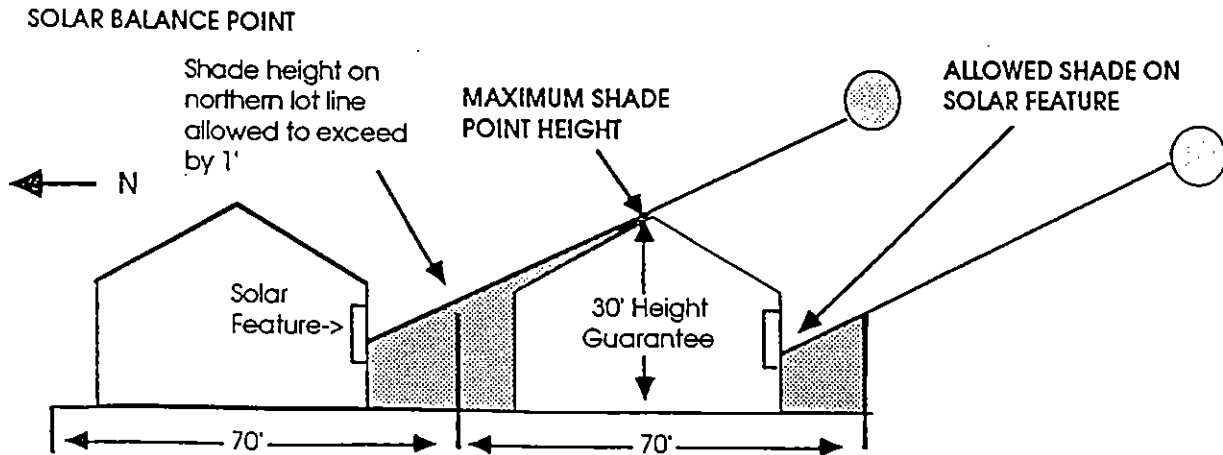
West Elevation



Solar Figure 7
SOLAR GAIN LINE

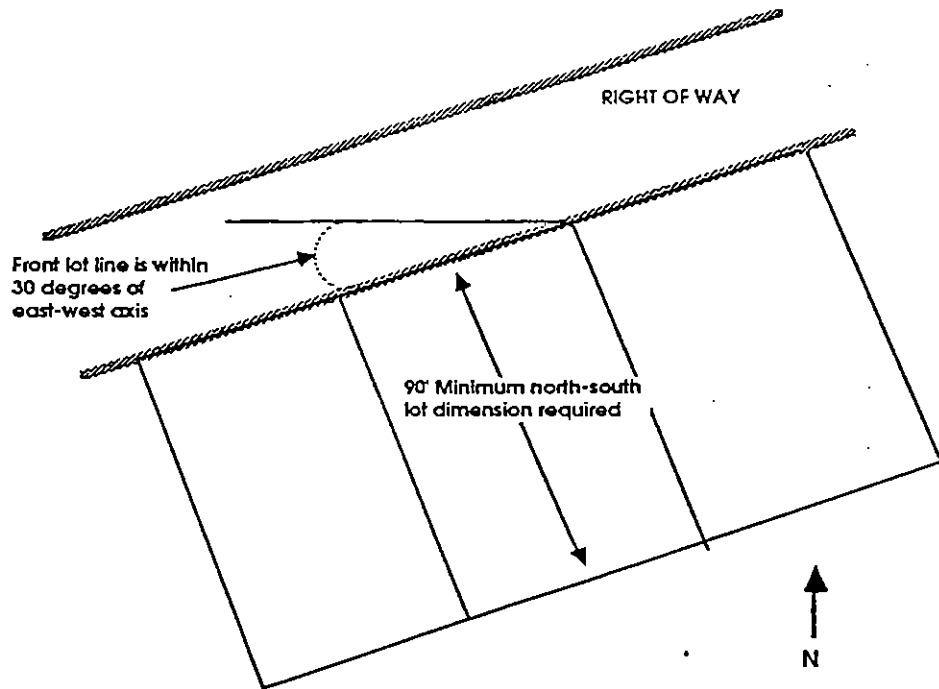


Solar Figure 8
SOLAR BALANCE POINT



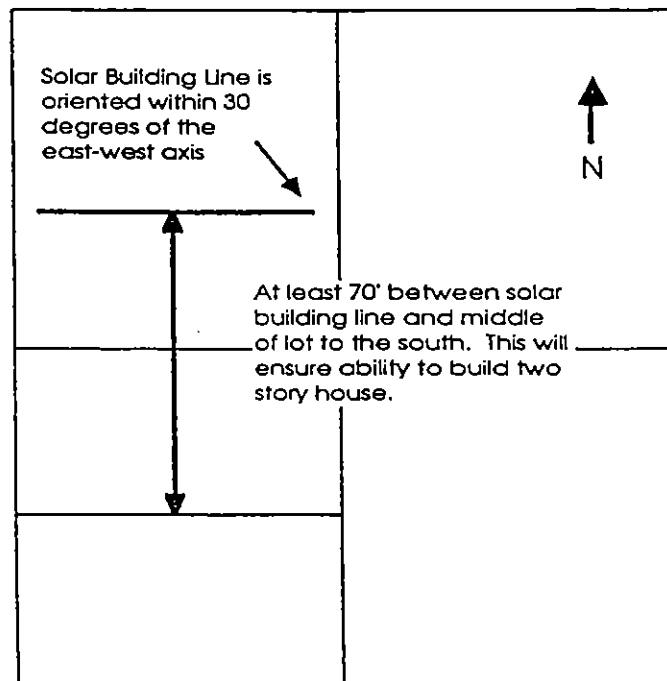
Solar Figure 9

SOLAR DESIGN STANDARD: BASIC OPTION

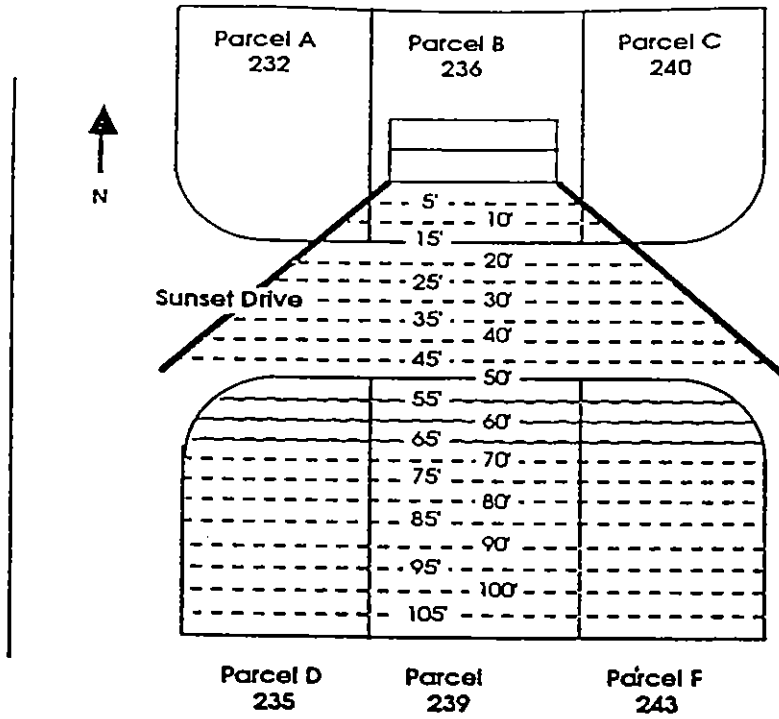


Solar Figure 10

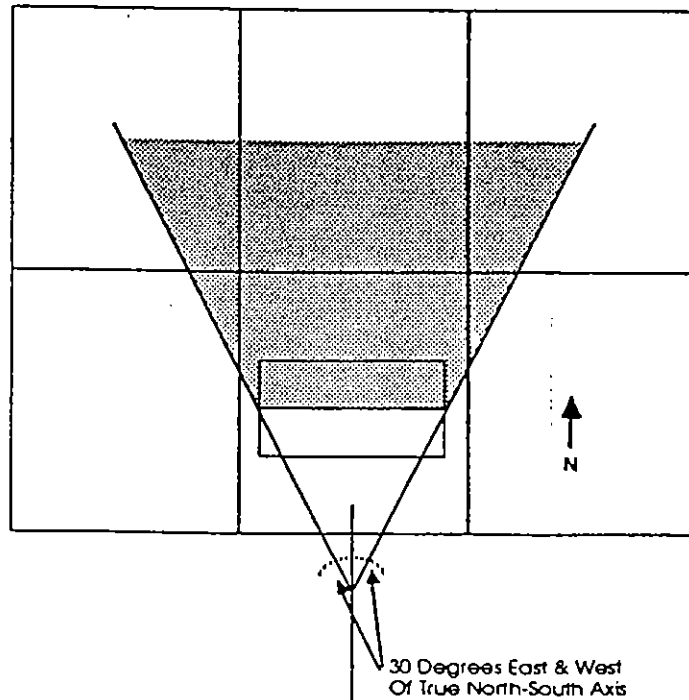
SOLAR BUILDING LINE



Solar Figure 11
SOLAR ACCESS HEIGHT LIMIT

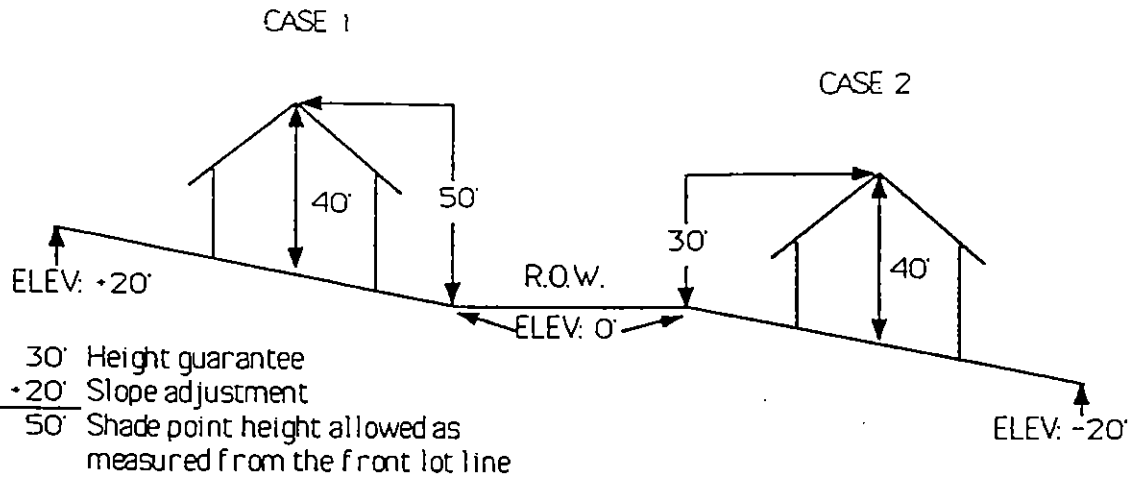


Solar Figure 12
SHADOW PATTERN



Solar Figure 13

MEASURING THE SHADE POINT HEIGHT ON A SLOPE



NOTE: Although the Solar Balance Point Standard guarantees a 30' high shade point at the lot's midpoint, the slope adjustment allows a house with a height of 40' from the shade point to grade to be located in the center of the lot.

