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# City of Warrenton Planning Commission

## Meeting Agenda

Thursday, September 10, 2026 – 6:00 PM  
City Hall, 225 S. Main Ave., Warrenton, OR 97146

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\*\*\*The meeting will be broadcast via Zoom at the following link\*\*\*

<https://us02web.zoom.us/j/89424483614?pwd=aQEMoaWvubiH6xmWNVHpQtix5LWv8a.1>

Meeting ID: 894 2448 3614 | Passcode: 123456 | Dial-in Number: 253-215-8782

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All comments and testimony, once submitted, become part of the permanent public record. Below are the methods to provide comments and/or testimony:

1. In-person: Sign the sign-in sheet to testify. Testimony is given to the entire Planning Commission. Oral testimony is limited to 3 minutes per person.
2. Via Zoom: Register with the Secretary, at [planning@warrentonoregon.us](mailto:planning@warrentonoregon.us) no later than 3:00 PM the day of the meeting. Please ensure that your Zoom name matches the name registered to comment.
3. Written: Submit via e-mail to the Secretary, at [planning@warrentonoregon.us](mailto:planning@warrentonoregon.us), no later than 3:00 PM the day of the meeting.

The Planning Commission reserves the right to delay any action, if required, until such time as they are fully informed on the matter.

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### 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL

### 2. APPROVAL OF MINUTES

- A. Planning Commission – Regular Meeting – April 9, 2026

### 3. PUBLIC HEARINGS/DELIBERATIONS

- A. RZ-2026-01 – Neahring Whitsett Rezone  
B. DCR-2026-01 – Sign Ordinance

### 4. DIRECTOR'S REPORT

### 5. COMMENTS BY PLANNING COMMISSIONERS

### 6. ADJOURN



# City of Warrenton Planning Commission

## Meeting Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Thursday, April 9, 2026

Planning Commission meeting called to order at 6:00 pm and Pledge of Allegiance

### Attendance

| Commission Members | Present | Excused |
|--------------------|---------|---------|
| Tony Faletti       | X       |         |
| Dan Heath          | X       |         |
| Brooke Terry       | X       |         |
| Carla Gonzalez     | X       |         |
| David Burkhart     | X       |         |
| Colin Atkinson     |         | X       |
| Nicole Bian        | X       |         |

| Staff Members Present      |                                            |
|----------------------------|--------------------------------------------|
| City Manager Esther Moberg | Planning Commission Secretary Judith Stich |
| Interim Planner Zach Pelz  |                                            |

### Approval of Minutes

- A. Planning Commission Special Minutes and Planning Commission Regular Minutes  
03.12.2026

|                  |                            |            |             |               |                |
|------------------|----------------------------|------------|-------------|---------------|----------------|
| <b>Motion:</b>   | I make a motion to approve |            |             |               |                |
| <b>Moved:</b>    | Terry                      |            |             |               |                |
| <b>Seconded:</b> | Bian                       | <b>Aye</b> | <b>Nays</b> | <b>Absent</b> | <b>Recused</b> |
| <b>Vote:</b>     | Faletti                    | X          |             |               |                |
|                  | Heath                      | X          |             |               |                |
|                  | Terry                      | X          |             |               |                |
|                  | Gonzalez                   | X          |             |               |                |
|                  | Burkhart                   | X          |             |               |                |
|                  | Atkinson                   |            |             | X             |                |
|                  | Bian                       | X          |             |               |                |
| <b>Passed:</b>   | 6/0                        |            |             |               |                |

Public Comment – None

### Public Hearings

Warrenton Planning Commission

Meeting Minutes 04.09.2026

Page 1 of 3

A. CUP-26-1 and SDR-26-2

Chair Faletti opened the hearing. Interim Planner, Zach Pelz of AKS Engineering & Forestry, LLC, presented the staff report. Mr. Pelz went through the criteria for the consolidated review and how the applicant has met all the criteria. The parking was mentioned more than once, and that new state laws made it so that the parking at the site was sufficient. Mr. Pelz then asked if the commissioners had any questions.

