

CITIZENS ADVISORY COMMITTEE MEETING AGENDA



July 14, 2026

6:00 PM

Central Point City Hall, Council Chambers

140 S 3rd St, Central Point, OR

www.centralpointoregon.gov

10. Meeting Called to Order

20. Roll Call

30. Approval of Minutes

40. Public Appearances

50. Business

A. Land Use Element Amendment — Residential Growth Management

60. Discussion Items

A. ZC-25003 Sign Code Project

70. Miscellaneous

80. Committee Member Reports

90. Adjournment

Individuals wishing to attend a meeting via Zoom or needing special accommodations such as sign language, foreign language interpreters, or equipment for deaf and hard of hearing people must request such services at least 72 hours before the City Council meeting. To make your request, please contact the City Recorder at 541-423-1015 (voice) or by e-mail to meetings@centralpointoregon.gov.

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[AGENDA_FOOT]

July 14, 2026

To: Citizen's Advisory Committee Members

From: Stephanie Powers, Planning Director

Re: Proposed Land Use Element Amendment — Application of Residential Zones and the TOD Overlay to Lands within the Urban Growth Boundary

The Citizen's Advisory Committee considered draft amendments to the City's residential zoning districts at its April meeting and recommended the City Council approve them. The code amendments consolidate residential zoning district standards into one chapter, adopt a gross density standard, expand housing types, and establish a separate chapter for residential use standards that include minimum design requirements and housing-specific use standards.

Following the CAC's recommendation, property owners in Urban Growth Boundary (UGB) areas acknowledged in 2022 expressed concern that manufactured dwelling parks are not a permitted housing type in the TOD Overlay zones, which are applied to lands added to the UGB pursuant to the Land Use Element. The TOD Overlay promotes walkable, mixed-use, higher-density neighborhoods organized around transit, and its development standards do not permit manufactured dwelling parks. Because the current framework applies the Overlay to lands brought into the UGB by default, that prohibition extends to those lands even where transit is not present or planned. The affected property owners have expressed interest in developing manufactured dwelling parks as a means of providing affordable housing.

City Council considered the issue at its June 16, 2026 Study Session and asked staff to draft amendments to both the Land Use Element and the residential zoning standards under development. The Land Use Element changes specify that conventional residential (R) zones are applied to lands in the UGB unless land is designated in the TOD Overlay by City Council legislative action. Conventional residential zones permit manufactured dwelling parks. This approach is consistent with prior direction from the

Planning Commission and CAC, which previously supported continuing to exclude manufactured dwelling parks from the TOD Overlay; the proposed amendment does not eliminate the Overlay or diminish its standards, but changes only how and where it is applied. Additionally, the Land Use Element changes reinforce City Council's preference that residential development provide connected bicycle and pedestrian networks and parks and open spaces within residential developments to assure an equitable quality of life regardless of proximity to transit. Changes in the zoning code will carry out this policy direction by establishing standards to provide open space for residential developments and to address multimodal connectivity.

At the July 14, 2026 meeting, staff requests the CAC's consideration of changes to the Land Use Element, including a formal recommendation. Staff also requests the CAC's feedback on the proposed approach to require parks and open space on a per-unit basis, similar to the standard currently applied within the TOD Overlay.

Proposed Amendment

The proposed text amendment makes the following clarifications to the Land Use Element:

- **Conventional zones as the baseline.** Residential lands within the UGB are designated with conventional residential (R) zones consistent with their adopted land use designation, as shown on the General Land Use Plan (GLUP) Map, unless those lands are within a TOD Overlay boundary adopted by the City Council through legislative action.
- **TOD Overlay applied by Council action.** The TOD Overlay may be applied by the City Council through legislative action for areas with existing or planned transit facilities, as identified in the most current Rogue Valley Transit District (RVTD) Master Plan or supported by written concurrence from RVTD. The Overlay is no longer extended automatically to lands added to the UGB.
- **Residential zone descriptions clarified.** The Medium Density (MRes) and High Density (HRes) descriptions are updated so that conventional districts (R-2, R-3) apply outside the TOD Overlay, and the performance-based districts (LMR, MMR, HMR) apply to lands within the Overlay. Applicants retain the option to develop conventional-zone lands using the performance-based development and design standards at the time of application.

Council Condition — Parks, Open Space, and Connectivity

In directing this change, the Council identified one condition: that the residential code amendments now under development include provisions ensuring adequate parks and open space in residential neighborhoods — comparable to the standards currently

provided through the TOD Overlay — along with provisions for connected bicycle and pedestrian networks. The intent is that moving away from the TOD Overlay as the default should not reduce the livability amenities residents would otherwise receive.

To carry this direction forward, the Land Use Element amendment includes a residential policy directing that the Zoning Ordinance establish minimum standards for connected bicycle and pedestrian networks, parks, and open spaces applicable to all residential development citywide. The specific standards themselves are being developed as part of the residential code amendments.

Requested Action

Staff requests that the Citizen's Advisory Committee:

1. Consider the proposed Land Use Element text amendment and provide a recommendation to the City Council on whether the CAC favors this approach; and
2. Provide feedback on the general approach of requiring parks and open space on a per-unit basis in residential neighborhoods, as is currently done within the TOD Overlay.

A separate CAC recommendation on the residential code amendments themselves is not requested. The CAC previously recommended approval of those amendments; the feedback requested here concerns only the open space and connectivity approach so that staff may refine the draft standards accordingly.

6 Residential Land Use

In 2017, the City's residential land uses accounted for 52% of the City's total urban land area, representing the City's largest single land use classification. For a City the size of Central Point, this share of residential land is historically typical.

The purpose of the residential land use classification is to maintain an adequate supply of buildable land at densities and housing types sufficient to meet the City's projected housing needs, as identified in the Housing Element. The Housing Element establishes not only the total residential acreage needed during the planning period, but also the acreage allocation by density category and housing type.

Historically, the City's challenge in administering the residential land use classifications stemmed from reliance on maximum densities rather than minimums. The prior Land Use Element assumed that the private sector would build at or near the maximum density allowed. In practice, this did not occur. For example, in 1983 the City's range of maximum allowed densities suggested an average of 11 dwelling units per gross acre. Yet between 1980 and 2016, the actual average built density was only 4.7 dwelling units per gross acre.

In 2006, the City amended its Zoning Ordinance to establish both minimum and maximum density provisions. Following this change, average built density increased to 5.6 units per gross acre--a notable improvement over the prior twenty years. Looking ahead, the Regional Plan Element and the Housing Element establish that the minimum average density for all new residential development will increase to 6.9 dwellings per gross acre through 2035 and 7.9 units per gross acre thereafter.

Residential densities in this Land Use Element are drawn from the Housing Element's density tables. The minimum and maximum lot sizes identified here and in the Housing Element are intended as guidelines, not mandates. Final lot size requirements are set by the Zoning Ordinance, which may be amended from time-to-time, provided they remain consistent with the Housing Element's minimum density requirements as carried forward in this Land Use Element.

6.1 Residential Land Use Classifications

Since 1980, residential land has consistently accounted for about 50% of all developed land within the City. Over the next 20 years, this proportion is projected to remain steady at approximately 50%.

On a population basis, the City's 1980 plan assumed a ratio of 80 residential acres per 1,000 residents. By 2000, the actual ratio matched this assumption at 80:1,000¹⁵. By 2017, the ratio increased slightly to 83:1,000. Looking ahead, with the mandated minimum density of 6.9 dwelling units per gross acre, the ratio is expected to decline to 77:1,000 by 2038.

¹⁵ The projected need for residential land exceeded the actual population growth by 2000.

The residential land use classification system consists of four (4) categories, supported by nine (9) zoning districts. Table 6.1 identifies the four (4) classifications, their associated zoning designations, and suggested minimum and maximum densities. In addition, the Residential Holding Zone (R-00) serves as an interim designation applied at annexation until urban services are available.

Land Use Classification	Permitted Housing Types	Associated Zoning Districts	Suggested Minimum and Maximum Gross Densities
VLRes (Very Low Density)	Single-Family Detached	R-L	1 to 4
LRes (Low Density)	Single-Family Detached and Attached	R-1-6 R-1-8 R-1-10	4 to 8
MRes (Medium Density)	Single-Family Attached, Plexes and Apartments	R-2 LMR	7 to 20
HRes (High Density)	Single-Family Attached, Plexes, Apartments	R-3 MMR HMR	20 to 50
R-00 (Residential Holding Zone*)	Single-Family Detached + 1 ADU per parcel (interim only)	R-00	Not applicable—Holding Zone until rezoned

**The Residential Holding Zone (R-00) may be applied at annexation as an interim designation. It preserves existing uses until urban services are available and adequate facilities are demonstrated. Properties zoned R-00 are not eligible for urban-density development until rezoned to a district consistent with their land use classification.*

6.1.1 Very Low Density Residential (VLRes)

Purpose

Encourages and maintains a suitable environment for residential living at very low densities, particularly in areas impacted by environmental constraints or where agricultural buffering is needed.

Context

Established originally to buffer industrial areas to the east and agricultural lands to the west (previously identified as “Farm-Residential”), VLRes represents just over 1% of the City’s land base. While agricultural buffering standards¹⁶ now reduce reliance on this classification, it remains a viable for environmentally sensitive lands, such as flood hazard areas and wetlands, where larger lots will facilitate buffering mitigation.

Supporting Zoning District

¹⁶ CPMC 17.71 Agricultural Mitigation

The VLRes land use classification is supported by the Residential Low Density (R-L) zoning district. Minimum and maximum densities, along with advisory lot size ranges, are shown in Table 6.2.

Table 6.2 Very Low Density Residential				
Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-L	1	4	9,000 sq. ft.	35,000 sq. ft.

6.1.2 Low Density Residential (LRes)

Purpose

The LRes land use classification provides the largest residential of the City's housing land base and supports the need for single-family housing at lower densities. It's intent is to accommodate both single-family detached and single-family attached housing in a manner that maintains neighborhood character and livability.

Context

LRes accounts for approximately 60% of the City's residential acreage. The minimum density in this classification is 4 dwelling units per gross acre, with a maximum of 8 dwelling units per gross acre (Table 6.3). Within LRes, single-family attached housing is permitted within the LRes classification subject to design standards that assure architectural compatibility with abutting single-family detached dwellings. Design emphasis is placed on massing, fenestration, and pedestrian and vehicular access to ensure each unit retains an individual identity.

Supporting Zoning Districts

The LRes classification corresponds to the City's R-1 zoning districts (R-1-6, R-1-8, and R-1-10). Each district reflects variations in minimum lot size and density within the overall range of the LRes classification as shown in Table 6.3.

Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-1-6	6	8	4,000 sq. ft.	6,000 sq. ft.
R-1-8	5	6	6,000 sq. ft.	7,000 sq. ft.
R-1-10	4	5	7,000 sq. ft.	9,000 sq. ft.

6.1.3 Medium Density Residential (MRes)

Purpose

The MRes classification provides opportunities for a mix of detached and attached housing, including plexes and apartments. It is intended to support compact neighborhoods in close proximity to transit and activity centers.

Context

MRes areas are typically located within ½ mile of activity centers or transit facilities. This classification allows both owner- and renter-occupied housing, subject to compliance with minimum and maximum density requirements.

The MRes designation includes two zoning districts:

- **R-2**, which applies ~~primarily to older, established areas of the City to all land within the MRes designation outside of the Transit Oriented Development (TOD) Overlay.~~
- **LMR**, a performance-based district applied to ~~new development within the UGB lands in the MRes designation within the TOD Overlay. Properties within the R-2 district may redevelop using LMR standards to avoid non-conforming situations. Additionally, lands within the R-2 district may be developed using LMR development and design standards at the discretion of an applicant at the time of application.~~

Supporting Zoning Districts

MRes is implemented through the R-2 and LMR zoning districts. The minimum and maximum density ranges and advisory lot sizes are shown in Table 6.4.

Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-2	7	10	3,000 sq. ft.	5,000 sq. ft.
LMR	7	10	3,000 sq. ft.	5,000 sq. ft.

6.1.4 High Density Residential (HRes)

Purpose

The HRes land use classification is intended to accommodate the City's most intensive residential development, including apartments, plexes and single-family attached housing.

Context

HRes areas are typically located within 1/2 mile of activity centers or transit facilities.

~~This classification~~The HRes designation includes ~~is supported by~~ three zoning districts:

- **R-3**, which applies to all land within the HRes designation outside of the TOD Overlay.
- **MMR**, and a performance-based district that applies to HRes lands located within ½ mile of activity centers of transit facilities in the TOD Overlay. Additionally, lands within the R-3 zone may be redeveloped using the MMR development and design standards at the discretion of an applicant at the time of application.
- **HMR**, which applies to HRes lands located within ½ mile or activity centers or transit facilities in the TOD Overlay. - The R-3 district generally applies to older areas of the City under older standards. The MMR and HMR districts apply to new development within the UGB, and overlay districts such as the Transit Oriented Development (TOD) and Central Business District (CBD). The HMR district, the City's highest density residential zone, was originally reserved for TOD areas but is now permitted more broadly under the Land Use Plan Map (Figure 6.1)

Supporting Zoning Districts

HRes is implemented through the R-3, MMR, and HMR zoning districts. Minimum and maximum densities and advisory lot sizes are shown in Table 6.5.

Zoning District	Minimum Density/Gross Acre	Maximum Density/Gross Acre	Suggested Minimum Net Lot Size	Suggested Maximum Net Lot Size
R-3	15	20	N.A.	N.A.
MMR	15	20	N.A.	N.A.
HMR	20	50	N.A.	N.A.

6.1.5 Residential Holding Zone (R-00)

At the time of annexation, applicants may request assignment of the Residential Holding Zone (R-00) in place of an immediate zoning designation from the four (4) residential classifications. The R-00 designation may be applied to properties within any residential classification.

The purpose of the Residential Holding Zone is to preserve existing uses until urban services are available and facility adequacy has been demonstrated consistent with the City's Comprehensive Plan, including the Public Facilities and Services Element. While in the R-00 designation, development is limited to no more than one single-family dwelling and one accessory dwelling unit (ADU) per lawfully created parcel existing at the time of annexation. Lands in the R-00 designation are not eligible for development at urban densities or intensities until the zoning is formally amended to a district consistent with the property's land use classification.

The R-00 Holding Zone is intended as a temporary designation. Once urban services are available or specifically planned for extension, properties are expected to be

rezoned to a zoning district consistent with the applicable residential land use classification.

6.2 Residential Land Use Plan Map

The Land Use Plan Map distributes each of the residential land use classifications based on, and in order of priority as follows:

1. Acreage needs as identified in the Housing Element. The density mix and acreage shall be consistent with the density mix and acreage mix in the Housing Element.
2. Locational factors, such as adjacent land uses, proximity to public transit, and street hierarchy.

The current Land Use Plan Map Residential land use designations are based on current (2018) designations, and are not expected to be changed in the near future.

6.3 Residential Development Strategies

In addition to the land use classifications and zoning districts that establish the framework for residential development, the City employs a set of strategies to guide *how* residential growth occurs. These strategies provide direction for accommodating population growth while preserving Central Point's community character and ensuring efficient use of land within the Urban Growth Boundary (UGB).

The following strategies focus on:

- **Residential Infill and Redevelopment**, which promote efficient use of land within the UGB; and
- **Small Town Character and Livability**, which emphasize the design qualities and community values that residents identify as central to Central Point's identity.

Together, these strategies complement the Housing Element by providing implementation tools that link residential goals and policies with on-the-ground development decisions.

6.3.1 Residential Infill and Redevelopment

Strategy: Encourage the use of vacant and underutilized residential land within the existing UGB before pursuing outward expansion.

How:

- Maintain and update the Buildable Lands Inventory (BLI) to identify infill and redevelopment opportunities.
- Support infill development throughout the City where services are available.

- Focus redevelopment in and around the downtown and older neighborhoods, where infrastructure, walkability, and community character create strong opportunities for revitalization.
- Apply the Housing Element's goals and policies for infill and redevelopment to guide project review and policy updates.

6.3.2 Small Town, Neighborhood Preservation, Identification and Livability

Strategy: Preserve and enhance Central Point's small-town atmosphere even as residential densities increase.

How:

- Recognize "small town" as a qualitative measure that reflects neighborhood scale, walkability, and community feel, rather than population size or building dimensions.
- Incorporate urban design elements that reinforce pedestrian orientation, neighborhood identity, and compatibility between new and existing development.
- Draw on the community's vision expressed in the Strategic Plan, which values "a small town commitment and feel that promotes community pride, safety, and friendliness" and "planned growth that will retain our small-town atmosphere."
- Ensure that higher-density development includes design standards that strengthen neighborhood cohesion while enhancing livability.

6.4 Residential Zoning & Density Framework

The residential densities shown in the above tables are based on gross acres as defined in Section 6.3. All residential development must meet the minimum density requirement based on its land use classification¹⁷ and the applicable underlying zoning district. The minimum and maximum net lot area shown in the above tables are advisory only. The designation of minimum and maximum lot size for each residential district is the responsibility of the City's Zoning Ordinance, which may be modified from time-to-time provided they comply with the applicable densities set forth in the Housing Element for each associated residential land use classification.

6.4.1 Minimum/Maximum Density Calculation

The Regional Plan Element measures density in terms of dwelling units per gross acre (43,560 sq. ft.). To calculate residential density per gross acre it is sometimes necessary to remove other non-residential use areas within the proposed project that will be given a land use reclassification from the Residential inventory to another approved land use (excepting right-of-way).

¹⁷ City of Central Point 2018 Housing Element

The range of residential units allowed within any particular land use classification and zoning district can be calculated by taking the gross acreage (43,560 sq. ft. per gross acre) less any areas proposed for public parks/public open space, civic uses and environmental lands as that term is defined in the Land Use Element Environmental Overlay (Section 6.3.3).

Below are two examples of how to calculate the minimum/maximum density for the all residential zoning districts.

Example 1: Property is 2.5 gross acres within the R-1-8 zoning district (5 units minimum per gross acre). No proposed acreage deductions for Environmental, public parks/open space, or civic uses.

Gross acreage equals 2.5 acres

Minimum required density 5 units/gross acre.

Maximum allowed density 6 units/gross acre.

$2.5 \times 5 = 12$ minimum number of dwelling units.

$2.5 \times 6 = 15$ maximum number of dwelling units.

Allowed Density Range for the property: 12 to 15 units.

Example 2: Property is 2.5 acres within the R-1-8 zoning district (5 units/gross acre). There is 0.75 acres designated for public parks/open space, 0.25 acres for a church and 0.25 acres within the floodway (exempt acreage) for an adjusted total gross acreage of 1.25.

Gross acreage equals 2.5 acres minus 1.25 acres ((exempt acreage) = 1.25 acres

Minimum required density 5 units per gross acre.

Maximum allowed density 6 units per gross acre.

$1.25 \times 5 = 6.25$ rounded to 6 minimum number of dwelling units.

$1.25 \times 6 = 7.5$ rounded¹⁸ to 8 maximum number of dwelling units.

Allowed Density Range for the property: 6 to 8 dwelling units per gross acre.

Over the course of the next 20-year planning period the City will need approximately 250 acres of residential land to meet its expected population growth¹⁹. The below tables illustrate how the new residential lands are scheduled to be distributed by land use classification²⁰ as necessary to meet the minimum density standards of the Housing Element.

Table 6.6 – Proposed Maximum and Minimum Gross Density, Zoning

¹⁸ Conventional rounding method

¹⁹ City of Central Point Housing Element

²⁰ City of Central Point Housing Element

Zoning District	Percentage	Minimum Gross Density	Gross Residential Acres Needed	Minimum Build-Out (DU's)	Maximum Gross Density	Gross Acres	Maximum Build-Out (DU's)
R-L	5%	1.00	12	12	2.50	12	30
Total	5%	1.00	12	12	2.50	12	30
R-1-6	30%	6.00	76	456	8.00	76	608
R-1-8	18%	5.00	46	228	6.00	46	274
R-1-10	12%	4.00	30	122	5.00	30	152
Total	60%	5.30	152	806	7.19	152	1,094
LMR	10%	7.00	26	182	10.00	26	260
R-2	10%	7.00	25	175	10.00	25	250
Total	20%	7.00	51	357	10.00	51	510
R-3	6%	12.00	15	182	20.00	15	304
MMR	5%	12.00	11	137	20.00	11	228
HMR	5%	25.00	11	285	50.00	11	569
Total	15%	15.90	38	603	29.00	38	1,101
Grand Total	100%	7.03	253	1,778	10.81	253	2,734

Periodically, through the BLI, the need for urban land will be monitored and the UGB amended as necessary to maintain an inventory of vacant land adequate to meet demand (Gross Residential Acres Needed) as noted in Table 7.6. In addition to the above residential acreage need identified in Table 6.6, additional residentially designated acreage will be needed within the residential land use classification to accommodate public parks and open space, and private sector civic uses, and the residential land inventory appropriately adjusted.

