

**3.5.080 Signs in the Freeway Overlay District:** There shall be a Freeway Overlay District (~~Figure 3.5.080~~) located ~~on both the east and west sides of~~ within an area 500ft from, and parallel to, the right-of-way of Interstate 84 (I-84), as detailed in Figure 3.5.080 – Freeway Overlay District Map. ~~on both the east and west sides of the interstate.~~

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

TABLE 3.5.080 – SIGNS IN FREEWAY OVERLAY DISTRICT			
Restrictions & Guidelines	Number & Location	Maximum Area & Height	Permitted Illumination
<p><b>Billboard Outdoor Advertising Sign</b> <sup>1, 2, 3</sup></p> <ul style="list-style-type: none"> <li>- Conditional Use Permit from Planning Commission required prior to installation</li> <li>- Stacked signs shall not be permitted</li> <li>- Signs may be double-sided</li> </ul>	<ul style="list-style-type: none"> <li>- <u>Must be sited within 100ft of the freeway R-O-W</u></li> <li>- Minimum spacing between <u>outdoor advertising</u> signs on the same side of the freeway shall be 1,000ft</li> <li>- Setback from R-O-W a distance equal to sign height or 15ft, whichever is greater</li> <li>- 25ft setback from property line</li> <li>- 50ft setback from any building or structure</li> <li>- <del>500ft setback from any intersection or interchange ramp</del></li> <li>- 1,000ft from any property line abutting a public park, playground, religious institution, cemetery, school, or residential zone</li> <li>- Not attached to any building</li> <li>- Not located on an utility easement</li> <li>- Not located on a bridge</li> </ul>	<p><i>Residential Zones:</i></p> <ul style="list-style-type: none"> <li>- <del>Area: 572ft<sup>2</sup> of display area</del></li> <li>- <del>Height: 35ft measured from ground level below the sign or from the surface of the freeway adjacent to the sign, whichever is greater</del></li> </ul> <p><i>Commercial and Industrial Zones:</i></p> <ul style="list-style-type: none"> <li>- <u>Area: 300ft<sup>2</sup> of display area</u></li> <li>- <u>Height: Overall height 30ft measured from ground level below the sign</u></li> </ul>	<ul style="list-style-type: none"> <li>- All light sources are designed, shielded, arranged, and installed to confine or direct all illumination to the surface of the off-premises sign and away from adjoining properties</li> <li>- Light sources shall not be visible from any street or adjoining properties</li> </ul>

<b>Electronic Reader Board</b> <small>1, 2, 3</small>	<ul style="list-style-type: none"> <li>- Conditional Use Permit from Planning Commission required prior to installation</li> <li>- Text messages longer than the display shall not contain any graphics and shall scroll in a consistent and predictable manner</li> </ul>	<ul style="list-style-type: none"> <li>- 1 per 50ft of street frontage</li> <li>- 1ft setback from property line</li> </ul>	<ul style="list-style-type: none"> <li>- <u>Area</u>: 50ft<sup>2</sup></li> <li>- <u>Height</u>: 15ft</li> </ul>	<ul style="list-style-type: none"> <li>- Internal, not to exceed 40 watts or 60 milliamps</li> <li>- Color and brightness of displays shall remain unchanged for a minimum of 5 seconds</li> </ul>
<b><u>Free-standing</u></b> <sup>1, 3</sup>	<ul style="list-style-type: none"> <li>- <u>Stacking of signs is not permitted</u></li> <li>- <u>May be double-sided</u></li> <li>- <u>May not project into R-O-W</u></li> </ul>	<ul style="list-style-type: none"> <li>- <u>1 free-standing sign per parcel, plus also eligible for:</u></li> <li>- <u>One smaller detached sign meeting the requirements of the underlying land use zone.</u></li> <li>- <u>One smaller attached signs meeting the requirements of the underlying land use zone.</u></li> <li>- <u>1ft setback from property line</u></li> <li>- <u>200ft setback from residential zones</u></li> </ul>	<ul style="list-style-type: none"> <li>- <u>Area</u>: 200ft<sup>2</sup></li> <li>- <u>Height</u>: 65ft</li> </ul>	<ul style="list-style-type: none"> <li>- <u>Internal, external, backlit, neon or bare bulb</u></li> </ul>
<b>Wall</b> <sup>1, 2, 3</sup>	<ul style="list-style-type: none"> <li>- May not project into R-O-W</li> <li>- May not project more than 1ft</li> <li>- May not interrupt architectural details of façade</li> <li>- May not extend beyond eave or roof lines</li> </ul>	<ul style="list-style-type: none"> <li>- 1 per tenant, oriented towards freeway</li> </ul>	<ul style="list-style-type: none"> <li>- <u>Area</u>: 18% of wall area along freeway frontage</li> </ul>	<ul style="list-style-type: none"> <li>- Internal, external, back-lit or neon</li> </ul>

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

<sup>2</sup> Painted Wall signs may increase sign area by 25%

<sup>3</sup> All signs must adhere to relevant Oregon Department of Transportation (ODOT) regulations

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

**1. Construction and Maintenance.**

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

**2. Identification of Sign Owner:** ~~All The owner of an outdoor advertising billboard signs shall be identified on the structure in with the name, address, and phone number of the owner of such sign.~~ accordance with standards established by the Oregon Department of Transportation (ODOT).

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

~~a. Landscaping shall be provided at the base of all billboard signs. Trees and shrubbery, including evergreen and flowering trees, of sufficient size and quantity shall be used to achieve the purpose of this Ordinance.~~

~~Trees greater than four (4) inches in diameter removed for construction of the sign shall be replaced on-site at a ratio of one (1) replacement tree for each removed tree using native species no less than three (3) inches in diameter.~~

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

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

Figure 3.5.080 – Freeway Overlay District Map