Determination of Building Height in Feet

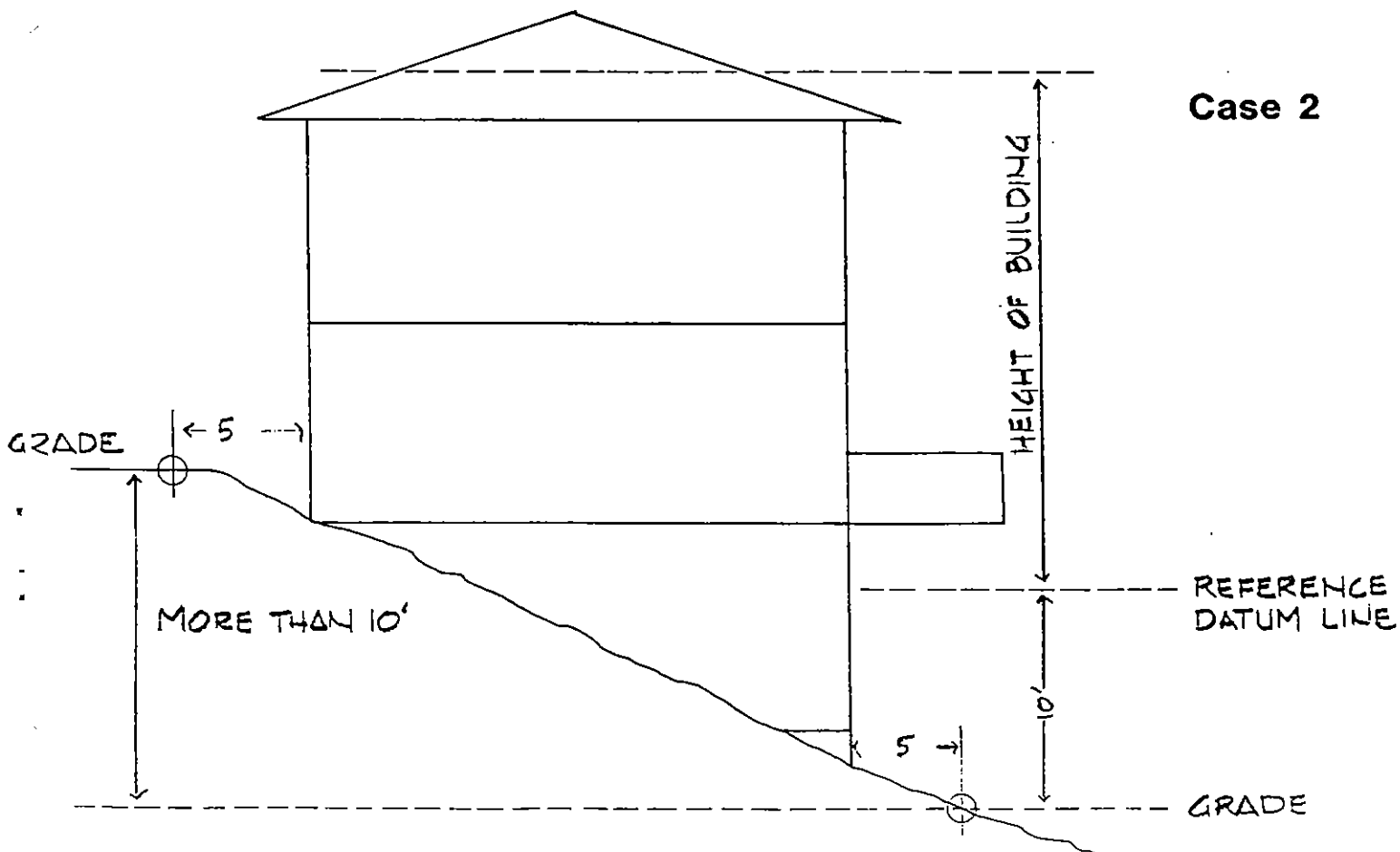
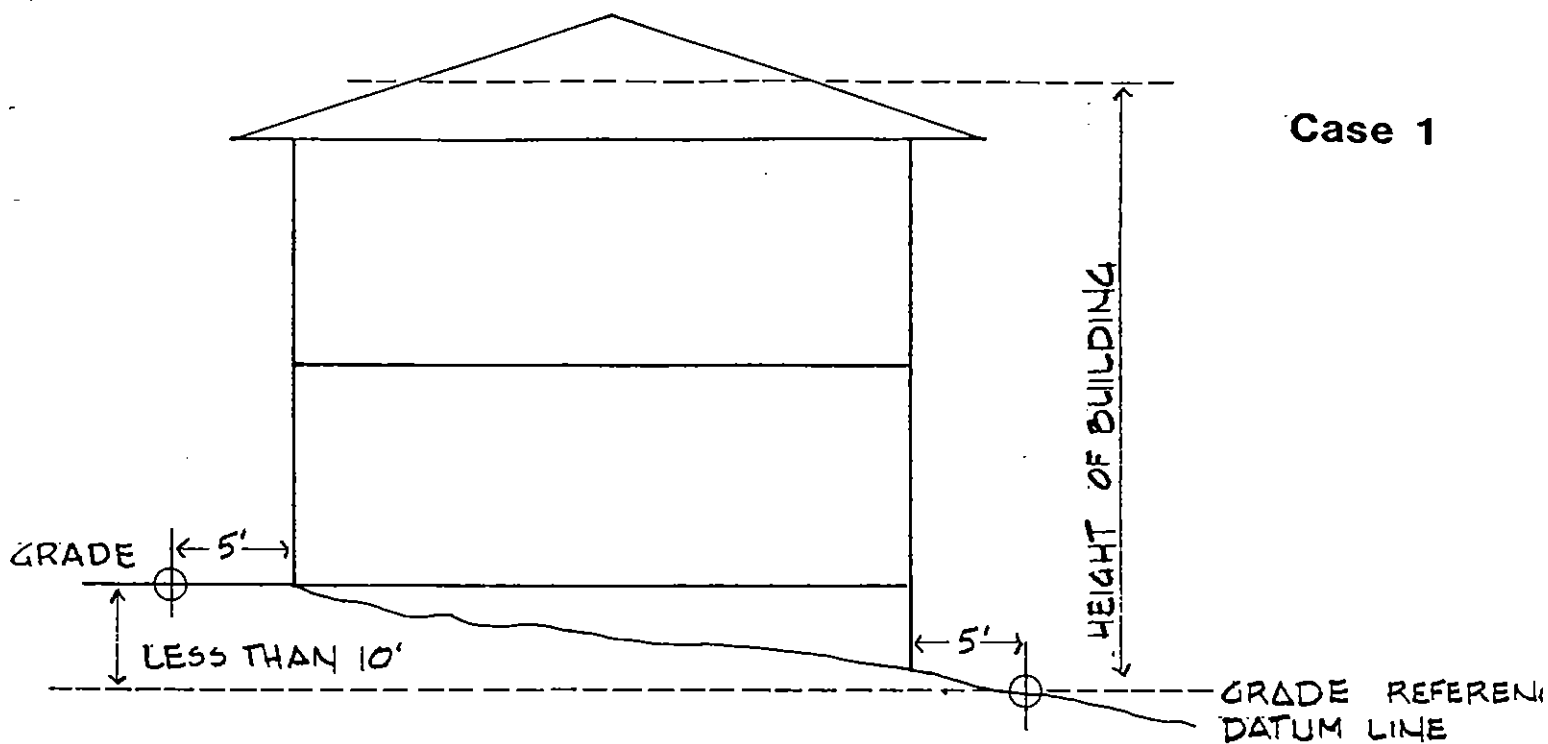