6.4.2 Adjustments for Public Parks/Open Space Density Calculation

The City's Parks and Recreation Element does not identify specific locations for future parks, but instead provides proposed target areas needing parks (Figure 6.1). To maintain the park land to population ratio noted in the Parks and Recreation Element an additional 42 acres of park land will need to be acquired and developed by 2038. Generally, the location of parks and open space lands are associated with residential lands. At such time as parks and open space lands are designated and acquired within the Residential land use classification, then the Residential lands acreage will need to be adjusted to accommodate the loss in acreage due to the park land need. Until such time as park lands are acquired the residential land inventory includes, in the aggregate, the 42 acres projected for public parks and open space. As park lands are identified the Land Use Element will be amended to reflect the change.

6.4.3 Adjustments for Civic Uses

The designation of Civic lands, as with parks and open space, predominantly responds to residential development. Similar to the provision to adjust residential lands for park and open space development, when civic uses, such as churches, develop within the Residential land use classification, then the residential lands must be appropriately adjusted to accommodate the loss in acreage. As civic uses are developed the change will be reflected in the BLI.

6.4.4 Adjustments for Environmental Lands

Throughout the City there are lands that are developmentally encumbered as a result of flooding or other environmental constraints. The presence of environmental constraints is maintained in the BLI and is deducted from the density calculation in Section 6.3.

6.5 Residential Goals and Policies

The following goals and policies provide direction for managing residential growth in Central Point. They are intended to ensure livability, maintain neighborhood character, and support a balanced mix of housing opportunities consistent with the Housing Element.

Residential Goals

Goal 1: Ensure a high degree of livability and environmental quality in all residential areas of Central Point.

Goal 2: Support a well-balanced variety of residential densities and housing opportunities for all residents of the community, as described in the Housing Element.

Goal 3: Preserve the value and character of established single-family neighborhoods through appropriate zoning and reasonable efforts to encourage maintenance and rehabilitation as an alternative redevelopment at higher densities.

Goal 4: Encourage innovative residential planning and development practices development that increase land use efficiency, reduce the cost of utilities and services, and ultimately reduce housing costs.

Residential Policies

Policy 1: Ensure that long-range planning and zoning locate the highest densities and greatest concentrations of residents in closest proximity to existing and future activity centers.

Policy 2: Update the Zoning Ordinance as necessary to incorporate planning innovations, best practices, and technological improvements that benefit the community. To ensure that all residential neighborhoods provide equivalent livability, the Zoning Ordinance shall establish minimum standards for connected bicycle and pedestrian networks, parks, and open spaces applicable to all residential development citywide.

Policy 3: In areas where residential neighborhoods abut commercial or industrial areas, orient residential structures and local streets away from those uses to minimize conflicts, buffer views and strengthen neighborhood identity.

Policy 4: Where development of one or more parcels may create obstacles for the future development of others, require the developer to prepare a specific plan

that provides for coordinated access, infrastructure and the development potential of adjacent or potentially landlocked properties.

Policy 5: Residential lands within the Urban Growth Boundary (UGB) shall be designated with conventional residential (R) zones consistent with their adopted land use designation, as shown on the General Land Use Plan (GLUP) Map, unless those lands are within the TOD Overlay boundary adopted by City Council by legislative action.

9 Overlay Districts

Overlay districts provide additional standards or protections that apply to specific geographic areas of the City, supplementing the requirements of the underlying land use classification and zoning. Overlays are used to address unique conditions, opportunities, or regulatory requirements that cannot be fully managed through base zoning alone.

The City currently applies six (6) overlay districts shown in Figure 10.1, to guide land use and development in specific areas. These overlays address the downtown core, transit-oriented neighborhoods, environmentally constrained and sensitive lands, airport impact areas, state-mandated climate friendly areas, and active farms. In each case, the overlay builds upon the underlying land use classification and zoning district to ensure that development is appropriate for its setting and consistent with broader community goals.

9.1 Central Business District (CBD) Overlay

Purpose

The CBD Overlay identifies and strengthens Central Point's historic downtown as the community's business and cultural core.

Context

The Overlay encompasses a mix of commercial (retail and office) and residential uses, generally along Pine Street from First Street to Seventh Street. Its intent is to maintain downtown as a vibrant activity center with a unique identity, balancing economic vitality, pedestrian orientation and historic character.

9.2 Transit Oriented Development (TOD) Overlay

Purpose

The TOD Overlay promotes walkable, mixed-use neighborhoods that support transit use and higher density development.

Context

The TOD Overlay may be applied by the City Council through legislative action for areas with existing or planned transit facilities, as identified in the most current Rogue Valley Transit District (RVTD) Master Plan or supported by written concurrence from RVTD. Within the TOD Overlay, development is encouraged, through a master planning process that integrates housing, office, retail and/or other amenities **integrated** within a half-mile of public transportation. The TOD Overlay includes special zoning districts (e.g. LMR, MMR, HMR, EC, GC, Civic, OS) that establish detailed land use and design standards consistent with the Oregon Transportation Planning Rule.

9.3 Environmental Overlay

Purpose

The Environmental Overlay identifies and protects environmentally sensitive lands and natural hazard areas, ensuring that development in these areas complies with applicable state and federal requirements while preserving community benefits such as habitat, recreation, and flood risk reduction.

Context

The Environmental Overlay applies to lands that are environmentally constrained, including wetlands, riparian corridors, and high-risk flood hazard areas. Specific development standards and buffer requirements for these lands are established in the Environmental Element of the Comprehensive Plan, the Zoning Ordinance, and applicable state and federal regulations (e.g., FEMA, ESA).

The overlay is intended to:

- Reduce risks to public health and safety;
 - Protect and restore floodplains, riparian areas, and wetlands;
- Meet state and federal regulatory requirements; and
- Provide multiple community benefits, including improved habitat, water quality, recreation, opportunities, and mitigation of high-risk hazards associated with development such as flood and wildfire hazards.

9.4 Airport Overlay

Purpose

The Airport Overlay protects public health, safety, and aviation operations by regulating land use and development near airports and heliports.

Context

The Airport Overlay includes two mapped subareas:

- **Airport Approach Area.** The Airport Approach area protects approach and departure paths to ensure safe aircraft operations by limiting the type, height and intensity of development.
- **Airport Concern Area.** The Airport Concern area identifies broader areas around the airport where land use conflicts may occur due to noise, safety, or overflight impacts.

Both areas within the Overlay are required by federal and state regulations, including Federal Aviation Regulations (FAR, Part 77) and Oregon Administrative Rules (OAR 660-013 and OAR 738-070). The Airport Overlay supplements underlying zoning by applying additional standards to protect aviation operations and surrounding community safety.

9.5 Climate Friendly Area (CFA) Overlay

Purpose

The CFA Overlay establishes an urban mixed-use area designed to accommodate higher-density housing, jobs, business and services that are accessible by high quality, connected bicycle, pedestrian and transit networks.

Context

The CFA Overlay includes 94.4 gross acres (66.8 net developable acres after deducting existing and future right-of-way) with a minimum width of 1,226 feet measured at the narrowest area along East Pine Street. It is located within the TOD Overlay, north of East Pine Street between Bear Creek and Hamrick Road on the east side of I-5. The CFA Overlay applies land use and development standards consistent with Oregon Administrative Rules (OAR 660-012-0300 through 0325) and is planned to accommodate at least 30 percent of the City's current and future housing need along with complementary employment, civic, and parks and open space uses.

9.6 Exclusive Agriculture (E-A) Overlay

Purpose

The Exclusive Agriculture (E-A) Overlay provides a transitional designation for properties annexed into the City that are expected to remain in active agricultural use for a period of time following annexation. The overlay ensures that ongoing agricultural activities may continue until the property is ready for urban development.

Context

The E-A Overlay may be applied on an individual property basis at the time of annexation, when requested by the applicant. While in effect, the overlay allows agricultural use to continue without requiring immediate urban development or conversion to a residential or employment zoning district. The overlay remains in place until the agricultural use is terminated and the property is rezoned to an appropriate district consistent with its Comprehensive Plan land use classification. Removal of the overlay requires a Type III Minor Amendment to the Zoning Map.

July 7, 2026

To: Citizen Advisory Committee
From: Cecelia Bagnoli, Community Planner I
Re: Sign Code Discussion

Action Required Before the Meeting: Committee members are asked to complete the [Google Self-Guided Sign Tour](#) prior to July 14. More information is provided below.

Background

Central Point's sign regulations were established in the late 1960s and have received only minimal updates since. They are currently split between Title 15.24 (Sign Code) and Title 17 (Zoning), creating overlap, outdated provisions, and inconsistencies that make the code difficult to apply and administer.

The update applies to all zones outside the Transit-Oriented Development (TOD) Overlay — including residential, commercial, and industrial zones. TOD sign standards are not being amended but are included as a reference attachment and will be presented at the meeting for comparison.

A key legal requirement shapes this discussion: under the U.S. Supreme Court's decision in *Reed v. Town of Gilbert*, 576 U.S. 155 (2015), sign regulations must be based on physical characteristics--size, height, location, illumination, and orientation--rather than what a sign says or what type of business it advertises. Committee members are asked to keep this in mind throughout the study session: feedback should focus on how signs look and where they are placed, not on their content.

July 14 Study Session

➤ Google Self-Guided Sign Tour: Complete Before the Meeting

Staff has developed a Google Maps-based tour featuring sign examples throughout Central Point and surrounding communities. The tour can be completed online via Google Maps, or in person by driving or walking parts of the route. It is designed to be viewed during both daytime and nighttime hours. Nighttime observation is especially encouraged, as illumination is a central topic for the update.

The tour is available here: [Self-Guided Sign Tour](#)

When completing the tour, pay attention to illumination intensity (especially at night), sign scale relative to buildings and the streetscape, materials and design quality, and how well signs fit their surrounding environment.

➤ **Visual Preference Survey: Presented at the Meeting**

Staff has developed a Visual Preference Survey hosted on the project's community engagement webpage. At the July 14 meeting, staff will introduce the survey and committee members will walk through the questions together as a group discussion. Following the meeting, committee members will be asked to complete it individually. Results will inform draft code language for sign size, placement, illumination, and design.

TOD Sign Standards

The TOD Overlay's sign standards will be presented at the meeting as a point of comparison. They are generally more design-forward than the current citywide regulations: they prohibit internally illuminated cabinet signs (the flat, plastic-faced box signs common in commercial areas) and instead allow external illumination, halo/backlit lighting, and neon. They emphasize pedestrian-scaled signage and tie sign size and placement to building frontage.

One specific question for the Committee: should the temporary sign standards currently included in the TOD Overlay be carried forward and applied to the zones covered by this update? The TOD temporary sign standards are included in Attachment A for reference.

