

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Amending)
the Columbia County Zoning)
Ordinance)
_____)

ORDINANCE NO. 92-14

The Board of County Commissioners for Columbia County, Oregon ordains as follows:

SECTION 1. AUTHORITY.

This ordinance is adopted pursuant to ORS 203.035, 215.050 and 215.223.

SECTION 2. TITLE.

This ordinance shall be known as Ordinance No. 92-14.

SECTION 3. PURPOSE.

The purpose of this ordinance is to amend the Columbia County Zoning Ordinance to correct unintentional omissions, and to clarify and amend the ordinance regarding on-site real estate signs, sign set backs in commercial and industrial zones, and off-premise advertising signs.

SECTION 4. AMENDMENT.

The Columbia County Zoning Ordinance is amended as shown on the attached Exhibit "A" which is incorporated herein by this reference.

SECTION 5. FINDINGS.

Findings of fact and conclusions of law in support of this amendment are as shown on Exhibit "A".

SECTION 6. SEVERABILITY.

If any portion of this ordinance, including Exhibit "A" is for any reason held invalid by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion and such holdings shall not affect the validity of the remaining portion thereof.

SECTION 7. EMERGENCY.

This ordinance being immediately necessary to maintain the public health, safety and welfare, an emergency is declared to exist and this ordinance takes effect immediately upon its adoption.

REGULARLY PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON THIS 4th DAY OF November, 1992.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to form

By: John K. Knight
Office of County Counsel

Attest:

By: Jan Sunkalgh
Recording Secretary

By: Michael Walker
Chairman

By: John H. ...
Commissioner

By: John A. ...
Commissioner

First Reading: 11/4/92
Second Reading: 11/4/92
Effective Date: 11/4/92

Columbia County Planning Commission
TA 2-92
COLUMBIA COUNTY ZONING ORDINANCE
SIGN SECTION AMENDMENTS

Note: Additions are in CAPS, deletions are in [brackets].

C-4 NEIGHBORHOOD COMMERCIAL ZONE:

1. Add to Section 813 Conditional Uses:
 - "813.3 SIGNS SUBJECT TO THE PROVISIONS OF SECTION 1300.
 - 813.4 OFF-STREET PARKING SUBJECT TO THE PROVISIONS OF SECTION 1400."

These sections were omitted in error.

M-3 INDUSTRIAL PARK ZONE:

2. Add to Section 912 Permitted Uses:
 - "912.11 SIGNS SUBJECT TO THE PROVISIONS OF SECTION 1300."
- This section was omitted in error.

M-2 LIGHT INDUSTRIAL ZONE:

- Add to Section 922 Permitted Uses:
 - "922.17 SIGNS SUBJECT TO THE PROVISIONS OF SECTION 1300."
- This section was omitted in error.

M-1 HEAVY INDUSTRIAL ZONE:

4. Add to Section 932 Permitted Uses:
 - "932.38 SIGNS SUBJECT TO THE PROVISIONS OF SECTION 1300."
- This section was omitted in error.

SIGNS:

5. Section 1303 Residential Signs:
 - Change 1303.2: "A sign advertising the sale or rental of a RESIDENCE [premises], not artificially illuminated, of a temporary nature, with a maximum area on one side of 8 square feet."

This will eliminate any confusion as to whether this regulation is for a residence or a vacant lot. See also Sections 1303.3 (below), 1304 (real estate signs for individual lots) and 1310 (signs offering for a sale an entire subdivision and parcels over 5 acres).

6. Change 1303.3: "A sign advertising the sale of a tract of land [for a legally approved subdivision or partition], not artificially illuminated, of a temporary nature, with a maximum area on one side of 22 square feet, [when] AND erected at least 10 feet behind the property line. Any such sign shall be approved by the DIRECTOR [Commission] as to location in regard to health, safety, view

struction, and type of construction, and shall not be left standing for more than 1 year."

This is to eliminate conflicts with Sections 1303.2, 1304 and 1310, and shift approval of these owner-erected signs for single parcels from the Planning Commission to the Planning Director.

7. Section 1313 Commercial and Industrial Districts:
Change 1313.1: "Signs shall be PERMITTED [allowed or required] in Commercial and Industrial districts subject to the provisions of this section, except when these provisions conflict with the specific development standards for signs in the subject district."
This is to clarify the meaning.

8. Change 1313.2.D: "A [S]sign[s] less than 28 square feet in size MAY [must] observe [less than] one-half of the yard setback requirements of the district in which it is located."
This section controls free-standing on-site signs in industrial and commercial zones. This is to clarify the meaning.

9. Change 1315: "New Off-site Advertising Signs or Billboards: New off-site advertising signs may be erected only on land which is zoned M-3, M-2, M-1, [C-2,] C-3, [or C-4] C-5 OR EC. All other appropriate provisions of this ordinance shall apply. The maximum area [at one] OF EACH face of the sign shall not exceed 400 square feet."
This deletes the ability to install billboards in the C-2 Marine Commercial and C-4 Neighborhood Commercial zones, adds permission for billboards to be built in the C-5 Highway Commercial, clarifies permission for billboards to be built in the EC Existing Commercial zones, and clarifies the language.