The commissioners mentioned that parking did not seem to be sufficient for the site. Staff stood by their findings stating that the code is not clear and objective and therefore the applicant cannot be held up to those standards. The need for an ODOT approach was also mentioned, staff spoke stating that the applicant would have to go through the proper channels with that agency to access the lot. Fire access was asked about but the fire department had not given comments and no more information could be given.

Chair Faletti then called the applicant up to speak. Brian Wisener of Wisener engineering came up to speak for the applicant. Mr. Wisener spoke about the questions that the commissioners had asked. There were no new questions for the applicant to speak to, no members of the public there to speak for, against or in neutral positions and so the commissioners began to deliberate amongst themselves.

|                  |                                                                                                                                                                                |            |             |               |                |
|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|-------------|---------------|----------------|
| <b>Motion:</b>   | based on the findings and conclusions of the March 25 staff report, I move to approve sdr-26-2 and cup-26-1 subject to the conditions of approval included in the staff report |            |             |               |                |
| <b>Moved:</b>    | Burkhart                                                                                                                                                                       |            |             |               |                |
| <b>Seconded:</b> | Terry                                                                                                                                                                          | <b>Aye</b> | <b>Nays</b> | <b>Absent</b> | <b>Recused</b> |
| <b>Vote:</b>     | Faletti                                                                                                                                                                        |            | X           |               |                |
|                  | Heath                                                                                                                                                                          |            | X           |               |                |
|                  | Terry                                                                                                                                                                          | X          |             |               |                |
|                  | Gonzalez                                                                                                                                                                       |            |             |               | X              |
|                  | Burkhart                                                                                                                                                                       | X          |             |               |                |
|                  | Bian                                                                                                                                                                           |            | X           |               |                |
| <b>Failed:</b>   | 2/3                                                                                                                                                                            |            |             |               |                |

**Business Items**

- A. Ms. Moberg mentioned that the Planning Department has hired a new Planning Director and spoke to the start date.

**Discussion Items - None**

**Good of the Order - None**

**Adjournment**

There being no further business, Chair Faletti adjourned the meeting at 6:50 pm.

Approved:

Attest:

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Tony Faletti, Chair

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Judith Stich, Secretary

DRAFT



## **Rezone Staff Report for Planning Commission Public Hearing Case File RZ-2026-01 Neahring and Whitsett**

|                                 |                                                                                                                                                      |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Date:</b>                    | August 24, 2026                                                                                                                                      |
| <b>Property Owners:</b>         | Adam Neahring, Sara Neahring, Julian Seth Whitsett,<br>Meka Skyles Whitsett                                                                          |
| <b>Applicant:</b>               | Adam Neahring                                                                                                                                        |
| <b>Site Address:</b>            | 101 SW Juniper Ave., unaddressed                                                                                                                     |
| <b>Tax Map and Lot:</b>         | 81020AA02000, 81020AA00100, 81020AA00300,<br>81020AA02100, 81020AA00739                                                                              |
| <b>Zoning District:</b>         | RGM (Intermediate Density Residential (R-10) District Growth<br>Management (GM) Overlay Zone)                                                        |
| <b>Surrounding:</b>             | North – R-M, undeveloped<br>South – C-1, residential use and undeveloped<br>East – R-40, undeveloped<br>West – R-40, residential use and undeveloped |
| <b>Site Size in Acres:</b>      | 2.75, 2.25, 5.00, 4.53, 0.03                                                                                                                         |
| <b>Authority:</b>               | City Commission per Warrenton Municipal Code (WMC) 16.208.060<br>Type IV Procedure (Legislative)                                                     |
| <b>Procedure:</b>               | Application accepted July 14, 2026. Deemed complete July 27, 2026.<br>Notice mailed August 19, 2026, published The Astorian August 29, 2026.         |
| <b>Applicable<br/>Criteria:</b> | WMC 16.208.060 Type IV Procedure<br>WMC 16.232 Amendments to Comprehensive Plan Text and Map,<br>Rezone, and Development Code                        |