Preliminary Policy Topics

The following topics will be addressed in the updated code. The study session discussion will help staff prioritize and shape the approach to each. Committee members are asked: *does this list reflect your priorities, and is anything missing?*

Topic	Key Considerations
Sign Illumination	Should the TOD approach, which favors external and halo lighting over internally illuminated plastic cabinet signs, be extended to other zones? Should dark sky principles influence standards citywide?
Digital Signage	Digital signs (LED displays) are currently prohibited citywide except for scoreboards in civic zones. Should they be permitted in commercial or industrial zones, and if so, under what conditions?
Billboards	Currently prohibited citywide. Should they be reconsidered in commercial zones along Interstate 5?
Monument & Freestanding Signs	What standards for height, size, materials, and placement best fit Central Point's character and support safe, clear wayfinding?
Residential Signs	What sign types, sizes, and illumination levels are appropriate in residential neighborhoods, including entry signs for subdivisions?

Next Steps

Following the July 14 study session, staff will:

- Summarize Committee feedback and survey results for use in code drafting;
- Conduct outreach to the Chamber of Commerce, local businesses, and sign professionals;
- Present the project to City Council on August 17, 2026; and
- Begin preparation of draft code language for review in fall 2026.

Attachments

- Attachment A — Current TOD Overlay Sign Standards (CPMC Title 17)
- Attachment B — Current Citywide Sign Code (CPMC Title 15.24 and Title 17 Sign Provisions)

CPMC 17.67.050 **Site design standards.**

M. Signs.

1. The provisions of this section are to be used in conjunction with the city sign regulations in Chapter **15.24**. The sign requirements in Chapter **15.24** shall govern in the TOD overlay with the exception of the following:

- a.** The types of signs permitted shall be limited only to those signs described in this chapter.
- b.** Decorative exterior murals are allowed and are subject to review and criteria by planning commission or architectural review committee appointed by city council.
- c.** Signs that use images and icons to identify store uses and products are encouraged.
- d.** Projecting signs located to address the pedestrian are encouraged.

2. Sign Requirements. Signs within the TOD overlay shall comply with the standards in Table 17.67.050(1).

Table 17.67.050(1) Sign Requirements				
Sign Type	LMR and MMR	HMR (a)(b)	C and OS	EC and GC
Freestanding/Monument				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	1			
Max. Height (Measured from Finished Grade)	4 feet	8 feet	20 feet	
Sign Area/Building Face	16 square feet	20 feet	50 square feet	
Total Sign Area—All Building Faces	32 square feet	48 feet	100 square feet	
Location	At entry point to housing complex or subdivision		Outside of public right-of-way	
Wall and Projecting				
Permitted	Yes			
Internally Illuminated	Prohibited			
Max. Number	1		No limit	
Max. Height	Lowest part at least 8 feet above underlying grade for projecting signs			
Sign Area/Building Face	8 square feet		Principal facade; 1.5 square feet for each linear foot of business frontage, not to exceed 2 square feet of frontage if 20-foot r-o-w.	
Sign Area/Building Face	8 square feet			

Table 17.67.050(1) Sign Requirements

Sign Type	LMR and MMR	HMR (a)(b)	C and OS	EC and GC
Total Sign Area—All Building Faces	16 square feet			Secondary facade; 2 square feet of linear business frontage. Determined by linear distance of building frontage
Location	Signs shall not project more than 4 feet from a building wall unless attached to a canopy			

Temporary (d) (e)

Permitted	Yes	
Internally Illuminated	Prohibited	
Max. Number	2	4
Max. Height	3 feet	NA
Sign Area/Building Face	6 square feet	32 square feet
Total Sign Area—All Building Faces	24 square feet	64 square feet
Location	Outside of street right-of-way	
Time Limit	120 days	

Directional

Permitted	Yes	
Internally Illuminated	Prohibited	
Max. Number	1 per driveway	2 per driveway
Max. Height	3 feet	
Sign Area/Building Face	6 square feet	
Total Sign Area—All Building Faces	24 square feet	
Location	Adjacent to private driveway or sidewalk	

Scoreboard (c)

Permitted	No	No	CUP	No
Internally Illuminated	NA		Yes	NA
Max. Number	NA		Yes	NA
Max. Height	NA		30 feet	NA
Max. Sign Area	NA		525 square feet	NA

Table 17.67.050(1) Sign Requirements				
Sign Type	LMR and MMR	HMR (a)(b)	C and OS	EC and GC
Location	NA		Per CUP	NA

Note:

- (a) For ground commercial uses in the HMR district.
- (b) For residential uses in the HMR district.
- (c) Scoreboards allowed only as a conditional use within the Civic district.
- (d) Sidewalk A-frame boards (1) within fixed dimensions and not obstructing public right-of-way.
- (e) Temporary commercial banners to promote grand openings, 30 to 60 days per year maximum with planning permit.

3.

Sign Materials. Unless otherwise exempt, or authorized by the planning commission, all signs must comply with the following design criteria:

a.

The base materials for a freestanding sign shall be natural materials including stone, brick, or aggregate.

b.

Building/sign proportionality as referenced in Table 17.67.050(1).

c.

Sign illumination shall be limited to external illumination to include conventional lighting and neon, if neon is applied to the sign plane area. External illumination is understood to include "back lit" or "halo" lighting. Internally illuminated signs are prohibited except as provided under Table 17.67.050(1) for scoreboards.

4. Prohibited Signs.

a. Internally illuminated signs;

b. Roof signs;

c. Reader boards;

d. Flashing signs;

e. Electronic message/image signs on which copy is created through the use of a pattern of lights in a dot matrix configuration, which may be changed intermittently;

f. Bench signs;

g. Balloons or streamers.

CHAPTER 15.24 SIGN CODE¹

§ 15.24.010. Title.

This chapter shall be known as the Central Point Sign Code, may be cited as such and may be referred to in this chapter as "this code."

(Ord. 928 § 1, 1968)

§ 15.24.020. Purpose and scope.

- A. The purpose of this code is to protect the health, safety, property and welfare of the public by regulating the design, quality of materials, construction, location, electrification, illumination and maintenance of all signs and sign structures not located within a building or affixed to a moving or movable motor vehicle. Whenever the building official is required by the terms of this chapter to exercise his discretion in granting or withholding permission, in approving or disapproving an installation or proposed installation, or in determining whether a sign is so maintained or designed as to violate the requirements of this code, such discretion shall be exercised in furtherance of the purposes of this chapter herein expressed.
- B. Nothing in this code permits the erection or maintenance of any sign or sign structure at any place or in any manner unlawful under any other ordinance.
- C. This chapter shall not be construed to relieve from or lessen the responsibility of any person or persons constructing, erecting, installing, operating, owning or leasing a sign within the city limits for damages to anyone injured by any defect therein nor shall the city or any agent thereof be held as assuming any such liability by reason of the approval and issuance of a permit authorizing construction, erection or installation of the same.

(Ord. 928 § 2, 1968)

§ 15.24.030. Definitions.

Words used in the singular include the plural, and the plural the singular. Words used in the masculine gender include the feminine, and the feminine the masculine. As used in this code, unless the context requires otherwise:

- 1. "Advertising area" means the area of the display surface of a sign plus the area of any cutouts or cutout displays which project beyond the display surface to the extent to which they add to the area of the display surface.
- 2. "Approved plastic materials" shall be those specified in U.B.C. Standard No. 52-1-64 which have a flame spread rating of two hundred twenty-five or less and a smoke density not greater than that obtained from the burning of untreated wood under similar conditions when tested in accordance with U.B.C. Standard No. 52-1-64. The products of combustion shall be no more toxic than the burning of

1. For statutory provisions restricting the placing of signs near highways, see ORS 377.715 et seq.

untreated wood under similar conditions.

The use of plastic materials in design and construction shall conform to specifications as set forth in the Uniform Sign Code, 1964 edition, Chapter 4, Section S-402.

3. "Billboard" includes printed billboards, poster billboards and multiple-copy billboards.
4. "Blanket or blanketing," when applied to signs projecting over a public sidewalk, means the partial or complete shutting off of the view of the display surface of a sign by another sign, when viewed by a person standing upon the sidewalk.
5. "Building line" means a line established by ordinance beyond which no building may extend. A building line may be a property line.
6. "Building official" means the officer or other person charged with the administration and enforcement of this code or his duly authorized deputy.
7. "Combination sign" means any sign incorporating any combination of the features of a ground sign, projecting sign, roof sign and sign tower.
8. "Curb line" means the line at the face of the curb nearest to the street or roadway. In the absence of a curb, the curb line shall be established by the city engineer.
9. "Cutout" includes every type of display in the form of letters, figures, characters, representations or others in cutout or irregular forms attached to or superimposed upon a billboard.
10. "Cutout display" includes every type of display in the form of letters, figures, representations or others in cutout or irregular form attached to or superimposed upon a sign other than a billboard.
11. "Display surface" means the area made available by the sign structure for the purpose of displaying the advertising message.
12. "Electric sign" means any sign containing electrical wiring but does not include signs illuminated by an exterior light source.
13. "Ground sign" means a sign which is supported by one or more uprights, poles or braces in or upon the ground other than a combination sign.
14. "Horizontal sign" means a projecting sign other than a vertical sign.
15. "Incombustible material" means any material which will not ignite at or below a temperature of one thousand two hundred degrees Fahrenheit during an exposure of five minutes and which will not continue to burn or glow at that temperature when tested in accordance with U.B.C. Standard 52-1-64.
16. "Maintain" means to allow to exist or continue; also, where the context indicates, to keep in a safe, neat and clean condition.
17. "Marquee" means a permanent roofed structure attached to or supported by a

building and projecting beyond the building.