FIG. 2 PARKING DIAGRAM

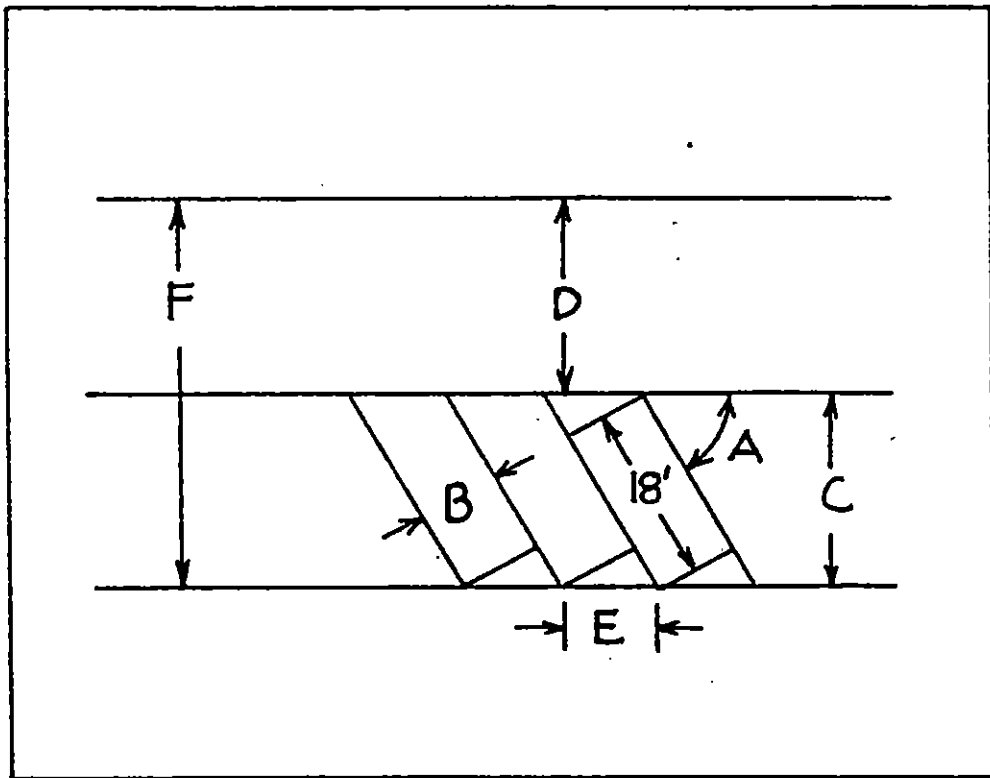


Fig. 3A Downtown Parking Exempt Area

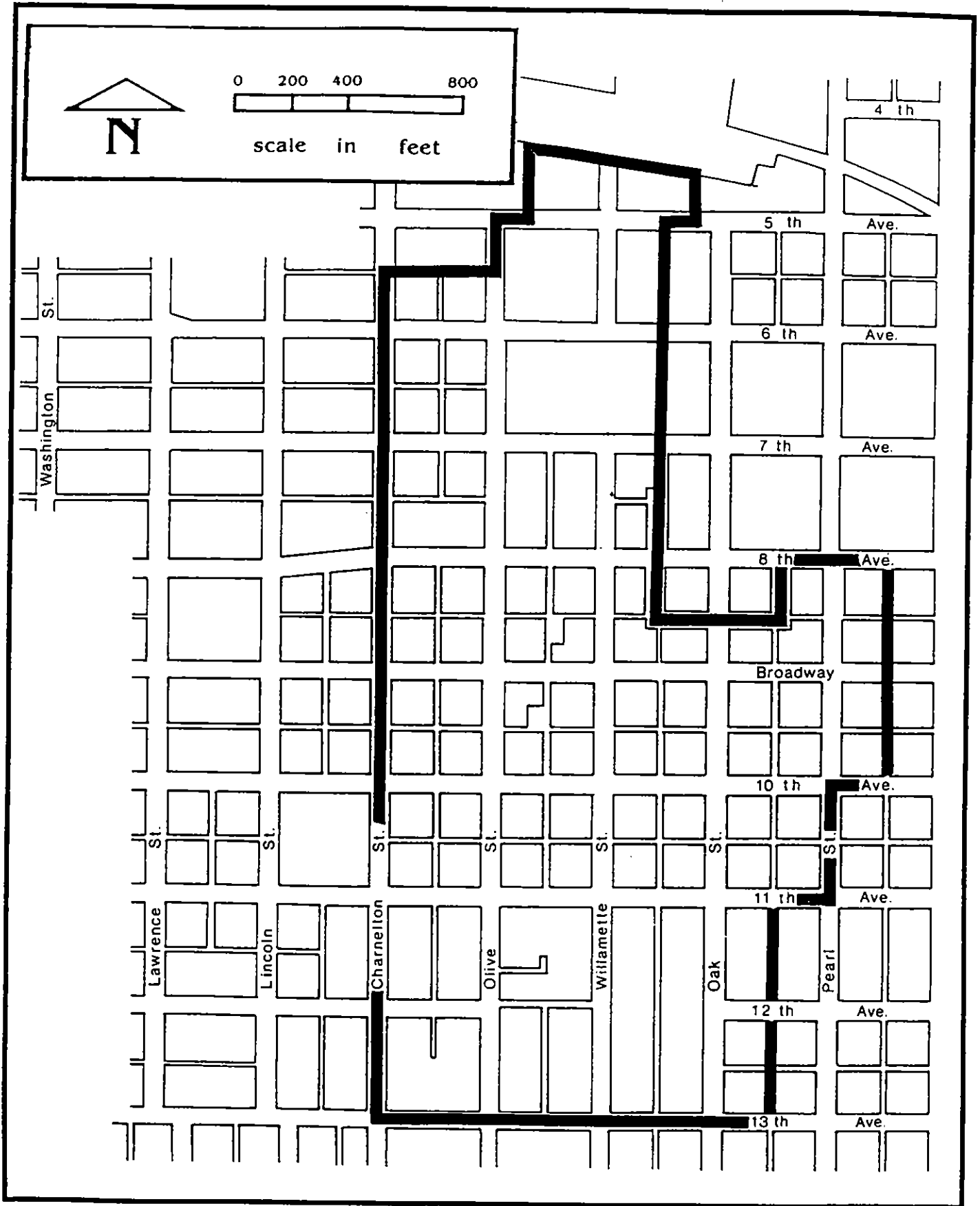


FIG. 4 LOT COVERAGE

Example A. Shaded Area is Computed Coverage

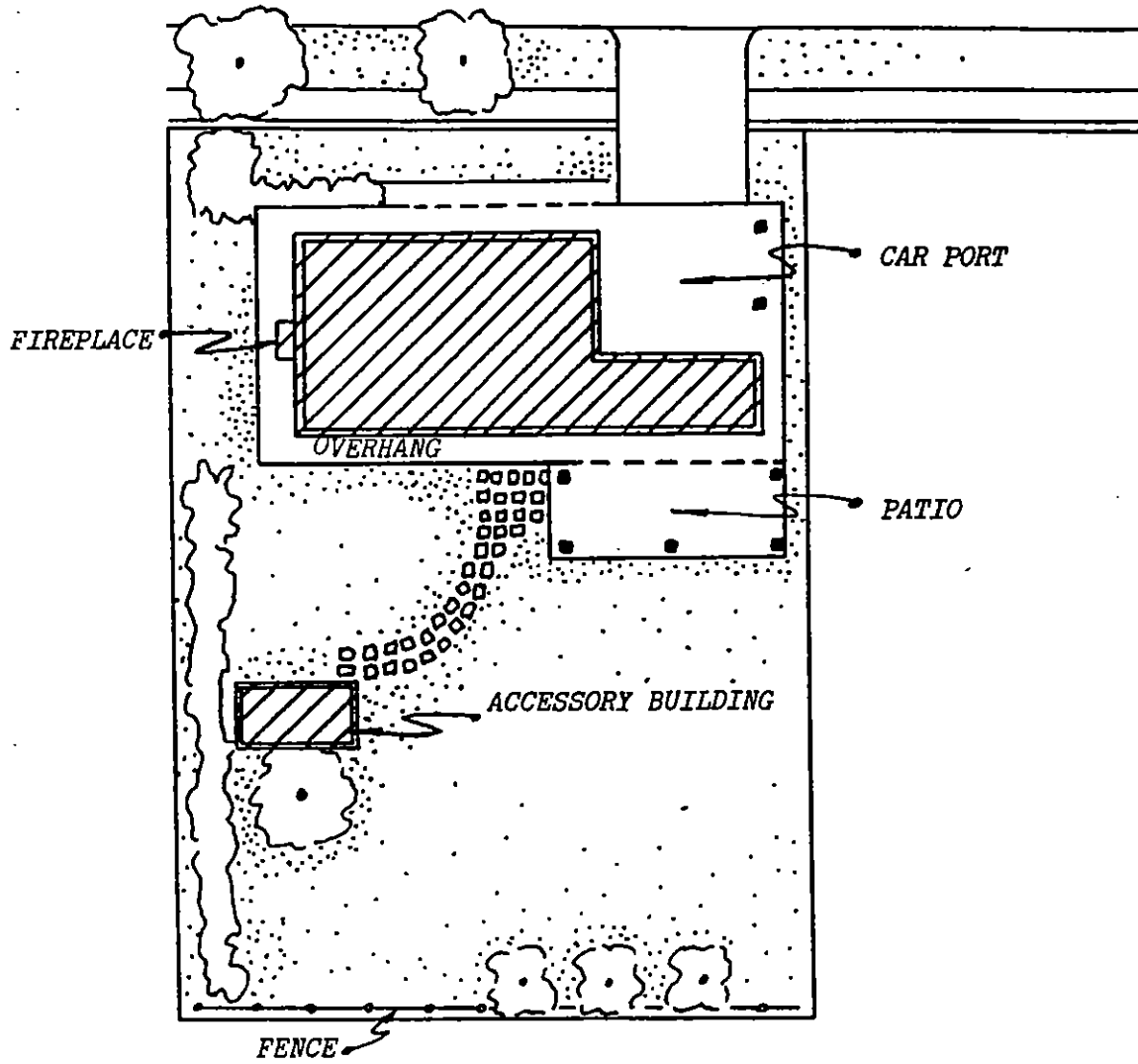
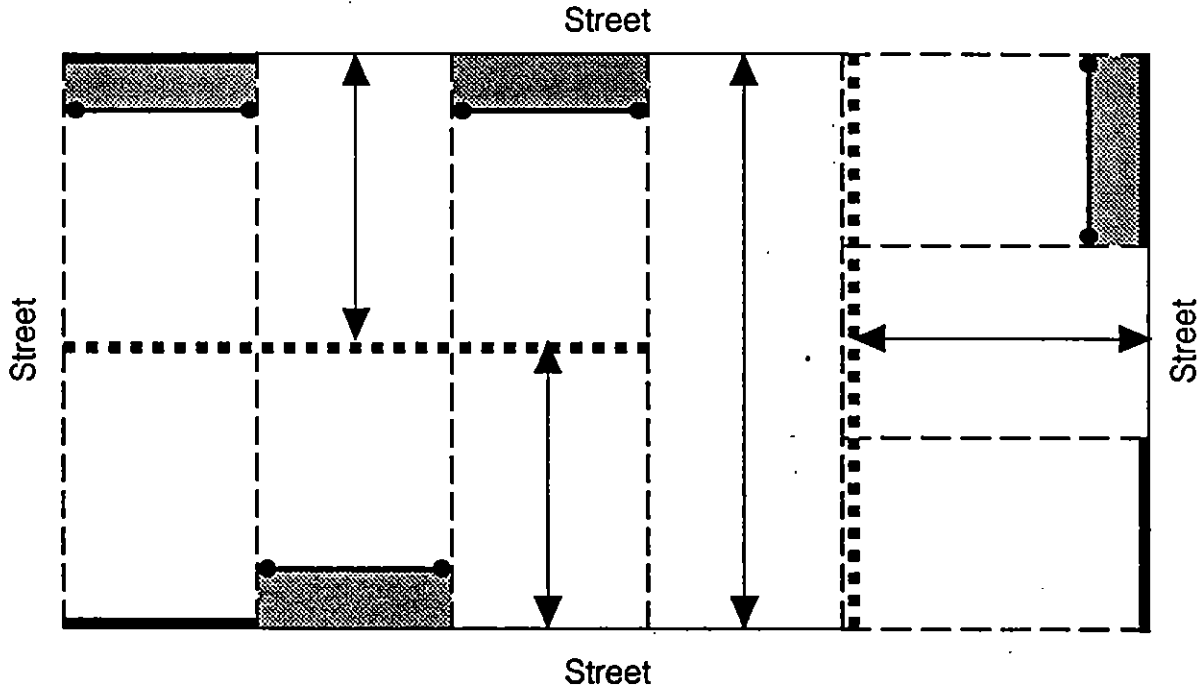