## **BACKGROUND**

The application comprises five parcels identified as follows: 81020AA02000, addressed as 101 SW Juniper Ave., 2.75 acres, owned by Adam and Sara Neahring; 81020AA00100, unaddressed on the west side of SW Juniper Ave., 2.25 acres, owned by Adam and Sara Neahring; 81020AA00300, unaddressed on the west side of SW Juniper Ave., 5.00 acres, owned by Julian Seth and Meka Skyles Whitsett; 81020AA02100, unaddressed on the east side of SW Kalmia Ave., 4.53 acres, owned by Adam and Sara Neahring; and 81020AA00739, unaddressed on the east side of SW Kalmia Ave., 0.03 acres, owned by Adam Neahring. Of the parcels, four are undeveloped and the parcel with an address contains a single-unit dwelling. The units of land are in the RGM (Intermediate Density Residential (R-10) District Growth Management (GM) Overlay Zone) District, with portions being in the AE flood hazard, wetland and riparian, and geologic hazard overlays. No portion of any of the units of land are in the coastal shoreland overlay.

The application requests approval to rezone the five parcels to the Low Density Residential (R-40) District. No further development information is given in the application, but single-unit dwellings are permitted in the R-40 District, as are duplexes, modular homes, and manufactured homes. The R-40 District has no minimum or maximum density requirements. The minimum parcel or lot size is 40,000 square feet for sites proposing on-site sewage disposal systems. The minimum parcel or lot size decreases to 10,000 square feet for sites that will connect to the City's sewer system.

## **COMMENTS**

On August 19, 2026, notice of the application and public hearing was sent to property owners within 200 feet of the site, Warrenton-Hammond School District, NW Natural Gas, Pacific Power, Sunset Empire Transportation District, and Astoria Warrenton Regional Airport. As of the date of this staff report, no written comments were received from the notified parties.

On July 27, 2026, an email was sent to the Public Works Department, Fire Department, and Building Department requesting comments or conditions of approval. The City Manager, Police Department, and the Department of Land Conservation and Development were copies in the email.

The Building Official and the Public Works Project Coordinator both stated there were no conditions of approval from their respective departments. No other comments were received in response to the email.

## **ANALYSIS**

*Chapter 16.208 TYPES OF APPLICATIONS AND REVIEW PROCEDURES*

*16.208.060 Type IV Procedure (Legislative and Map Amendments).*

*A. Pre-application Conference. A pre-application conference is required for all Type IV applications. The requirements and procedures for a pre-application conference are described in Section 16.208.070.*

**Finding:** The required pre-application conference was held on May 19, 2026.

*B. Application Requirements.*

**Finding:** The applicant completed the required application form and submitted it along with the narrative statement and required fee. This criterion is met.

*C. Notice of Hearing*

**Finding:** The required hearing with the Planning Commission will be held on September 10, 2026. The required hearing with the City Commission will be held on October 27, 2026. Notice of the Planning Commission public hearing was mailed on August 19, 2026, to the property owners of the site, the property owners within 200 feet of the site, Warrenton-Hammond School District, NW Natural Gas, Pacific Power, Sunset Empire Transportation District, and Astoria Warrenton Regional Airport. No one requested notice in writing, and there are no recognized neighborhood groups or associations affected by the rezone request. Notice was published in The Astorian on August 29, 2026. The notice of the City Commission public hearing will be mailed and published in accordance with this subsection (C) at the appropriate times. The Department of Land Conservation and Development was notified on July 27, 2026, pursuant to ORS 197.610, as amended. The notice of hearing requirements is met.

*Chapter 16.232 AMENDMENTS TO COMPREHENSIVE PLAN TEXT AND MAP,  
REZONE, AND DEVELOPMENT CODE*

*16.232.030 Quasi-Judicial Amendments.*

*A. Quasi-Judicial Amendments. Quasi-judicial amendments are those that involve the application of adopted policy to a specific development application or Code revision. Quasi-judicial map amendments shall follow the Type IV procedure, as governed by Section 16.208.060, using standards of approval in subsection B of this section. The approval authority shall be as follows:*

- 1. The Planning Commission shall make a recommendation to the City Commission on an application for a land use district map change which does not involve a Comprehensive Plan map amendment. The City Commission shall decide such application; and*
- 2. The Planning Commission shall make a recommendation to the City Commission on an application for a Comprehensive Plan and/or map amendment. The City Commission shall decide such application; and*
- 3. The Planning Commission shall make a recommendation to the City Commission on a rezone application, which also involves a Comprehensive Plan map amendment. The City Commission shall decide both applications.*

**Finding:** The application requests a rezone, which is a quasi-judicial map amendment as governed by Section 16.208.060, using standards of approval in subsection B below.