18. "Multiple-copy billboard" means a sign supported by a substantial permanent sign structure with a display surface wholly or partially consisting of panels which rotate periodically to show multiple advertising measures.
19. "Nonstructural trim" includes the moldings, battens, caps, nailing strips and latticing, letters and walkways which are attached to a sign structure.
20. "Painted billboard" means a sign supported by a substantial permanent sign structure with a display surface which is primarily designed for the purpose of painting and advertising messages thereon.
21. "Painted sign" means any sign, except a temporary sign, the subject matter of which is painted directly upon the surface of a building or structure.
22. "Plastic materials" means those made wholly or principally from standardized plastics listed and described in U.B.C. Standard 52-1-64.
23. "Portable display surface" means a display surface temporarily affixed to a standardized sign structure which is regularly moved from sign to sign at periodic intervals.
24. "Portable ground sign" means a sign which, with its supports and accessories, is designed to be mobile and which is supported by the ground but not affixed to any pole, building or other permanently-located sign-bearing structure.
25. "Poster billboard" means a sign supported by a substantial permanent sign structure with a display surface which is primarily designed for the purpose of posting an advertising message thereon by means of pasting, glueing or similar method.
26. "Projecting sign" means a sign other than a wall sign which projects beyond the building or building line.
27. "Projection" means the distance which a sign extends beyond the building or building line.
28. "Roof sign" means a sign erected upon or above a roof of a building or roof structure.
29. "Royal facing" means a display surface attached to or superimposed upon a billboard, which display surface is not surrounded by a border or trim and which display surface is not a cutout.
30. "Sign" means any medium which is used or intended to be used to attract attention to the subject matter for advertising purposes other than paint or ornamental trim on a building.
31. "Sign structure" means the supports, uprights, braces and framework of the sign.
32. "Sign tower" means a tower erected for the specific purpose of supporting a sign or having a sign attached flat against its face or faces. A sign tower may or may not be

an integral part of a building.

33. "Structure" means that which is built or constructed, an edifice or building of any kind or any piece of work artificially built up or composed of parts joined together in some definite manner.
34. "Temporary sign" includes any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard or other light materials, with or without frames, intended to be displayed for a limited period of time. A temporary sign shall also mean and include any sign or advertising display constructed of metal, wood, masonite, neon, glass, plastic or other permanent material or any combination thereof, either illuminated or nonilluminated, which is not permanently fastened to any sign structure, sign tower or building.
35. "Uniform Building Code" means the Uniform Building Code, 1964 Edition, drafted by the International Conference of Building officials, a copy of which is on file in the office of the building official, and which Uniform Building Code, by this reference, is incorporated in this code to the extent only of specific citations thereof in this code.
36. "U.B.C. Standard" means standards as set forth in the Uniform Building Code, Volume 3.
37. "Vertical sign" means a projecting sign having a greater vertical than horizontal dimension.
38. "Wall sign" means any sign painted on, attached to, or erected against the wall or parapet of a building or structure with the exposed face of the sign in a plane parallel to the plane of said wall.

(Ord. 928 § 3, 1968)

§ 15.24.040. Compliance with code.

- A. No person shall erect, construct, enlarge, move or maintain any sign or sign structure or permit the same to be done contrary to any of the provisions of this code.
- B. No person in control of any premises within the city shall permit thereon any sign which violates the provisions of this code.

(Ord. 928 § 4, 1968)

§ 15.24.050. Permit–Application.

- A. No person shall erect or construct any sign unless a sign permit has been issued by the building official for such sign. A separate permit shall be required for each sign. Provisions of this section shall apply to existing signs when they are reinstalled or reset.
- B. No person having a permit to erect the sign shall construct or erect the same in any manner except in the manner set forth in his application for permit therefor.

- C. No person shall remove or demolish a sign or sign structure without a permit if the sign or sign structure or any part thereof projects over a public street, sidewalk or way, except that this shall not apply to signs for which a permit to erect would not have been required in the first instance.
- D. Application for a sign permit shall be made in writing upon forms furnished by the building official. Such application shall contain the location of the proposed sign by street and number, the name and address of the sign owner and of the person erecting the sign, the type of construction of the sign, the design and dimensions and the type of sign supports, and such other information as may be required by the building official.
- E. The building official shall require the filing of plans or other pertinent information where, in his opinion, such information is necessary to insure compliance with this code and provisions of the Uniform Building Code regarding construction, materials and safety which he finds to be applicable to the type, size and location of the sign for which the permit is sought. Applicants must be qualified and hold a currently valid license for performing such service in the city; provided that this shall not apply to the owners who are exempt from annual licensing requirements under this chapter.
- F. The building official shall issue a permit for a sign covered by the application duly made, unless the proposed sign would be in violation of the provisions of this code or the zoning ordinance, or any statute or any ordinance or administrative rule or regulation of the city.
- G. It shall be the duty of any person to whom such a permit is issued to notify the building official within eighteen hours after the sign has been erected or completed. (Ord. 928 § 5, 1968)

§ 15.24.060. Permit-Exceptions.

- A. The following operations shall not require a sign permit but shall conform to all other applicable provisions of this code:
 - 1. The changing of the advertising copy or message on a painted or printed sign or a billboard or on a theater marquee and similar signs specifically designed for the use of replaceable copy;
 - 2. Painting, repainting, cleaning and normal maintenance and repair of a sign or sign structure unless a structural change is made.
- B. The following types of signs if located entirely on private property shall be exempt from permit requirements, but shall conform to all other applicable provisions of this code:
 - 1. Announcing Signs. Signs announcing the names of architects, engineers or contractors of a building under construction, alteration or repair and signs announcing the purpose for which the building is intended; provided, such signs shall not exceed fifty square feet in display area and must be removed

promptly upon completion of the building involved;

2. Real Estate Signs. Signs not exceeding thirty-two square feet in area advertising the sale, rental or lease of the premises on which they are located;
3. Political Campaign Signs. Signs or posters not exceeding five square feet in display surface, announcing candidates seeking political office. Such signs shall be removed ten days after the election for the office sought;
4. Memorial Signs. Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or when constructed of bronze or other incombustible materials;
5. Municipal Signs. Traffic or other municipal signs, legal notices or railroad crossing signs;
6. Public Service Signs. Signs of public service companies indicating danger and aids to service and safety;
7. Incidental Signs. Nonelectric signs not exceeding five square feet in display surface indicating services, trading stamps, prices, credit cards or other information relating to products sold or services rendered on premises;
8. Small Signs. Signs not exceeding three square feet in display surface which are nonelectrical and which indicate the name and occupation of building tenants and are attached flat against the building;
9. Public Signs. Signs of a public, noncommercial nature which include safety signs, danger signs, trespassing signs, signs indicating scenic or historic points of interest and all signs erected by a public officer in the performance of a public duty;
10. Room, Board and Rental Signs. Signs on the premises announcing rooms for rent or apartments or houses for rent, not exceeding five square feet in area;
11. Traffic Directing Signs. Nonelectric directional signs indicating traffic movement onto a premises or within a premises not exceeding three square feet for each sign and one such sign per entrance to the premises. Directional signs on paving shall be exempt from the size standards indicated above;
12. Holiday Decorations. Holiday decorations which bear or contain a message, words, pictures or are ornamental using banner, flags, posters, pennants, ribbons, streamers, strings of electric lamp and/or spinner or other illuminated objects of a display nature and which are appropriate to the season or day being celebrated.

(Ord. 928 § 6, 1968)

§ 15.24.070. Permit–Fees.

The application for a sign permit shall be accompanied by a fee in accordance with the fee schedule established by this jurisdiction.

(Ord. 928 § 7, 1968; Ord. 1391 § 7, 1980; Ord. 1781 § 5, 1997)

§ 15.24.080. Annual license required.

- A. Except as provided in subsection C of this section, no person shall hang, rehang, paint or repaint, place, construct, install or structurally alter any sign, nor shall any person repair any electric sign, projecting sign, wall sign, roof sign, combination sign, or billboard without first having obtained a license for the work from the recorder. The license shall be in lieu of a business license, which shall not be required unless work beyond the scope of this section is performed.
- B. The fees for the license required by subsection A of this section shall be according to the schedule for fees for business licenses as set forth in Section 5.04.090 of this code and shall be for the same term as provided therein. It is unlawful for a commercial sign painter to paint or repaint a painted sign without painting thereon his license number.
- C. Nothing in this code shall prohibit an owner from constructing, hanging, repainting, rehang, repairing, placing, installing, or structurally altering any sign if:
 - 1. The sign standards set forth in this code have been complied with;
 - 2. The permit to perform the work specified has been issued as provided in this code; and
 - 3. The sign is placed on the premises of the business project or activity to which it refers.

For the purposes of this section, an owner is a person who owns or has a controlling interest in the sign and the premises on which it is to be placed, and who is engaged in or has an interest in the business project or property to which the sign refers.
- D. If a person who has secured a license under the provisions of this section fails to comply with any of the provisions of this code, the council may revoke his license after holding a public hearing thereon.
- E. Except as permitted under the provisions of subsection C of this section, no license may be issued under this section which would permit anyone to engage in the business of installing or repairing electrically illuminated signs unless such person has a state electrical contractor's license and a state limited journeyman sign electrician's license or limited journeyman sign service electrician's license as required by ORS 479.510 or 479.850 and Rules 12-005 through 12-040 of Chapter 839 of Oregon Administrative Rules. It is unlawful for any person not exempt under subsection C of this section to engage in the installation or servicing of an electrically illuminated sign unless he is the holder of such licenses therefor as are required by the state. For the purposes of this subsection, the term "servicing" shall not include painting.

(Ord. 928 § 8, 1968; Ord. 1259, 1976)

§ 15.24.090. Inspection.

All signs for which a permit is required may be inspected at least annually by the building official. The building official may inspect footings for ground signs and sign towers.

(Ord. 928 § 9, 1968)

§ 15.24.100. Maintenance.

All signs, together with all of their supports, braces, guys and anchors shall be kept in good repair and maintained in safe condition. All signs shall be maintained in a neat, clean and attractive condition. The display surfaces of all signs shall be kept neatly painted or posted. It shall be the duty of the owner, lessee or other persons in possession or control of the premises or structure to comply with the requirements of this section.

(Ord. 928 § 10, 1968)

§ 15.24.110. Location restrictions.

- A. No sign or sign structure shall be erected or maintained in such a manner so that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit or standpipe.
- B. It is unlawful for any person, except a public officer or employee in performance of official duty, to paste, paint, print, nail, tack or otherwise fasten any card, handbill, sign, poster or advertisement or notice of any kind or cause the same to be done on any curbstone, sidewalk, lamp post, pole, hydrant, bridge or tree upon a public street or upon public property within the corporate limits of the city except as may be required by ordinance of the city or by the laws of the state or of the United States.
- C. No sign shall be installed on any firewall without the express permission of the director of building safety stated in the sign permit, nor shall any hangers or attachments be fastened to the firewall unless express permission is stated in the sign permit.

(Ord. 928 § 11, 1968)

§ 15.24.120. Certain signs prohibited.

No sign shall be constructed, erected or maintained:

- A. Unless the sign is so constructed, erected and maintained as to enable it to withstand a wind pressure of at least twenty pounds per square foot of exposed surface;
- B. Which displays to the view of the general public nudity, sado-masochistic abuse, sexual conduct, sexual excitement or which contains obscenities;
- C. Which purports to be or is an imitation of or resembles an official traffic sign or signal or it bears the words "Stop," "Go Slow," "Caution," "Danger" or similar words or which hides from view any traffic sign or signal.