Figure 5

Lot Lines, Depth and Width



- Front Lot Line
- Corner Front Lot Line
- - Side Lot Line
- • • • Rear Lot Line

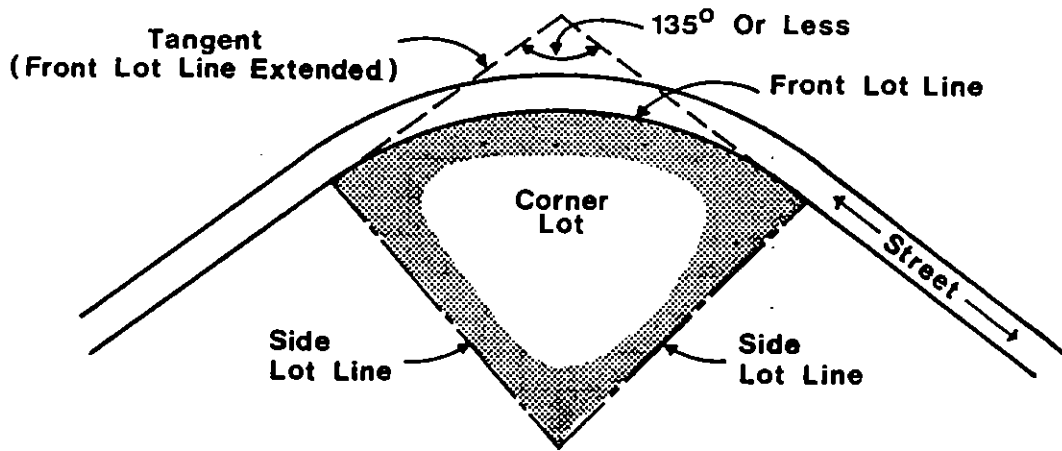
- ↔ Lot Depth*
- Lot Width*

■ Required Front Yard*

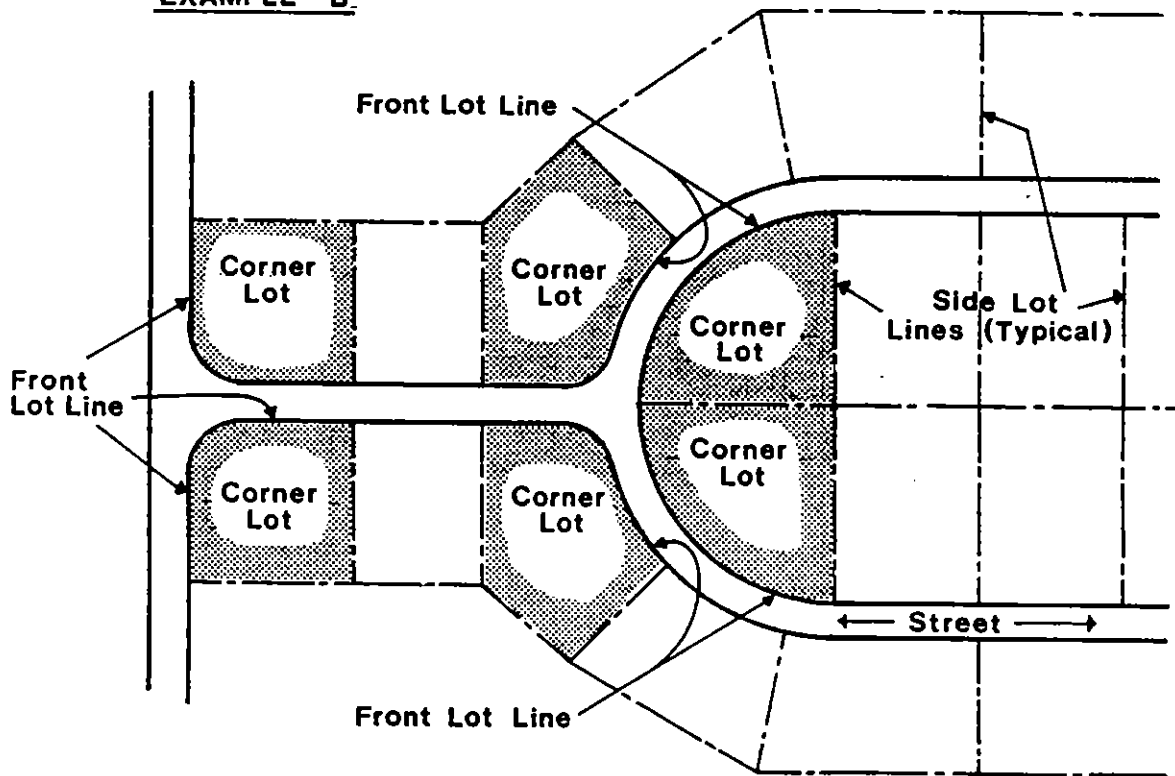
* = Examples only

FIGURE 6

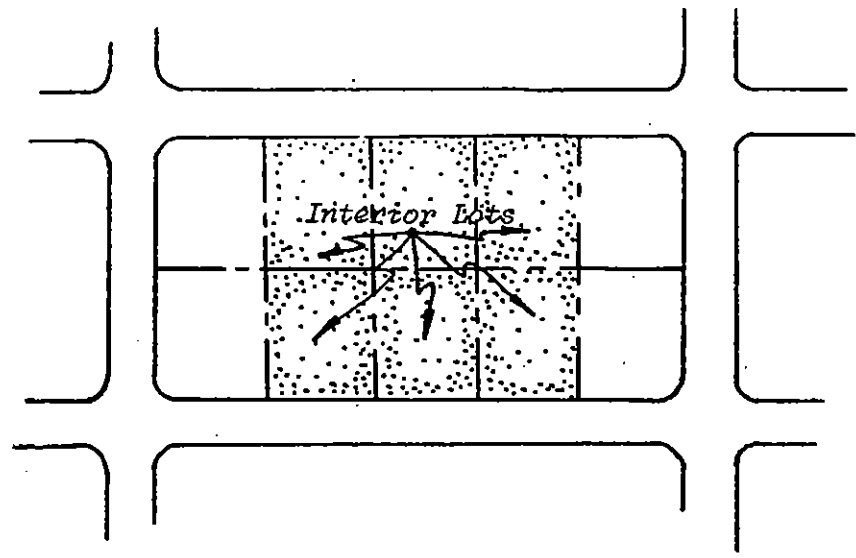
EXAMPLE A



EXAMPLE B



Example A.



Example B.

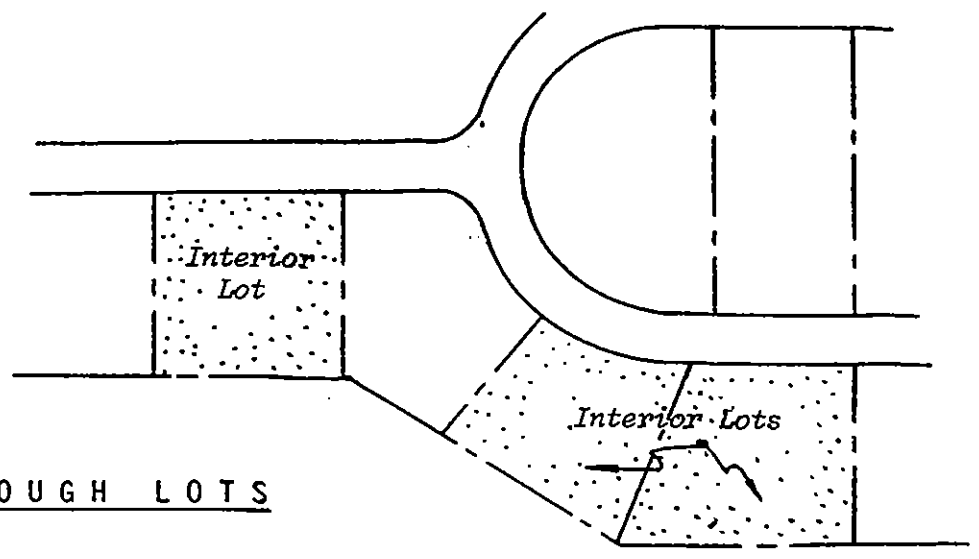


FIG. 8 THROUGH LOTS

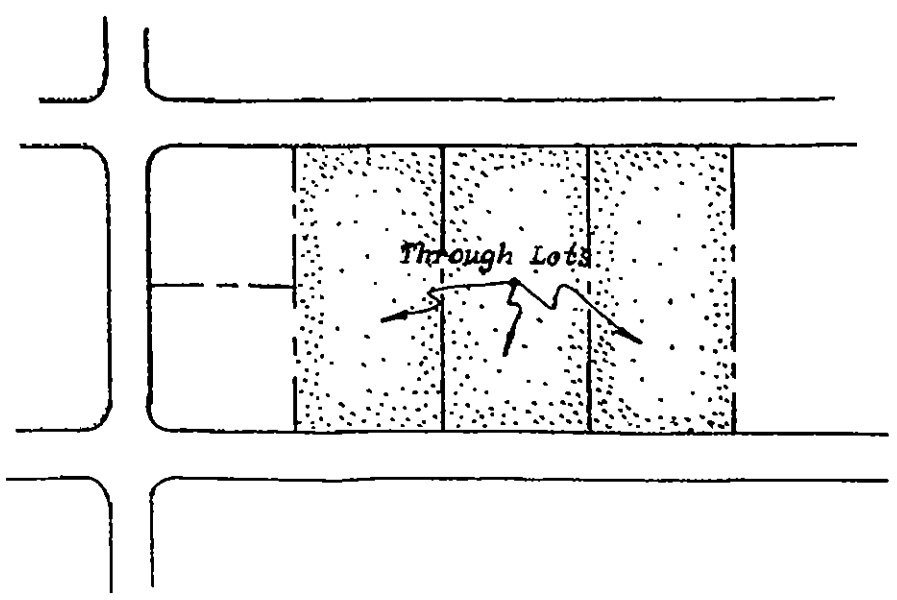
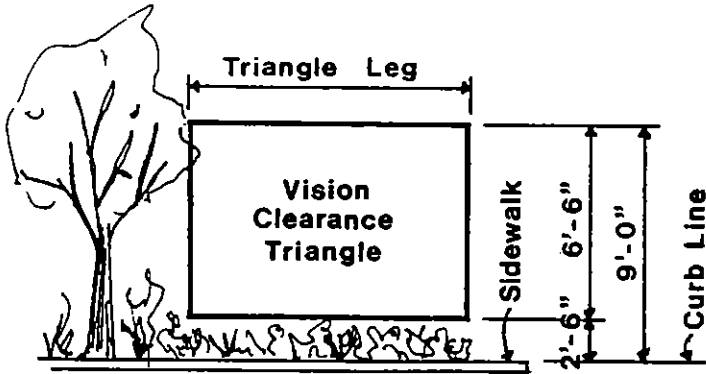
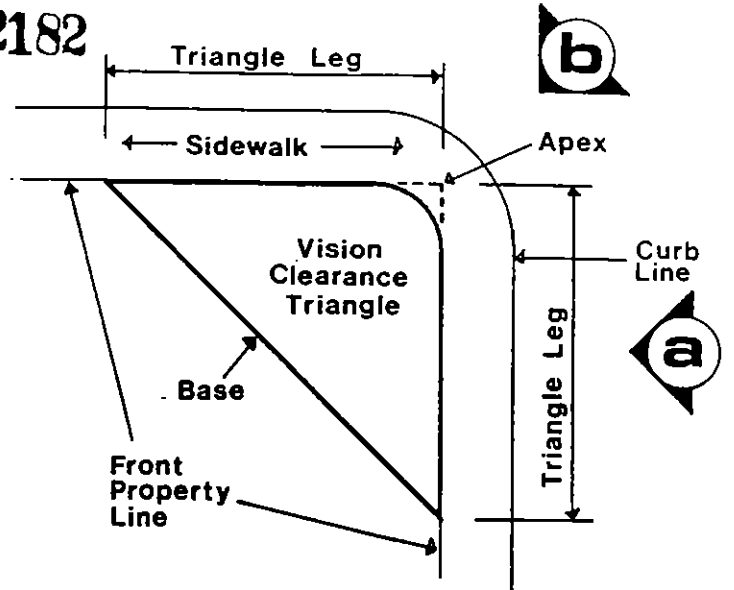