*B. Site Criteria for Quasi-Judicial Amendments. A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-*

*judicial amendment shall be based on all of the following criteria:*

- 1. Demonstration of compliance with all applicable Comprehensive Plan policies and map designations. Where this criterion cannot be met, a Comprehensive Plan amendment shall be a prerequisite to approval.*

**Finding:** The request is compliant with the applicable Comprehensive Plan policies and the site's map designation as follows:

*Section 2.310 Land and Water Use Classification*

*(1) All land and water areas will be classified as appropriate for urban development, rural uses, recreation, aquatic development, conservation, or preservation. These classifications are described in policies 2 through 5, below.*

*(2) Urban Development Areas: Areas with a combination of physical, biological and social/economic characteristics which make them necessary and suited for residential, commercial, industrial, public, or semi-public uses are appropriately classified for urban development. Such areas are either adequately served by public facilities and services for urban development or have the potential for being adequately served during the next twenty years. There are two types of urban development areas, as follows: (a) Urban Development ESWD Shorelands – ESWD Shorelands are managed for water-dependent industrial, commercial, and recreational uses. (b) Urban Development Other Shorelands – Urban Shorelands: Other urban shorelands are more desirable for other uses or are suitable for a wider range of uses.*

The site is a land area, not a water area, and has been classified as appropriate for urban development as shown on the current Warrenton Comprehensive Plan Map. Section 2.310(2)(b) describes Urban Development Other Shorelands as other urban shorelands that are more desirable for other uses or are more suitable for a wider range of uses. Residential use is consistent with the classification. The rezone request retains the site for residential use and does not change the site's comprehensive plan map classification. The proposed Low Density Residential zone is therefore consistent with the site's classification as Urban Development Other Shorelands and Section 2.310.

*Section 3.310 Residential Lands*

*(1) It is the City's policy to encourage the development of housing needed to accommodate desired growth, and to provide every Warrenton household with the opportunity to obtain a decent home in a suitable neighborhood. Residential construction shall occur primarily in the following four types of areas:*

*(d) The Low Density Residential Zone is intended for areas which are physically isolated from the developed portions of the City, and for which extension of sewer and water services would be prohibitively expensive. Lands in this zone must be able to support development with on-site sewage disposal systems, and comply with all local, state, and federal requirements. Agriculture, open space, and residential uses will be permitted in this zone subject to wetlands, weak foundation soils, and active dune constraints.*

The request is compliant with this comprehensive plan policy in that the site is generally

isolated from the developed portions of the City. The approximately 24 acres to the east contain one house in the only portion of the acreage that isn't covered by wetland. There is one house to the north with the next closest development along 7<sup>th</sup> Ave., which is approximately 1.7 miles north of the site, and the area in between being undeveloped wetland. The area immediately south of the site has one developed subdivision, but the areas to the southeast and southwest are undeveloped. Immediately west of the site is a strip of land slated for a Kalmia East subdivision, with one row of houses in Kalmia North being west of that strip. The area west of that, however, is an undeveloped tract of Kalmia North and Fort Stevens State Park.

The site is not currently served by sewer. Extension of sewer to the site would be prohibitively expensive to the current property owners who wish to build one single-unit detached dwelling on each individual parcel, as it would require substantial infrastructure to serve only three additional development parcels. One of the five parcels already has an on-site sewage disposal system, and another of the five parcels is only 0.03 acres. The remaining three individual parcels are large enough to accommodate on-site sewage disposal systems in accordance with state and federal requirements.

The site is largely covered by wetland, protected riparian corridor, and flood hazard overlay. These factors, along with limited surrounding development, lack of nearby sewer, and large parcel sizes, are consistent with the characteristics for which the Low Density Residential zone is intended, as outlined in Section 3.310(1)(d).

*(11) The City will zone adequate land to meet identified future housing needs for a broad range of housing types.*

The Low Density Residential zone allows single-unit detached dwellings and duplexes. The property owners wish to construct a single-unit detached dwelling on each of the three undeveloped parcels utilizing on-site sewage disposal systems. Accordingly, the rezone request does not remove the site from the City's residential land supply.