(Ord. 928 § 12, 1968; Ord. 1168 § 1, 1974)

§ 15.24.130. Removal of signs.

The building official may order the removal of any sign erected or maintained in violation of Sections 15.24.100 through 15.24.120. The building official shall give thirty days' notice in writing to an owner or other person in control of the building or structure or premises on which the sign is located to remove the sign or bring it into compliance with these sections. If, after thirty days, the sign remains in violation of Sections 15.24.100 through 15.24.120, the building official may remove or authorize others to remove the sign from the premises where installed. The owner of the sign or the owner or person in control of the building, structure or premises to whom such notice has been given shall reimburse the city or others for costs incurred.

(Ord. 928 § 13, 1968)

§ 15.24.140. Removal of unsafe signs.

If the building official finds that any sign or sign structure is in violation of Section 15.24.100 or subsections A or C of Section 15.24.120 and that by reason of its condition, it presents an immediate and serious danger to the public, he may order its immediate removal or repair within a period of time he may specify. The building official may remove or authorize others to remove such sign in the event that the person responsible for such sign cannot be found or if such person, after notification, refuses to repair or remove it. The owner of the sign or sign structure or the owner of the building or premises shall reimburse the city or others for costs incurred.

(Ord. 928 § 14, 1968)

§ 15.24.150. Signs not to be abandoned.

Any person who owns or leases a sign shall remove such sign when either the business it advertises has discontinued business in the city or the business it advertises is no longer conducted in or upon the premises upon which such sign is located. If the person who owns or leases such sign fails to remove it as provided in this section, the building official shall give the owner of the building, structure or premises upon which such sign is located thirty days' written notice to remove it. If the owner fails to remove the sign within thirty days after receipt of written notice from the building official, the building official or his duly authorized representative may remove such sign at cost to the owner of the building, structure or premises. The following signs need not be removed in accordance with this section:

- A. Billboards where a person has merely leased or contracted advertising space thereon;
- B. Signs which the successor to the person's business location or business agrees to maintain as provided in Section 15.24.100. Such agreement shall be in writing, signed by the successor and filed with the building official;
- C. Signs which the owner thereof or the owner of the building, structure or premises on which such signs are located agrees to maintain as provided in Section 15.24.100. Such agreement shall be in writing, signed by the owner and filed with the building official.

(Ord. 928 § 15, 1968)

§ 15.24.160. Ground signs.

- A. Materials. Ground signs located in Fire Zones No. 1 and No. 2 shall be constructed of incombustible materials. Nonstructural trim, portable display surfaces, cutouts, royal facings and cutout displays may be constructed of wood, metal, approved plastic materials or any combination thereof.
- B. Obstruction of Vision Prohibited. All ground signs shall be so located as not to obstruct pedestrians, or motor vehicle drivers' vision of traffic.
- C. Portable Electric Ground Signs. No portable electric ground sign shall exceed twenty-five square feet in single face sign area or have a height more than six feet six inches above grade at its highest point. All portable electric ground signs shall be so weighted as to withstand wind pressures of twenty pounds per square foot.

(Ord. 928 § 16, 1968)

§ 15.24.170. Roof sign—Materials.

Roof signs in Fire Zones No. 1 and No. 2 shall be constructed of incombustible materials except nonstructural trim, cutouts, royal facings and portable display surfaces, which may be constructed of metal, approved plastic materials or any combination thereof.

(Ord. 928 § 17, 1968)

§ 15.24.180. Roof sign—Clearance.

Roof signs exceeding five feet in sign height shall have a vertical clearance of not less than five feet between the sign and the roof. No less than fifty percent of the space beneath the sign shall be and remain clear of obstruction. Cutouts and cutout displays may project below the sign as provided in Sections 15.24.210 and 15.24.460, provided that fifty percent of the space below the sign is and remains clear of obstruction. The display surfaces of such signs shall be set back at least three feet from the inside of the parapet or wall adjacent thereto, and the ends of the sign shall be not less than one foot inside the inside face of the parapet or wall adjacent thereto; provided however, if a vertical clearance of at least seven feet above the roof directly beneath the sign is maintained, the display surface and the ends of a roof sign may project to but not overhang the firewall.

(Ord. 928 § 18, 1968)

§ 15.24.190. Roof sign—Anchorage and supports.

Roof signs shall be thoroughly secured to the frame of the building over which they are constructed and erected. Roof signs shall be supported on and attached to the building by a suitable frame which shall be positively anchored to the main structural members of the building which may be designed for this additional load; or the signs shall be designed with their own supports. Sills and stringers used for anchorage of the frames supporting the sign connected to the structural framework shall be of heavy timber with a minimum dimension of six inches or of noncombustible materials protected with rust-inhibiting or

oxidizing retardant coatings.
(Ord. 928 § 19, 1968)

§ 15.24.200. Roof sign–Cutout displays.

Cutout displays constructed of incombustible materials may be maintained in conjunction with, attached to or superimposed upon any roof sign subject to the following conditions:

- A. Cutout displays shall not extend more than one and one-half feet above the top of the upper ornamental moldings.
 - B. The total surface area of the solid portions of cutout displays projecting beyond the top, bottom or side moldings shall not exceed thirty-three percent of the total area of the display surface of the sign to which they are attached.
- (Ord. 928 § 21, 1968)

§ 15.24.210. Wall sign–Materials.

Wall type electric signs shall be constructed of incombustible materials. Nonstructural trim, portable sign display surfaces and cutout displays may be constructed of metal, approved plastics or any combination thereof.
(Ord. 928 § 22, 1968)

§ 15.24.220. Wall sign–Clearance.

Wall signs which project over public property shall have a clearance of eight feet six inches over a sidewalk or street; provided however, that wall signs with work platforms shall have a vertical clearance of fourteen feet over a sidewalk or street.
(Ord. 928 § 23, 1968)

§ 15.24.230. Wall sign–Anchorage and supports.

Wall signs shall be securely affixed to the wall of the building or structure to which they are attached.
(Ord. 928 § 24, 1968)

§ 15.24.240. Projecting sign–Materials.

Projecting signs shall be constructed of incombustible materials except nonstructural trim, cutout displays and portable display surfaces, which may be constructed of metal, approved plastics or any other combination thereof. The building official may allow the use of wood or other combustible materials in signs which project over a public sidewalk if he finds:

- A. That such sign is properly designed and constructed, and will be safely secured and anchored;
- B. That the illumination of such sign would not produce a glare into a public street;

- C. That the use of such materials is necessary to carry out a special effect, an architectural scheme including the building and sign or an overall design including the building and sign;
- D. That there is no safety hazard involved.
(Ord. 928 § 26, 1968)

§ 15.24.250. Projecting sign—Thickness limited.

The thickness of a projecting sign shall not exceed three feet nor be less than three inches minimum except that signs projecting not over eighteen inches shall have no minimum thickness limitations.

(Ord. 928 § 27, 1968)

§ 15.24.260. Projection, height and clearance limited.

- A. Projecting signs other than illuminated signs shall have a maximum area of thirty-two square feet.
- B. No sign or sign structure shall project into any public alley more than eighteen inches or below a height of eight feet six inches above grade unless the bottom of the sign or sign structure is placed a minimum of fourteen inches above grade.
- C. No projecting sign shall project a greater distance than that set forth in Table No. A.

TABLE NO. A
PROJECTION OF SIGNS OVER PUBLIC PROPERTY

Clearance Between Bottom of Sign or Portion Thereof and Grade Below	Maximum Projection of Horizontal Signs	Maximum Projection of Vertical Signs or Portions Thereof
Below 8 feet 6 inches	Not Permitted	Not Permitted
8 feet 6 inches to 10 feet	3 feet	Not Permitted
10 feet	3 feet	4 feet 6 inches
10 feet to 32 feet	8 feet 0 inches or within 2 feet inside the curb line, whichever is less	4 feet 6 inches plus an additional 6 inches for each foot of clearance above 10 feet over the grade below up to a maximum of 8 feet, or two feet inside of curb line, whichever is less.
Over 32 feet	8 feet or within 2 feet inside the curb line, whichever is less.	8 feet or within 2 feet inside the curb line, whichever is less.

- D. The inner edge of a projecting sign shall not be more than six inches from the property line.
- E. Where an existing projecting sign meets the requirements of this section, and the curb line is moved closer to the property line, the sign shall be considered to be within the requirements of this section if the sign does not extend beyond said new

curb line and the sign is of a height of more than thirteen feet six inches above the street grade.

(Ord. 928 § 28, 1968)

§ 15.24.270. Blanketing prohibited.

For the purpose of preventing the blanketing of one sign by another, the following provisions regulating the size of a sign according to its location shall govern:

- A. The maximum height of a sign erected at or below ten feet between the bottom of the sign and the grade below shall be thirty inches. Between ten feet and twenty feet from the bottom of the sign and grade below, an additional three inches of height may be added for each additional foot of clearance above grade.
- B. No projecting sign, except a wall sign, shall be erected in the same horizontal plane as an adjacent sign, unless the signs are spaced the following distances apart, measured center to center:
 - 1. Sign projects three feet or less, spacing ten feet;
 - 2. Sign projects three feet to four feet, spacing twenty feet;
 - 3. Sign projects four feet to six feet, spacing twenty-five feet;
 - 4. Sign projects more than six feet, spacing thirty feet.
- C. Any projecting sign erected at a shorter distance apart than required by subsection B of this section shall be erected above the top edge or below the bottom edge of the adjacent sign. The vertical distance above or below the adjacent sign shall be at least one-fourth of the spacing distance required by subsection B for the same projecting sign if erected in the same horizontal plane, minus "D," where "D" equals the horizontal distance between the adjacent signs.

(Ord. 928 § 29, 1968)

§ 15.24.280. Amount of illumination required.

The amount of illumination required on all illuminated sidewalk projecting signs shall be as follows:

- A. When luminous gas lamps of the fluorescent type, designed for an open circuit voltage of one thousand volts or less, are employed in the interior of a sign to illuminate said sign, as permitted in Section 15.24.300, there shall be provided at least one-half foot of tubing for each square foot of total sign area so illuminated.
- B. When luminous tubing of neon type is employed in the interior of a sign to illuminate said sign, as permitted in Section 15.24.300, there shall be provided at least one foot of tubing for each square foot of total sign area so illuminated.
- C. When incandescent lamps are employed in the interior of a sign to illuminate said sign, as permitted in Section 15.24.300, there shall be provided not less than ten watts for each square foot of total sign area so illuminated. The maximum rating of

individual lamps used for interior sign illumination, as permitted in Section 15.24.300, shall be forty watts.