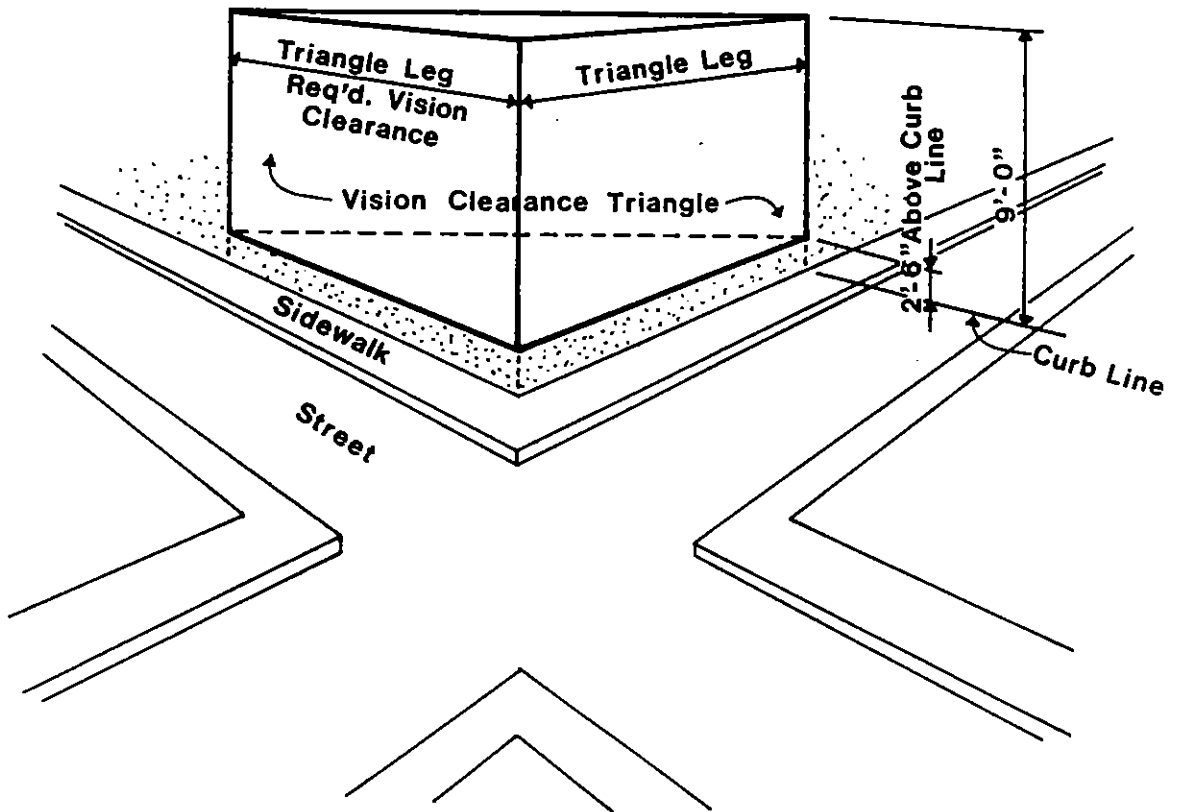
FIGURE 9



(a) Side View



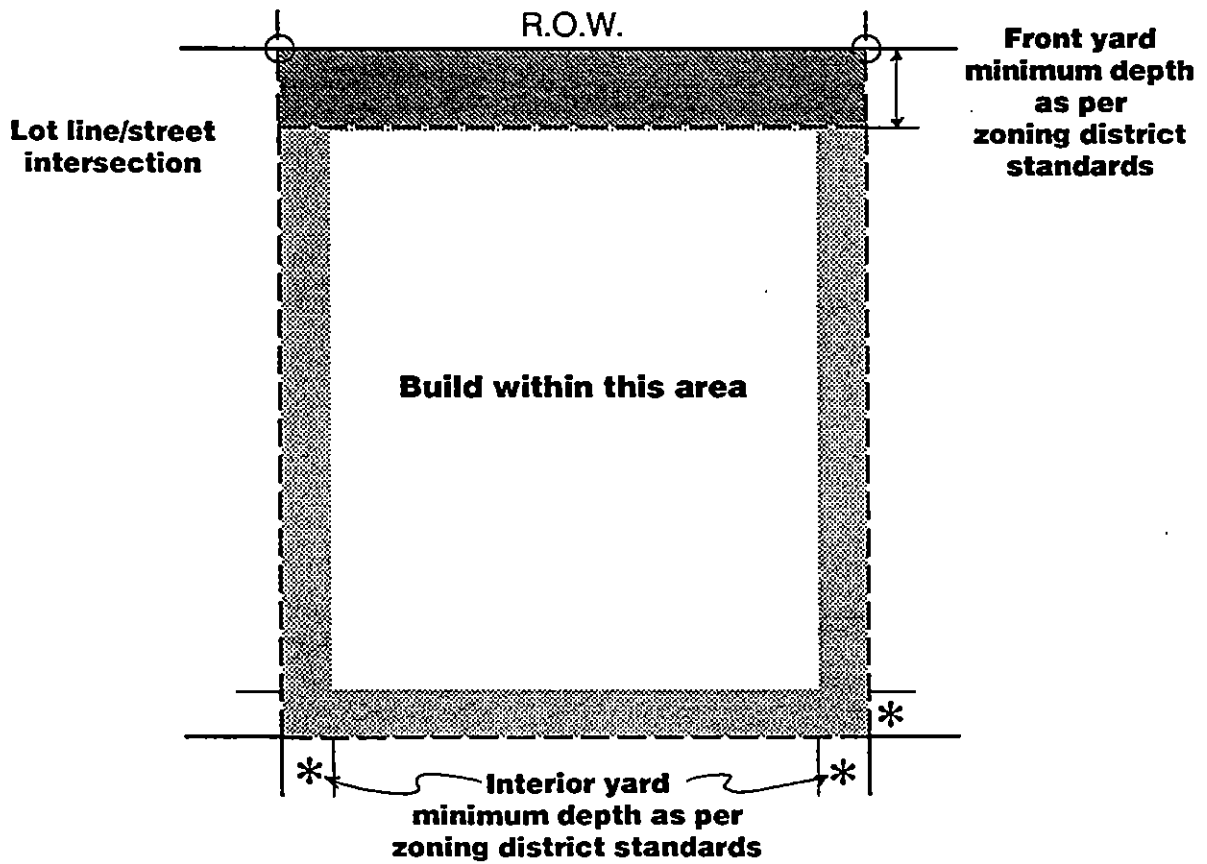
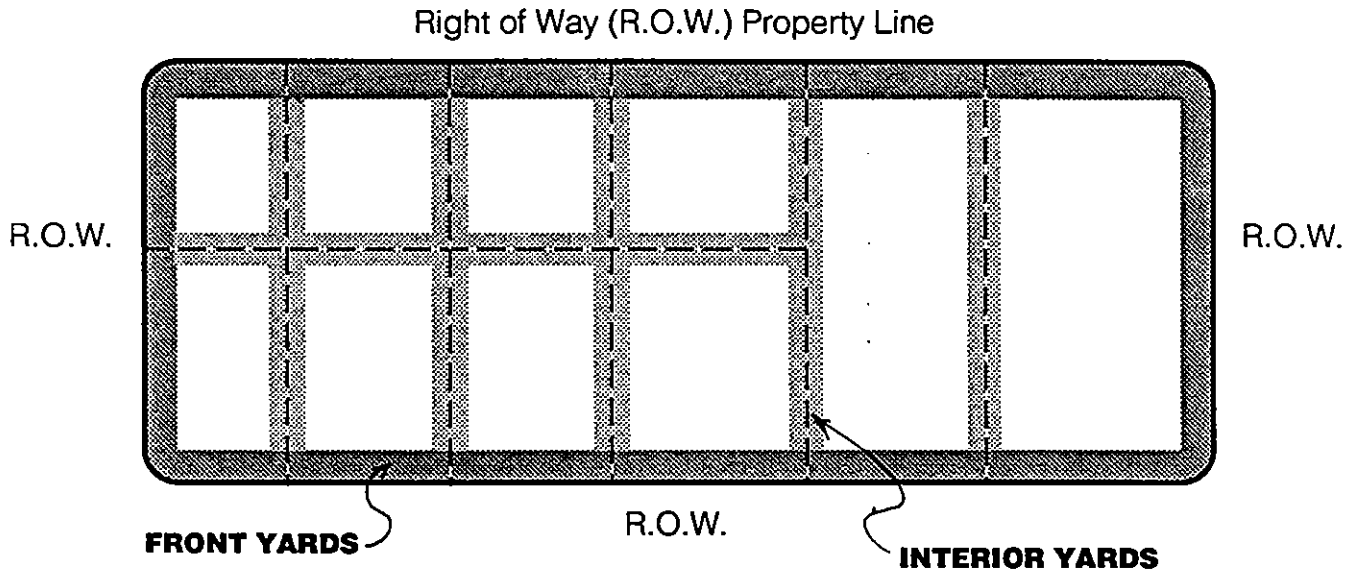
Plan View