Of the five parcels included in the rezone request, one is already developed and one is only 0.03 acres. The large sizes of the remaining three parcels in an undeveloped area, together with wetland, flood hazards, and lack of sewer service, make the site more suitable for the lower density allowed by the Low Density Residential zone, rather than the greater density required by the Medium or Intermediate Density Residential zones. The request is therefore consistent with Section 3.310(11).

#### *Section 4.320 Flood Hazards*

*(1) Public and private losses due to flood conditions shall be reduced by requiring buildings in flood hazard areas to be properly elevated or floodproofed and by undertaking other measures necessary to avoid hazardous situations.*

*(2) A flood hazard permit will be required for all types of development, including dredging and filling, in areas of special flood hazards.*

*(3) Standards will be used in special flood hazard areas, which assure that: all building*

*construction is elevated or floodproofed to the base flood level; all new construction and substantial improvements shall be anchored; all new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage; and other measures necessary to avoid flood hazards are undertaken.*

Much of the site is in the “A” flood hazard overlay zone. There are small portions that are outside of the “A” flood hazard overlay zone where a residence could be constructed without placing dwelling units within the floodplain. For consistency with Sections 4.320(1) through (3), it is preferable to have dwellings outside of the floodplain whenever possible. The Low Density Residential zone allows fewer dwellings than are required by a higher density residential zone. With a requirement for fewer dwellings in the Low Density Residential zone, that is a lesser chance of having to construct within the floodplain, allowing dwellings to be placed outside of the floodplain to the greatest extent possible and thereby reducing exposure to hazardous flooding situations, and the need for dredging, filling, and floodproofing. Should any development occur in the “A” flood hazard overlay zone, such development must comply with applicable floodplain development permit requirements. Accordingly, the rezone request is consistent with Section 4.320.

*2. Demonstration of compliance with all applicable standards and criteria of this Code, and other applicable implementing ordinances.*

**Finding:** No development is proposed as part of this rezone request, so the only applicable standards and criteria are those pertaining to lot dimensions for the R40 zone. The minimum parcel size is 40,000 square feet for on-site sewage disposal systems and 10,000 square feet for connection to City sewer. Minimum lot width at the front building line is 50 feet, and minimum lot depth is 80 feet. Apart from the 0.03-acre parcel, the other four parcels meet the minimum dimension requirements. As a condition of approval, the 0.03-acre parcel will need to be consolidated into the adjacent 4.53-acre parcel.

*3. Evidence of change in the neighborhood, or community, or a mistake or inconsistency in the Comprehensive Plan or land use district map regarding the property which is the subject of the application; and the provisions of Section 16.232.060, as applicable.*

**Finding:** The site’s large portions of wetland and flood hazard areas, along with the 50-foot riparian corridor, demonstrate an inconsistency between the existing zone, specifically the zone’s minimum density requirements, and the density that can reasonably be developed. Pursuant to 16.156.040, alteration of a significant wetland or portion of a significant wetland is prohibited, except for farming and ranching, replacement of existing structures and streets, perimeter mowing, removal of non-native vegetation, maintenance of existing ditches, a forest operation, or uses authorized by an approved hardship variance in conjunction with a valid State of Oregon Wetland Removal-Fill Authorization. Construction within the 50-foot riparian corridor is also generally prohibited, with limited exceptions. These restrictions substantially

reduce the area available for meeting the density requirement of the existing zone, or of any other residential zone, other than the Low Density Residential zone.

Furthermore, a substantial portion of the site is also within the flood hazard area. Development in flood hazard areas is subject to floodproofing requirements for anchoring, construction materials and methods for residential construction, and utilities to promote public health, safety, and general welfare, and to minimize public and private losses due to flood conditions. As noted earlier in this staff report, locating residential use outside of flood hazard areas is preferable when a site has non-flood hazard area available.