- D. When luminous tubes are mounted on the sign surface for sign illumination, there shall be provided at least one foot of tubing for each square foot of total sign area so illuminated. This provision shall not apply where luminous tubes are used for decorative purposes or on signs having the required amount of surface mounted incandescent lamp illumination. Where the incandescent lamps are employed on the sign surface for sign illumination, the combined wattage of the lamps shall be not less than ten watts for each square foot of total sign area so illuminated. The maximum rating of individual lamps shall be forty watts when mounted on the display surface of the sign.
- E. When colored globes or caps are used on exterior lamps, the total wattage of lamps shall be increased twenty-five percent.
- F. When incandescent lamps are used in borders, chasers and effects, they shall be spaced not to exceed ten inches center to center.
- G. Sign illumination shall be distributed over at least two-thirds of the area of the sign. (Ord. 928 § 30, 1968)

§ 15.24.290. Certain lights, flashing arrows and devices prohibited.

It is unlawful for the following to be erected or to be maintained except as otherwise provided in this chapter.

- A. A sign that interferes in any way with a traffic control sign or device or prevents clear and unobstructed view of official traffic control signs or devices or approaching or merging traffic;
- B. A sign on which copy is created through the use of a pattern of lights in a dot matrix configuration, which may be changed intermittently; except that any existing sign now violating this section after having been previously authorized and erected, shall not be deemed unlawful;
- C. A sign that contains, includes or is illuminated by any flashing or revolving, rotating or moving light or moves or has any animated or moving parts. This subsection does not apply to traffic control signs or devices; and
- D. A sign with lighting which is not effectively shielded as to prevent beams or rays of light from being directed at any portion of the main traveled right-of-way of a state highway, or an arterial street, or is of such low intensity or brilliance as not to cause glare or to impair the vision of the driver of a motor vehicle or otherwise to interfere with the operations thereof.

For purposes of this section, "traffic control sign or device" means a sign erected by the city of Central Point, Jackson County, the state of Oregon or the United States.

(Ord. 928 § 31, 1968; Ord. 1902 § 1, 2007)

§ 15.24.300. Plastic and combination plastic and metal signs.

Notwithstanding any provisions of Section 15.24.280, plastics, except those having a nitrocellulose base, may be used in panels, letters, decorations and facings. The provisions of Section 15.24.280 requiring exterior illumination or mounting of incandescent lamps or luminous tubes on the surface of a sign shall not apply to that portion of a sign equipped with plastic panels, letters, decoration or facings illuminated from the interior. The interior illumination of such portions of a sign so equipped may be solely by incandescent lamps mounted on the interior of the sign. Where a sign is so constructed that a portion of such sign is permitted to be provided with interior illumination and a portion of the same sign is required to be provided with exterior illumination, then the amount of illumination for the entire sign as set forth in Section 15.24.280 shall be determined by applying the formula for each type of illumination required or permitted to that portion of the sign surface so illuminated.
(Ord. 928 § 32, 1968)

§ 15.24.310. Combination sign—Materials.

Combination signs shall be constructed of incombustible materials except nonstructural trim and the portable display surfaces of signs, which may be constructed of metal, approved plastic material or any combination thereof.
(Ord. 928 § 33, 1968)

§ 15.24.320. Combination sign—supports.

All supports of combination signs shall be placed in or upon private property and shall be securely constructed and erected.
(Ord. 928 § 34, 1968)

§ 15.24.330. Combination sign—Thickness.

The thickness of that portion of a combination sign which projects over public property shall not exceed a maximum of three feet.
(Ord. 928 § 35, 1968)

§ 15.24.340. Combination sign—Projection limited.

Combination signs may project over public property or beyond a building line as set forth in Table No. A in Section 15.24.260.
(Ord. 928 § 36, 1968)

§ 15.24.350. Signs as part of marquee.

Signs may be placed on, attached to or constructed in a marquee. Such signs shall, for the purpose of determining projection, clearance, height and material, be considered a part of and shall meet the requirements of a marquee as specified.

If any part of the sign extends below the marquee itself, a marquee sign having letters more than seven inches in height shall be illuminated as required for electrical signs over

sidewalks. Where a sign is attached to a marquee, the sign or the face of the marquee, including the sign, shall not exceed three feet in height; provided, that an electrical marquee sign not exceeding four feet six inches in height with removable letters may be permitted if it is illuminated as required for signs projecting over sidewalks. No marquee shall be used for general advertising purposes. No wooden sign shall be attached to a marquee. No sign bearing on a marquee shall be installed until the approximate weight of the sign has been submitted to the director of building safety and a permit has been issued expressly granting permission to install a sign bearing on the marquee.
(Ord. 928 § 37, 1968)

§ 15.24.360. Electric sign—Materials.

Electric signs shall be constructed of incombustible materials, metals, approved plastic material or any combination thereof.
(Ord. 928 § 38, 1968)

§ 15.24.370. Electric sign—Construction and installation.²

Electric signs shall be constructed and installed in accordance with the requirements of Ordinance 726 of the city. Electrical wiring of less than six hundred volts shall conform to the provisions for the wiring of signs in the rules of the National Electrical Code as adopted by reference in Section 1 of Ordinance 726, and all wiring to the signs shall be installed by a person licensed by the state to do such work. A permit to install a sign shall not be deemed to allow the holder of the permit to run any circuit wiring in the building on which the sign is installed or hung, and all wiring shall be done in accordance with the code of the city relating thereto and by a licensed contractor as provided in the code.
(Ord. 928 § 39, 1968)

§ 15.24.380. Electric sign—Information required—Removal.

Every electric sign shall have placed within easy view the name of the sign erector.

The building official may order the removal of any sign which does not conform to this section upon thirty days' written notice to the person responsible for maintaining the sign. If the person responsible for maintaining the sign cannot be found and notified, the building official may order the owner of the building, structure or premises upon which such sign is located to remove the sign upon thirty days' written notice. If the sign is not made to comply with this section and is not removed within thirty days after notice is given, the building official shall have the right to remove, or cause its removal, and the owner of the sign or of the buildings or structure shall reimburse the city for the cost of such removal. Where any violation of the provisions hereof is such as to constitute an immediate and serious danger to the public within the meaning of Section 15.24.140, the notice provisions hereof shall not apply and Section 15.24.140 shall be applicable.
(Ord. 928 § 40, 1968)

§ 15.24.390. Temporary sign—Size and projection limited.

2. Ordinance 726 was repealed by Ord. 1167.

- A. Temporary signs shall comply with the sign requirements of the zoning ordinance.
- B. Temporary signs, other than cloth, which have a vertical clearance of eight feet six inches or more above the ground may project not more than six inches over the property line.
- C. Temporary illuminated signs must have a vertical clearance of not less than eight feet six inches above established grade.
- D. Both primary and secondary wiring to and within the sign must comply with the Ordinance 726 of the city.
(Ord. 928 § 41, 1968)

§ 15.24.400. Cloth signs.

Every temporary cloth sign shall be properly supported and securely attached. Cloth signs and panels shall be perforated over at least ten percent of their areas to reduce wind resistance. Cloth signs may extend across a public street only in accordance with Section 15.24.405 of this chapter.

(Ord. 928 § 42, 1968; Ord. 1740 § 1, 1996)

§ 15.24.405. Street banners.

- A. Banners may be installed across Pine Street only, and may hang for no more than thirty days.
- B. Only Central Point-based, nonprofit organizations may hang banners, and scheduling shall be done on a first-come, first-served basis.
- C. Subject to city approval, installation of the banner, including the costs thereof, shall be the responsibility of the applicant.
- D. Banners must be constructed according to the specifications therefor set forth in the city's Uniform Standard Details for Public Works Construction Manual, Uniform Standard Details section.
- E. No politically-oriented messages of any kind will be permitted on street banners.
- F. No religious symbols or messages will be allowed if the primary message or effect of the symbol or message is either the advancement or inhibition of religion.
- G. All persons or organizations wishing to hang a street banner shall complete an application furnished by city staff, and shall agree to indemnify and hold harmless the city of Central Point for any and all damages or claims brought by the applicant or third persons relating to the hanging of the banner.

(Ord. 1740 § 2, 1996; Ord. 1826, 2002)

§ 15.24.410. Sign tower—Materials.

Sign towers built as an integral part of a building may be constructed of the same materials as the building. Sign towers separate from a building shall be constructed of

noncombustible materials.
(Ord. 928 § 43, 1968)

§ 15.24.420. Sign tower–Projection limited.

Sign towers shall not project over public property.
(Ord. 928 § 44, 1968)

§ 15.24.430. Sign tower–Size limited.

The horizontal dimension parallel with the wall of a building on which a sign tower is erected shall not exceed fifty percent of the length of that wall.
(Ord. 928 § 45, 1968)

§ 15.24.440. Sign tower–Advertising limited.

- A. Sign towers built as an integral part of a building shall be used only for signs which advertise identification of the business goods manufactured or sold or services rendered on the premises.
- B. Sign towers which are not an integral part of a building may be used for signs which advertise the sale of goods sold or services rendered both on or off the premises.
(Ord. 928 § 46, 1968)

§ 15.24.450. Billboard–Size and height of sign face.

Billboards shall not exceed the following heights and overall area limitations, which limitations include the height an area of border and trim but exclude cutouts, supports and foundations:

- A. Painted billboards shall not have a display surface exceeding fifteen feet in height or seven hundred fifty square feet in area.
- B. Poster billboards shall not have a display surface exceeding fifteen feet in height or three hundred twenty-five square feet in area.
- C. Multiple copy billboards on which a portion of the display surface consist of rotating panels shall be limited to the height and area allowed to either the painted billboard or poster billboard to which the rotating panel display is attached.
- D. On multiple copy billboards on which the entire display surface consists of rotating panels, no display surface shall exceed fifteen feet in height or seven hundred fifty square feet in area.
(Ord. 928 § 47, 1968)

§ 15.24.460. Billboard–Cutouts.

Cutouts securely affixed to billboards shall be permitted but shall not be permitted to project more than five and one-half feet above, nor more than four feet below, nor more than four feet to either side of the billboards to which they are attached. The surface area

of cutouts projecting beyond the borders of billboards shall not exceed one-third of the area of the billboards to which they are attached.
(Ord. 928 § 48, 1968)

§ 15.24.470. Billboard–Density.

There shall be no more than four billboard display surfaces on which an advertising message thereon can be read by traffic moving in one direction in a linear distance of six hundred feet measured parallel to the centerline of the street. For the purpose of measurement, billboard display surfaces on both sides of the street shall be considered as if they were in a single line on one side of the street.
(Ord. 928 § 49, 1968)

§ 15.24.480. Billboard–Illumination.