(b) Perspective

Figure 10

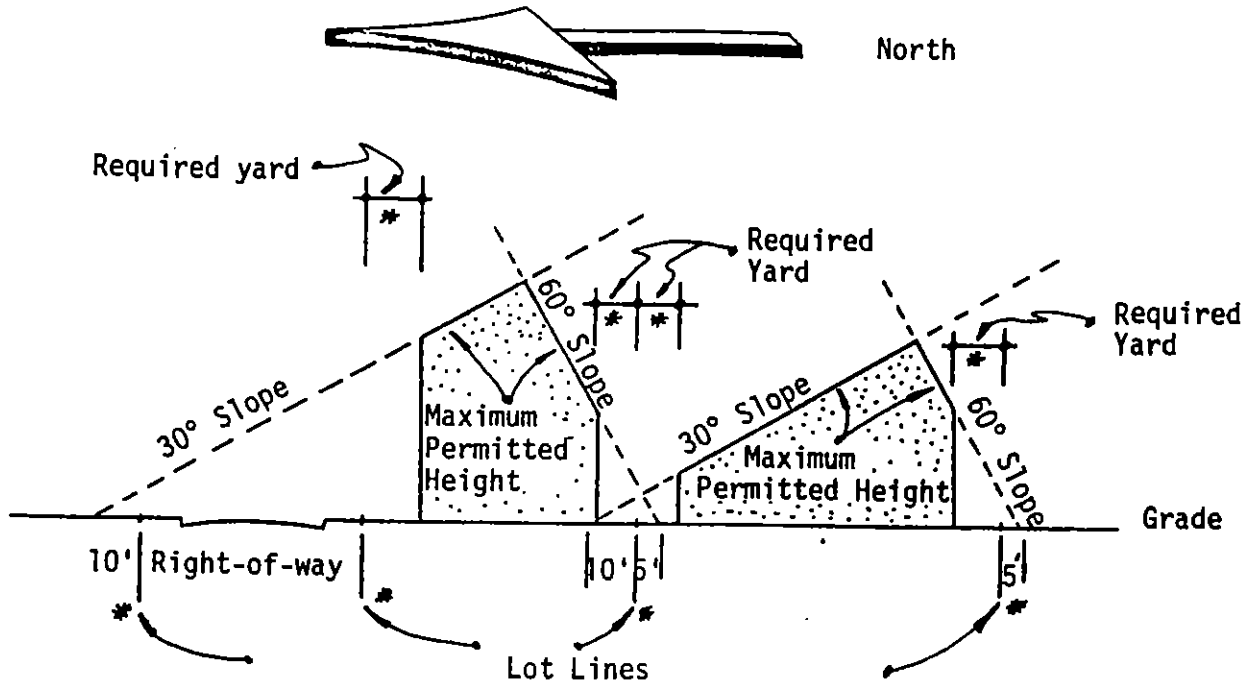
Front/Interior Yards



NOTE: Right of Way includes actual street paving with curbs, gutters, and sidewalks.

FIG. 11 SUN EXPOSURE PLANE

Example A. *Northerly Exposure*



Example B. *Southerly, Easterly & Westerly Exposures*

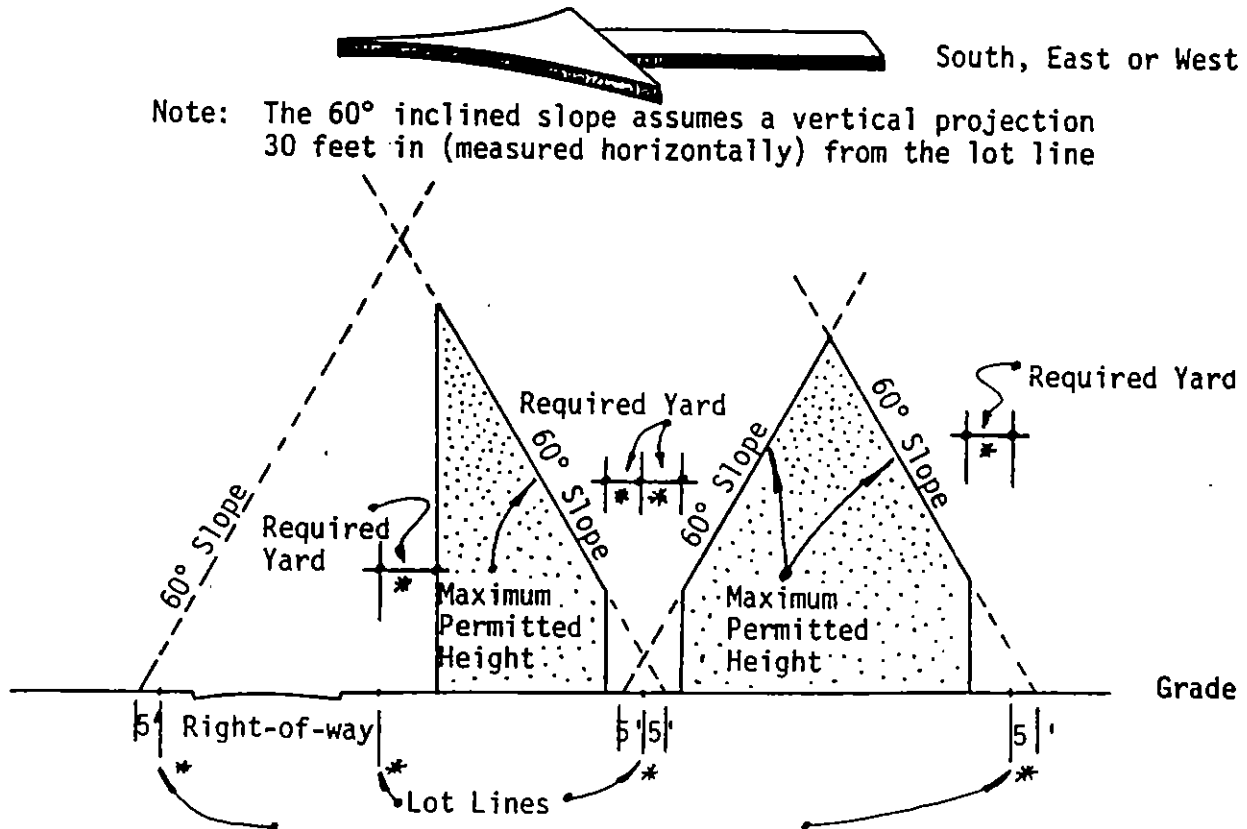
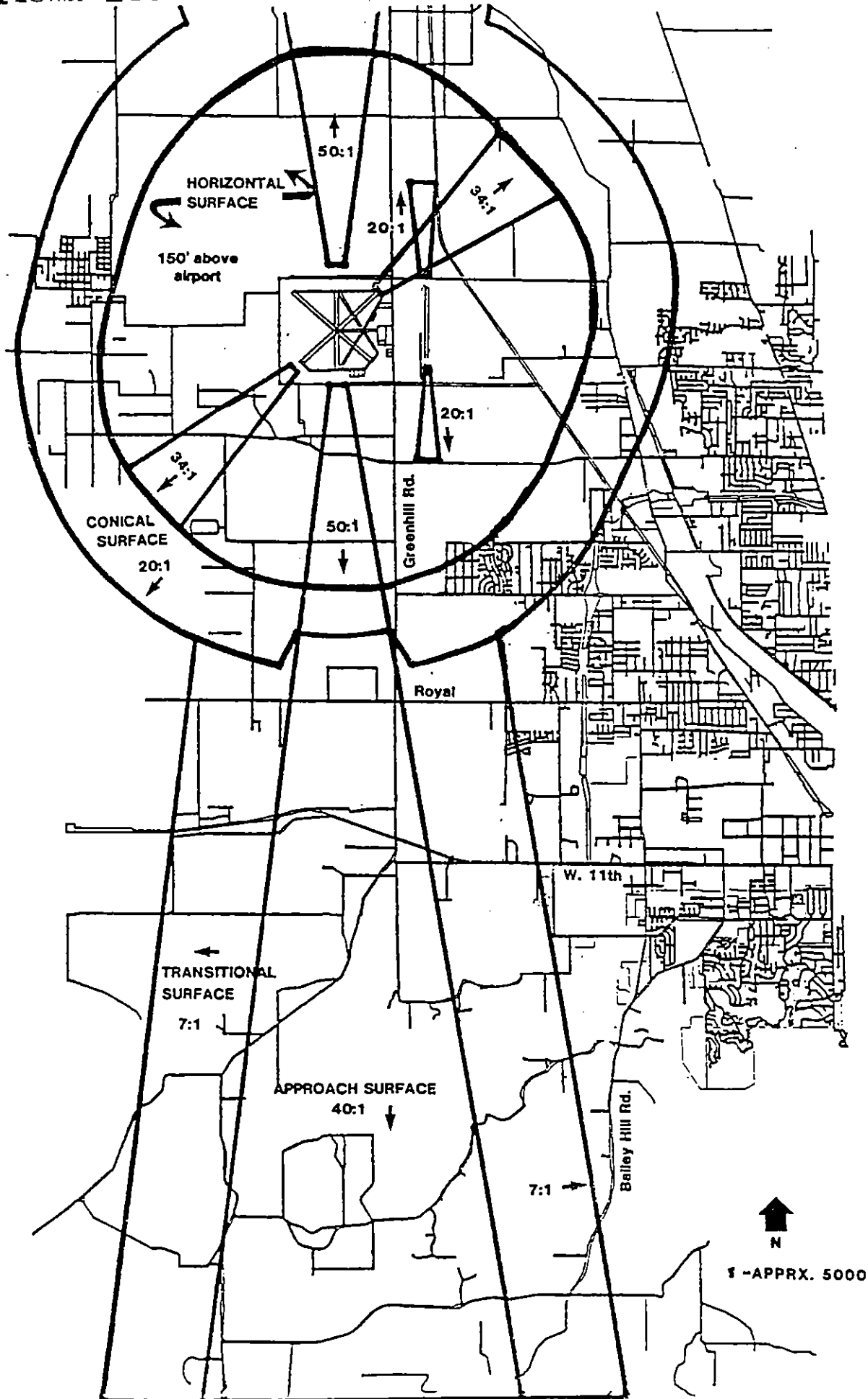
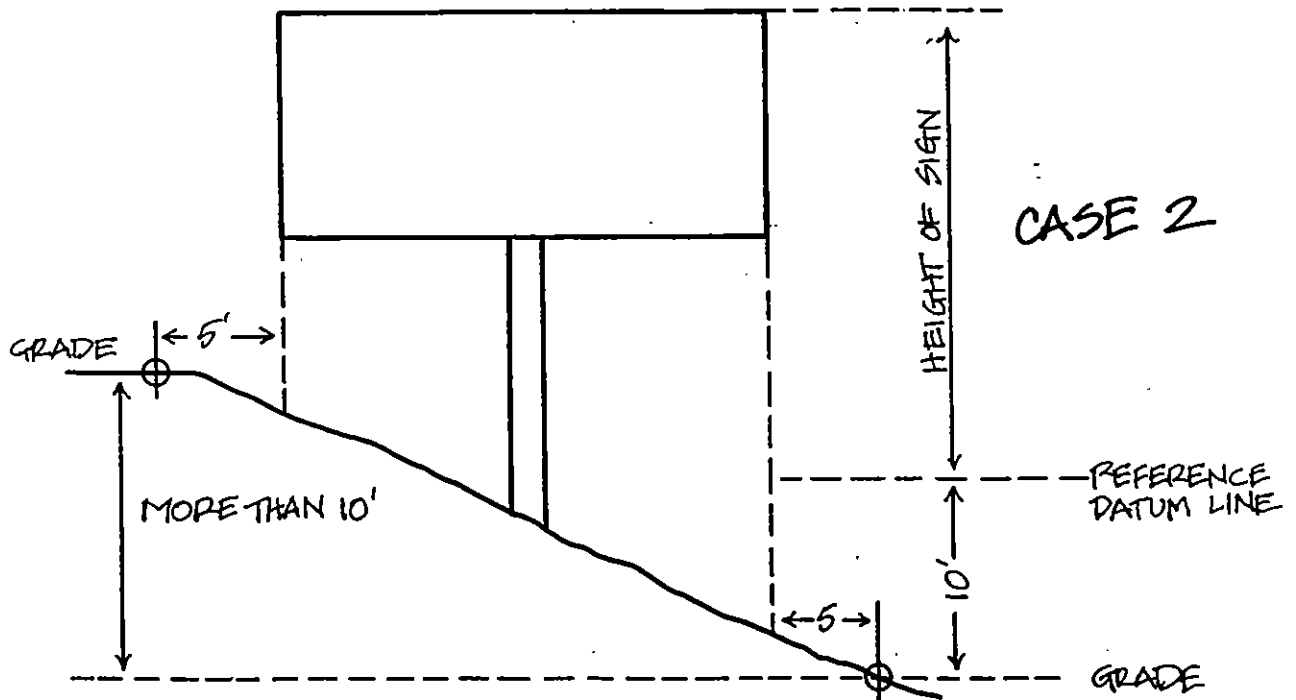
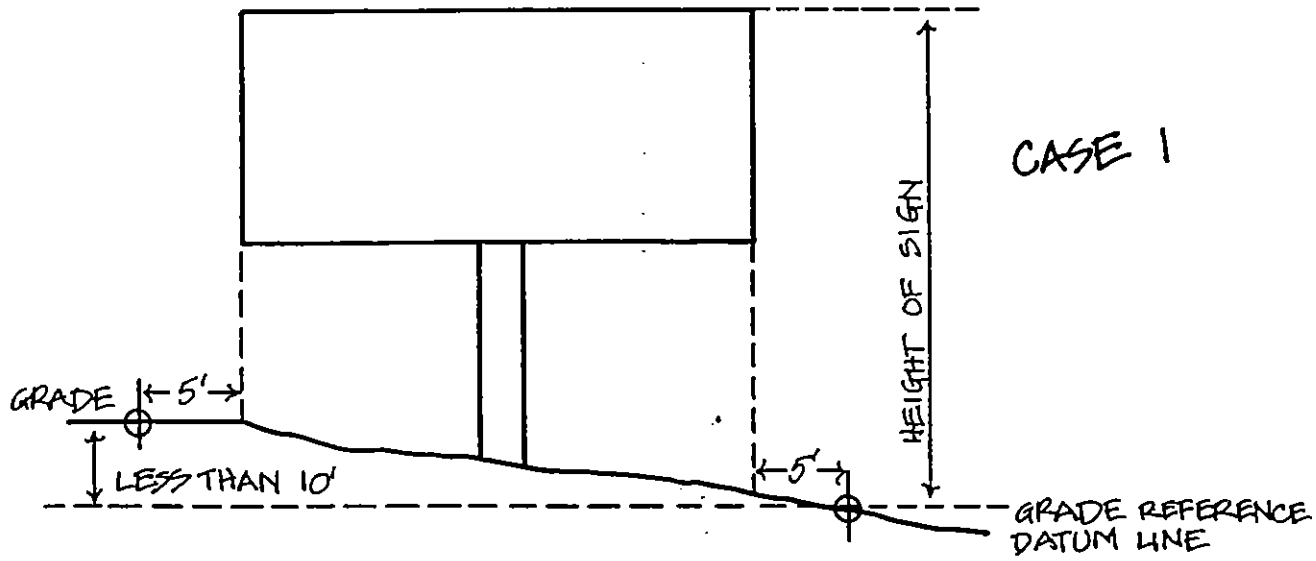