When these three factors are considered in their entirety in relation to developing the site, the area left that can practically be developed is limited. The current zone has a minimum density requirement based on total acreage, rather than net acreage. To meet that minimum density requirement based on total acreage, housing would either need to be highly concentrated in the portion of the site outside of wetland, riparian, and flood hazard areas, or require construction to encroach into areas subject to wetland or flood hazard constraints. This circumstance makes the minimum density requirement of the existing zone inconsistent with the environmental characteristics and development limitations of the site.

The Low Density Residential zone does not have a minimum density requirement and thus aligns with constructing residences only on that portion of the site that is outside of the riparian corridor and wetland and flood hazard areas, without requiring the housing to be concentrated at a density dictated by the site's total acreage. Accordingly, the rezone request resolves the inconsistency between the existing zoning and the three identified physical and environmental factors. This criterion is met.

*16.232.040 Conditions of Approval.*

*A quasi-judicial decision may be for denial, approval, or approval with conditions.*

*A legislative decision may be approved or denied.*

**Finding:** The rezone request is a quasi-judicial decision pursuant to WMC Section 16.232.030(A). Accordingly, conditions may be placed on the approval. For compliance with the minimum lot dimension requirements, the 0.03-acre parcel will need to be consolidated with the adjacent 4.53-acre parcel.

*16.232.050 Record of Amendments.*

*The Planning Department shall maintain a record of all amendments to the Comprehensive Plan text and/or map, rezones, and Development Code in a format convenient for public use.*

**Finding:** No comment necessary.

*16.232.060 Transportation Planning Rule Compliance.*

*A. When a development application includes a proposed Comprehensive Plan*

*amendment, rezone, or land use regulation change, the proposal shall demonstrate it is consistent with the adopted transportation system plan and the planned function, capacity, and performance standards of the impacted facility or facilities. The proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060. See also Chapter 16.256, Traffic Impact Study. Where it is found that a proposed amendment would have a significant effect on a transportation facility, the City will work with the applicant and, where applicable, with the roadway authority to modify the request or mitigate the impacts in accordance with the TPR and applicable law.*

**Finding:** The rezone request will reduce the density required to be developed on the site. The Low Density Residential zone does not have a minimum density requirement and has a larger lot size requirement, whereas the existing zone does have a minimum density requirement and a smaller lot size requirement. Accordingly, the rezone will not increase the number of dwelling units or associated traffic to more than what would occur with the existing zone. Rather, the zone change will decrease the number of dwelling units due to larger lot size requirements and thereby decrease potential traffic associated with the dwelling units. Accordingly, the rezone will not significantly affect a transportation facility in accordance with OAR 660-012-0060, and therefore, will require no modification of request or mitigation.

*B. Amendments to the Comprehensive Plan and land use standards which significantly affect a transportation facility shall assure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the Transportation System Plan. This shall be accomplished by one of the following:*

**Finding:** The applicant is requesting a rezone from the Intermediate Density Residential District to the Low Density Residential District. No amendments to the Comprehensive Plan or land use standards are included as part of the rezone request. As discussed elsewhere in this staff report, the rezone request is consistent with the Comprehensive Plan, Comprehensive Plan Land Use Map, and land use standards, so amendments to those are not necessary. Accordingly, the requirements of subsection B are not applicable.

### **RECOMMENDATION**

Based upon the findings in this staff report, the Warrenton Planning Director recommends approval of the request subject to the following:

1. Tax map and lot 81020AA00739 shall officially be consolidated with tax map and lot 81020AA02100.



**City Of Warrenton**  
**Planning Department**  
**Rezone (Zoning Map Amendment)**  
**WMC 16.232**

|            |                          |
|------------|--------------------------|
| OFFICE USE | FEE \$2,000              |
|            | File# RZ - _____ - _____ |
|            | Date Received _____      |
|            | Receipt# _____           |

Amendments to the Warrenton Zoning Map may be necessary from time to time to reflect changing community conditions, needs, and desires, to correct mistakes, or to address changes in state law (i.e., ORS, OAR, and Statewide Planning Goals). A property owner or designated representative may initiate a request to amend the Warrenton Zoning Map by filing an application with the Planning Department in accordance with the requirements of WMC 16.208.060. In addition, the applicant shall provide any related plans, drawings, and/or information needed to provide background for the request.