Billboards may be illuminated by internal or external light sources. If an internal light source is used, either in billboard or in cutouts attached thereto, the billboard or cutouts shall conform to Sections 15.24.370 and 15.24.380 and Ordinance 726 of the city.
(Ord. 928 § 50, 1968)

§ 15.24.490. Billboard–Location.

Billboards shall be a permitted use of property and shall comply with the requirements of the zoning ordinance.
(Ord. 928 § 51, 1968)

§ 15.24.500. Nonconforming signs–Removal.

All signs which do not conform to provisions of this code, but which conformed to previous regulations may be continued for a period of ten years from the effective date of the ordinance codified herein, if properly repaired and maintained as provided in this code; provided however:

- A. Any sign erected or maintained in violation of Section 15.24.100 (regarding maintenance of signs) or of subsection A or C of Section 15.24.120 (regarding wind load and traffic safety), which sign by reason of its condition presents an immediate and serious danger to the public, shall be removed immediately as provided in Section 15.24.140.
- B. Any sign erected or maintained in violation of Sections 15.24.100 through 15.24.120 shall be removed as provided in Section 15.24.130.
- C. Any such nonconforming sign which is structurally altered, relocated or replaced shall immediately comply with all provisions of this code; provided however:
 1. Such signs may be structurally altered where such alteration is necessary for structural safety.
 2. Such signs may be reconstructed at the same site if they are damaged or destroyed by an act of God or an accident or are moved for construction or

repair of public works and such construction is completed within one year from the date of the damage, destruction or removal of the sign.

- D. No sign shall be maintained in violation of Sections 15.24.150, subsections A through D of Section 15.24.290, Section 15.24.380 and Section 15.24.400.
(Ord. 928 § 52, 1968)

§ 15.24.510. Nonconforming signs—Notification of board of appeals.

If the building official finds that two or more signs are in violation of provisions of Section 15.24.270 or Section 15.24.470, he shall, upon request of an interested person, notify the sign code board of appeals of the violation.

The sign code board of appeals shall accord all interested persons a full opportunity to be heard and shall thereafter make a finding as to the date of erection of each of the signs. The first erected sign or signs may remain. The other signs shall be considered nonconforming signs which may remain only as provided in Section 15.24.500. This section shall apply only to signs in existence on the effective date of the ordinance codified in this chapter.

(Ord. 928 § 53, 1968)

§ 15.24.520. Enforcement—Building official.

The building official is authorized and directed to enforce all of the provisions of this code. Upon presentation of proper credentials, the building official or his duly authorized representatives may enter at reasonable times any building, structure or premises in the city to perform any duty imposed upon him by this code.

(Ord. 928 § 54, 1968)

§ 15.24.530. Board of appeals.

- A. There is created a board to be known as the sign code board of appeals, hereinafter referred to as "the board." The board shall consist of the members of the Central Point city council.

- B. No member of the board shall act in any case in which he is personally interested.
(Ord. 928 § 55, 1968; Ord. 961, 1969; Ord. 965, 1969; Ord. 1902 § 2(part), 2007)

§ 15.24.540. Right of appeal—Procedure.

- A. Any person who has been ordered by the building official to incur an expense for the alteration or removal of any sign, or any person whose application for a permit for a sign has been refused, may appeal to the board by filing written notice with the city recorder within seven days of the transmittal of the order or denial.
- B. Any person appealing from an order or action of the building official shall, upon forms supplied by the building official, file a notice of appeal and shall accompany the notice with a check in the amount defined in the city's adopted fee schedule. If the appeal is sustained, the check shall be returned to the applicant but if the appeal

is not sustained, the check shall be retained by the city as its reasonable costs of processing the appeal.

- C. Upon the filing of a notice of appeal, the building official shall take no further action with regard to the sign involved until the final decision of the board on the appeal unless the building official finds that the sign involved, by reason of its condition, presents an immediate and serious danger to the public, in which case, he shall proceed immediately as provided in Section 15.24.140.
(Ord. 928 § 56, 1968; Ord. 1902 § 2(part), 2007)

§ 15.24.560. Sign construction.

- A. Signs erected over sidewalks or roofs shall be constructed as follows: Entirely of metal; sheet copper shall be at least twenty once (.028 inch); sheet steel may be No. 28 USS gauge (.0149 inch) except that for outline lighting and for electric discharge signs sheet metal shall be No. 24 USS gauge (.0239 inch), unless ribbed, corrugated or embossed over its entire surface, when it may be of No. 26 USS gauge (.0179 inch). The frame shall be constructed of angles or other rolled steel shapes or galvanized iron not thinner than No. 20 USS gauge bent into the frame of angles or other shapes. The parts of the frame shall be riveted, welded or bolted together. Metal covering shall be attached to the frame by clinching, riveting or bolting the edges together in a substantial and water-tight manner.
- B. The building official may allow the use of materials or construction techniques other than those provided in this code provided he finds that such materials or construction techniques are at least equally safe. The building official may require the submission of data, tests or other information he deems necessary to determine the suitability and safety of such materials or construction techniques. The building official may himself test or submit for test or analysis to competent testing agencies such material or construction techniques. The applicant who seeks to use such materials or construction techniques shall pay all costs involved.
(Ord. 928 § 58, 1968)

§ 15.24.570. Use of glass.

The use of glass in signs is prohibited except:

- A. Glass in which wire mesh is embedded, but the wire mesh shall not exceed seven hundred twenty square inches in area of forty-eight inches in any dimension for any piece;
- B. Pieces of glass not less than one-eighth of an inch thick covered with metal except for areas cut out to form letters or numerals, but the area of the piece of glass shall not exceed three hundred twenty-four square inches;
- C. Tempered glass manufactured in such a way that shattering produces pieces not more than one-fourth inch in width, surface dimension;
- D. Neon tubing and fluorescent or incandescent lamps.

(Ord. 928 § 59, 1968)

§ 15.24.580. Sign installations not covered by Underwriters Laboratories.

This section covers all outline lighting and general illumination operating at five thousand volts or more. This includes but is not limited to all types of outline lighting, marquee illumination, trim and copy on marquee, skeleton glass tubing placed on a building for the purpose of illumination of letters, pictorials, outline or trim. All installations covered by this section shall conform to the regulations set forth below and any installation of this type not under this section shall conform to the electrical code of the state governing these installations.

- A. All conductors carrying a voltage of five thousand volts or more shall be of a type approved under the electrical code of the state as to size and voltage rating for the voltage conducted.
- B. All conductors carrying five thousand volts or more shall be installed in rigid metal conduit, electric metallic tubing or metal troughing. Flexible metal conduit may be used where there is no danger of mechanical injury and if exposed to weather in any portion must be used only in conjunction with lead armored cable. Open wiring is not acceptable. All conduits must have a continuous ground.
- C. All conduits shall terminate in terminal boxes which comply with the standards of the provisions of Ordinance 726.
- D. Not more than twenty feet of cable from a single transformer shall be run in any metal raceway where the potential between the cable and the raceway is five thousand volts or more.
- E. Transformers used outdoors shall be of a type approved under the provisions of the electrical code of the state and shall contain at least two drain holes at the bottom which are three-eighths to three-quarters inch in diameter.
- F. All tubing terminals shall terminate in:
 - 1. Noncombustible nonabsorbative receptacles; or
 - 2. Terminal boxes as provided in subsection C of this section; or
 - 3. A metal troughway.

(Ord. 928 § 60, 1968)

§ 15.24.600. Signs along arterials, collectors and freeways—Restrictions.

Notwithstanding any other provision contained in this code, any sign visible from an arterial, collector or freeway shall comply with the following provisions:

- A. No more than one freestanding sign per parcel or lot;
- B. The sign shall be no higher than sixty feet from existing grade; and

C. Contain not over one hundred square feet of advertising surface.
All applicable strength and safety requirements shall apply to signs placed under this section.

(Ord. 928 § 62, 1968; Ord. 1710 § 2, 1994; Ord. 1823 § 2, 2001; Ord. 1902 § 3(part), 2007)

§ 15.24.610. Signs along arterials, collectors and freeways—Removal when.

A sign for which a permit has become validly granted but which sign does not conform to Section 15.24.600 shall not be continued after October 1, 1968, or until said sign is removed, whichever occurs earlier. If such nonconforming sign is in existence on October 2, 1968, the city manager shall notify, in writing, the holder of the permit for such sign to remove the same within fifteen days. If upon the expiration of said fifteen-day period the sign is not removed, the city may remove the same and said permit holder shall be liable to the city for the costs of removal.

(Ord. 928 § 63, 1968; Ord. 1902 § 3(part), 2007; Ord. 1969 § 1(part), 2013)

§ 15.24.630. Permits—Expiration.

Every permit issued by the building department under the provisions of this code shall expire and become void if the building or work authorized by such permit is not commenced within one hundred eighty days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty days. Before such work can be recommenced, a new permit shall be obtained.

(Ord. 928 § 66, 1968; Ord. 1902 § 3(part), 2007)

§ 17.48.080. Signs.

Signs within the M-1 district shall be limited to the following:

- A. 1. Permitted signs shall contain not more than one hundred square feet of surface area on any one side, or an aggregate of two hundred square feet of surface on all sides which can be utilized for display purposes;
- 2. Lighted signs shall be indirectly illuminated and nonflashing;
- 3. Identification signs shall be permitted within any required setback areas provided it does not extend into or overhang any parking area, sidewalk or other public right-of-way;
- 4. Signs located within vision clearance areas at intersections of streets shall conform to Section 17.60.110.
- B. Signs advertising the property "for rent" or "for sale" shall not exceed four square feet of area on any one side and one such sign shall be permitted for each street frontage.
- C. Signs in the M-1 district shall be permitted and designed according to provisions of Chapter 15.24.
(Ord. 1436 § 2(part), 1981; Ord. 1615 § 18, 1989)

§ 17.52.080. Signs.

Signs within the M-2 district shall be subject to the following limitations:

- A. Lighted signs shall be indirectly illuminated and nonflashing;
 - B. Permitted signs shall contain not more than one hundred square feet of surface area on any one side, or an aggregate of two hundred square feet of surface on all sides which can be utilized for display purposes;
 - C. Signs advertising property "for rent" or "for sale" shall not exceed four square feet of area on any one side and one such sign shall be permitted for each street frontage;
 - D. All signs must conform to the requirements of Chapter 15.24 and with Section 17.60.110 pertaining to vision clearances.
- (Ord. 1436 § 2(part), 1981; Ord. 1615 § 19, 1989)