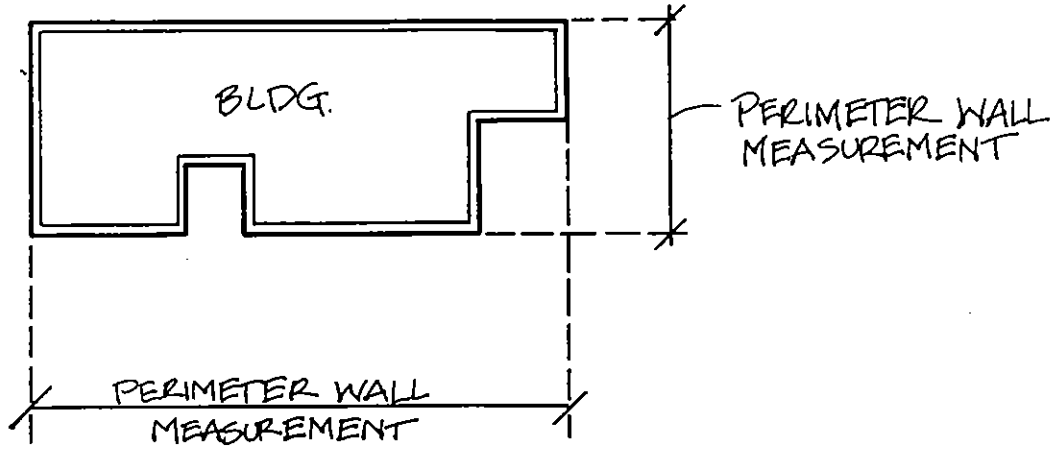
FIGURE 12: Airport Approach Surfaces



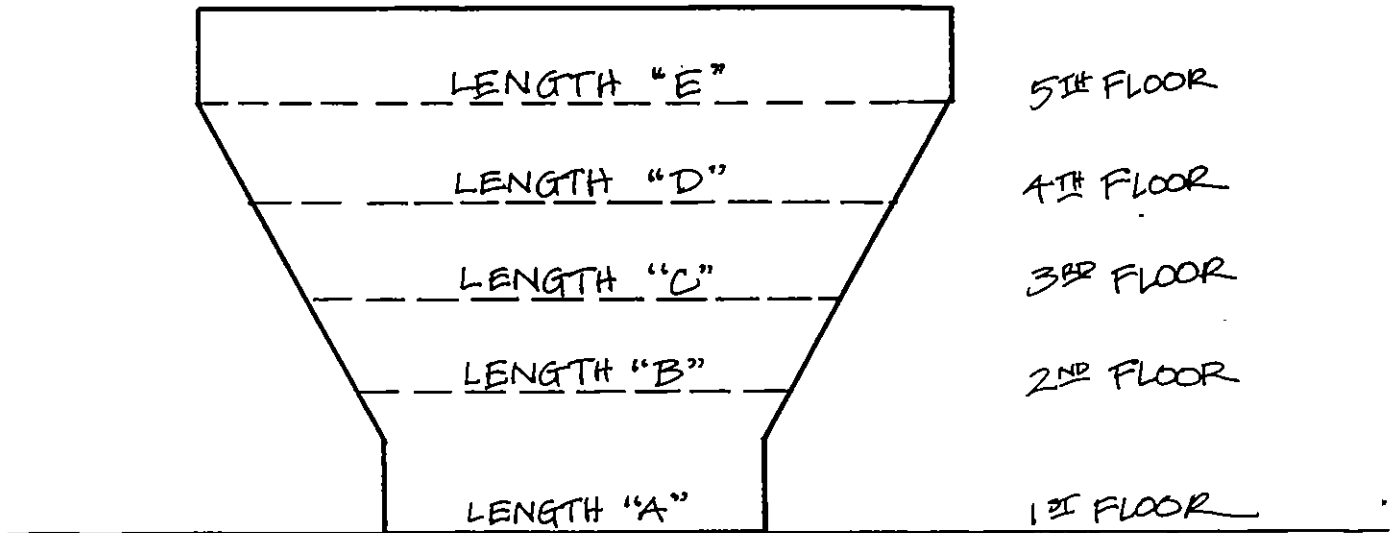
DETERMINATION OF SIGN HEIGHT FROM GRADE



PERIMETER WALL CALCULATIONS



PLAN



$$\text{PERIMETER WALL LENGTH} = \text{SUM OF A, B, C, D, E} \div 5$$

ELEVATION

SIGN AREA

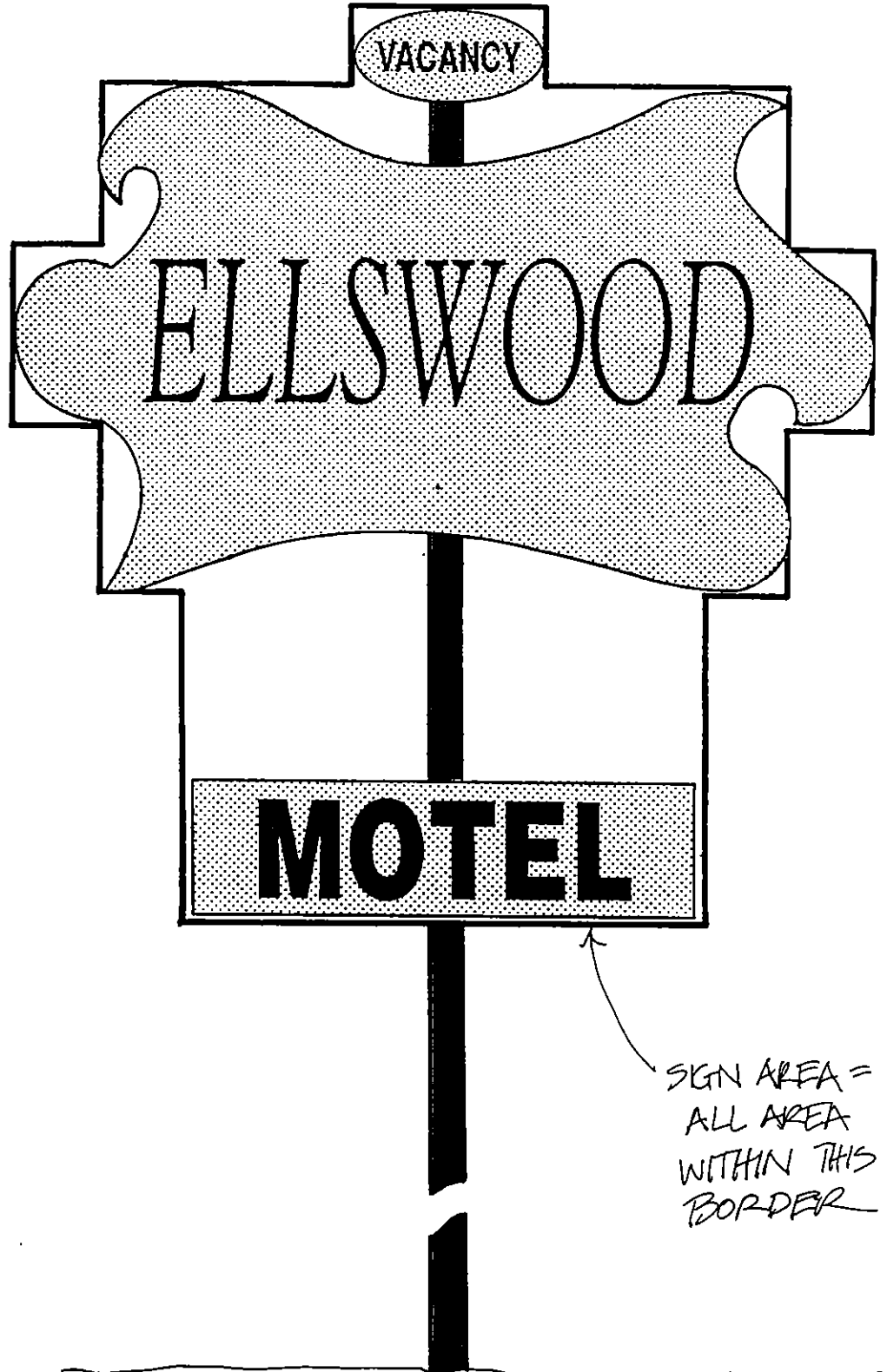
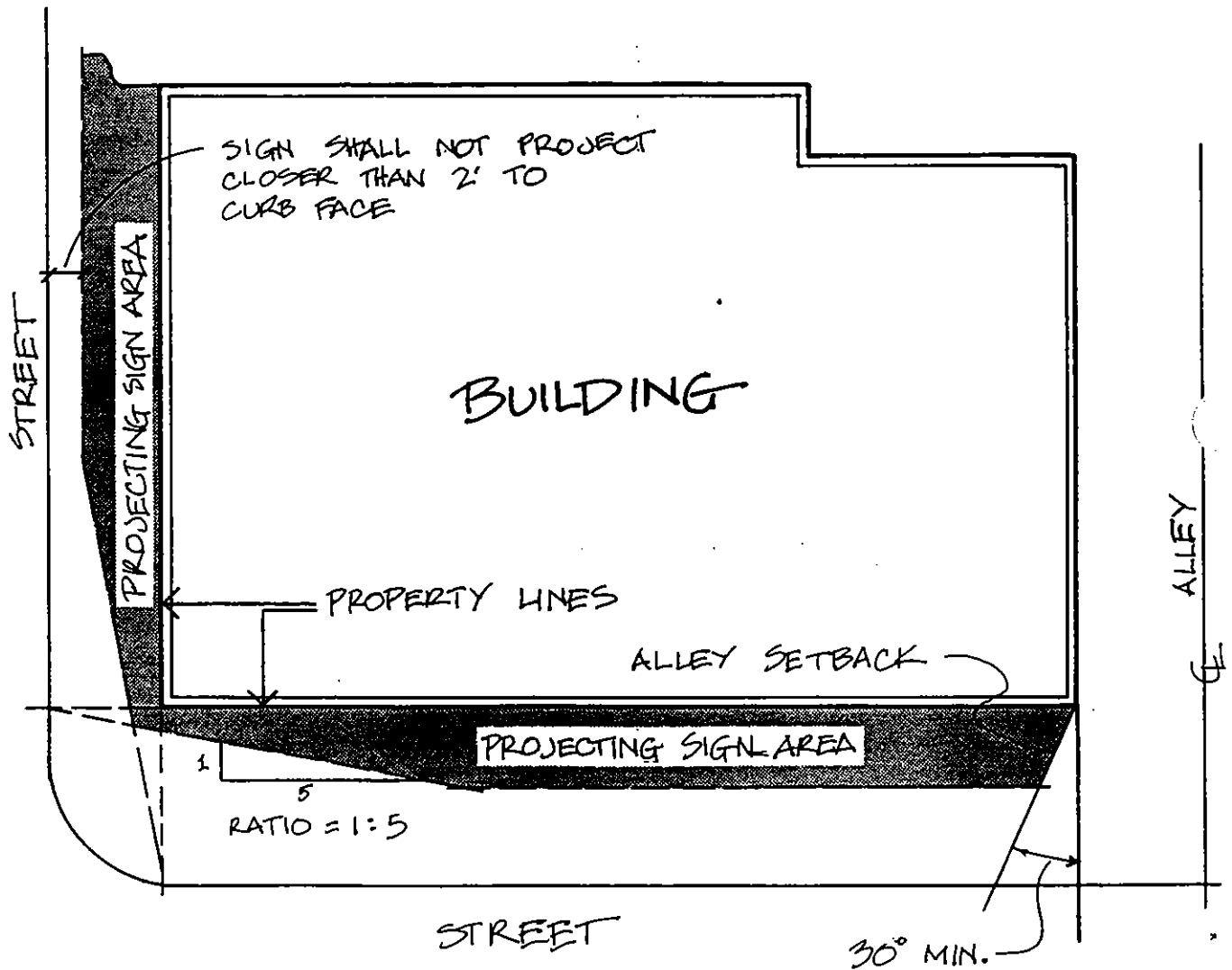


FIG. 16

PROJECTING SIGNS
CENTRAL COMMERCIAL SIGN DISTRICT



-20 Eugene Urban Growth Boundary. The City of Eugene shall have the responsibility and the authority to administer its land use regulations on urbanizable land within the Eugene Urban Growth Boundary. For the purpose of this subsection, the following words and phrases shall mean:

(1) Eugene Urban Growth Boundary. All urbanizable land within the urban growth boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan, on November 21, 1989, or as amended thereafter on the effective date of any Plan amendment enacted by Lane County, which is west of I-5 or within the area known as Glenwood (bounded on the north and east by the Willamette River and the west and south by I-5).

(2) Urbanizable Land. Urbanizable lands are those unincorporated lands between the Eugene City Limits and the Eugene Urban Growth Boundary.

-25 Applicable Land Use Regulations. Lane County has adopted the following land use regulations to be applied by Eugene on urbanizable land within the Eugene Urban Growth Boundary.

(1) The Eugene Land Use regulations as adopted by the Lane County Board of Commissioners as part of Ordinance No. 18-86 as amended in Ordinance Nos. 16-87, 5-88, 6-88, 7-88, 1-89, 2-89, 13-89, 2-90, 2-91, 12-91 and 14-91.

(2) Copies of these applicable land use regulations shall be on file at the Lane County Land Management Division.

18-86; 4.27.87
 21-87; 11.25.87
 11-89; 11.21.89
 13-89; 1.12.90
 2-90; 7.20.90
 2-91; 3.29.91
 12-91; 9.20.91

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UNDERLINING indicates material being added.
BRACEKETS [] indicate material being deleted.

-20 Eugene Urban Growth Boundary. The City of Eugene shall have the responsibility and the authority to administer its land use regulations on urbanizable land within the Eugene Urban Growth Boundary. For the purpose of this subsection, the following words and phrases shall mean:

(1) Eugene Urban Growth Boundary. All urbanizable land within the urban growth boundary, as defined by the Eugene-Springfield Metropolitan Area General Plan, on November 21, 1989, or as amended thereafter on the effective date of any Plan amendment enacted by Lane County, which is west of I-5 or within the area known as Glenwood (bounded on the north and east by the Willamette River and the west and south by I-5).

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(1) The Eugene Land Use regulations as adopted by the Lane County Board of Commissioners as part of Ordinance No. 18-86 as amended in Ordinance Nos. 16-87, 5-88, 6-88, 7-88, 1-89, 2-89, 13-89, 2-90, 2-91, [and] 12-91 and 14-91.

(2) Copies of these applicable land use regulations shall be on file at the Lane County Land Management Division.

- 18-86; 4.27.87
- 21-87; 11.25.87
- 11-89; 11.21.89
- 13-89; 1.12.90
- 2-90; 7.20.90
- 2-91; 3.29.91
- 12-91; 9.20.91

10-359

WP 1/co/00036/C

FINDINGS IN SUPPORT OF ADOPTION OF THE ORDINANCE

Adoption of this ordinance will update the Land Use Code approved by the Lane County Board of Commissioners for application between the City of Eugene and its urban growth boundary as set forth in the Eugene-Springfield Metropolitan Area General Plan.

FINDINGS

1. On April 8, 1987, the Lane County Board of Commissioners enacted Ordinance No. 17-86 and Ordinance No. 18-86 to adopt the City of Eugene building and land use regulations for application to urbanizable land within Eugene's urban growth boundary in accordance with the urban transition agreement with the City of Eugene.
2. Article VIII of the urban transition agreement provides for Lane County adoption of changes in building and land use regulations made by the City of Eugene for application to urbanizable land within the Eugene Urban Growth Boundary.
3. Since the Lane County Board of Commissioners adopted Eugene's land use regulations for application to urbanizable land within the Eugene Urban Growth Boundary, the City of Eugene has adopted a number of amendments to these regulations. Not all of these amendments were considered and adopted by the Board. Consequently, the land use regulations that are applicable within Eugene's urbanizable area are no longer entirely consistent, as originally intended, with those that are applicable within the City itself. Board adoption of the land use regulations now in effect in Eugene will resolve these inconsistencies and also bring the regulations into compliance with provisions enacted by the 1989 Legislature.
4. The Lane County Board of Commissioners adopted specific provisions pertaining to the I-4 Special Heavy Industrial District, the UL Urbanizable Land Subdistrict, temporary mobile home (manufactured dwelling) permits, and Metropolitan Area General Plan amendment procedures for application between the Eugene city limits and the Urban Growth Boundary. Those provisions will not be changed by these updated land use regulations.
5. In compliance with Statewide Planning Goal 1, Citizen Involvement, after notice to interested parties and agencies, neighborhood groups, and the media, including publication in The Register Guard, the Eugene Planning Commission conducted public hearings on all the changes that are included in the proposed updated land use regulations. The Eugene City Council also held public hearings on all the changes before adopting them for inclusion in the regulations applicable inside the City.
6. On August 20, 1991, The Lane County Planning Commission held a public hearing and voted unanimously to recommend adoption of the proposed updated land use regulations to the Lane County Board of Commissioners for application between Eugene's city limits and its urban growth boundary.
7. The Board finds that adoption of the proposal in an expedited manner is appropriate in order to implement provisions of state statutes affecting these land use regulations. For example, provisions allowing for manufactured dwellings to be located in residentially-zoned areas need to be added to the regulations in a timely manner, to enable citizens to place such dwellings in accordance with Oregon law.