**Property**

Address: 101 SW Juniper Ave & Adjacent to SW Juniper Ave, Warrenton, OR 97146

Tax Lot (s): 2100, 739, 2000, 100, 300

Zone: 8 10 20 AA Flood Zone: N/A Wetlands: See Inventory Map

**Applicant**

Name (s): Adam Neahrng

Phone: [REDACTED] E-Mail Address: [REDACTED]

Mailing Address: 101 SW Juniper Ave, Warrenton, OR 97146

Applicant Signature(s): Adam Neahrng Digitally signed by Adam Neahrng  
DN: cn=US, E=aneahrng@berensonconst.com, O=Berenson  
Construction, Inc., CN=Adam Neahrng  
Reason: I am approving this document  
#0.000000 2022.07.14 15:52:34-0700 Date: 7/14/2026

**Property Owner (if different from applicant)**

Name (s): Adam Neahrng & Sara Neahrng

Phone: [REDACTED] E-mail Address: [REDACTED]

Mailing Address: 101 SW Juniper Ave, Warrenton, OR 97146

Owner's Signature: [REDACTED] Date: 8/1/26

*I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.*



**City Of Warrenton**  
**Planning Department**  
**Rezone (Zoning Map Amendment)**  
**WMC 16.232**

|            |                     |
|------------|---------------------|
| OFFICE USE | FEE \$2,000         |
|            | File# RZ - _____    |
|            | Date Received _____ |
|            | Receipt# _____      |

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**Property**

Address: 101 SW Juniper Ave & Adjacent to SW Juniper Ave, Warrenton, OR 97146

Tax Lot (s): 2100, 739, 2000, 100, 300

Zone: 8 10 20 AA Flood Zone: N/A Wetlands: See Inventory Map

**Applicant**

Name (s): Adam Neahrng

Phone: [REDACTED] E-Mail Address: [REDACTED]

Mailing Address: 101 SW Juniper Ave, Warrenton, OR 97146

Applicant Signature(s): Adam Neahrng (Digitally signed by Adam Neahrng  
DN: cn=US, E=neahrng@warrenton-oreg.com, o=Warrenton  
Administration, Inc., c=US, email=adam.neahrng@warrenton-oreg.com) Date: 7/14/2026

**Property Owner (if different from applicant)**

Name (s): Julian Seth Whitsett + Meka Whitsett

Phone: [REDACTED] E-mail Address: [REDACTED]

Mailing Address: 130 SE KING AVE Warrenton, OR 97146

Owner's Signature: [REDACTED] Date: Aug 1st 2026

*I am a record owner of property (person(s) whose name is on the most recently-recorded deed), or contract purchaser with written permission from the record owner and am providing my signature as written authorization for the applicant to submit this application.*

## Description of Existing Conditions

1. Existing use of site: Exist Single Family Residence on Tax Lot 2000, Exist Agg. Building on Tax Lot 100, Rest of Lots are Vacant Land
2. Existing zoning of the subject property: RGM Zone
3. Proposed zoning of the subject property: R40
4. Existing zoning of the surrounding properties:  
North: RM Zone  
East: R40  
South: RM  
West: RM & RGM

## Rezone (Zoning Map Amendment) Review Criteria

Please provide written responses to each of the criteria below that clearly explain how your proposal meets each item. Attach a separate piece of paper if needed. Be as specific as possible. "Yes" and "No" responses are not sufficient.

1. Does the proposal conform to the applicable Oregon Revised Statutes? Yes ☒ No ☐

Please explain: \_\_\_\_\_

As the subject tax lots are located within the City RGM Zone, it appears this request to rezone conforms to any applicable Oregon Revised Statutes.

2. Does the proposal conform to the Statewide Planning Goals? Yes ☒ No ☐

Please explain: \_\_\_\_\_

The proposed Re-Zone from RGM to R40 of the subject tax lots, appears be in-line with Oregon's 19 Statewide Planning Goals.

The Re-zone would better accomodate development of property that is physically isolated due to the existing topography and adjacent wetlands.

3. Is there a change of circumstances or further studies justifying the amendment?

Please explain: \_\_\_\_\_

Due to the existing Topographical and Environmental Constraints on and surrounding the subject properties, constructing public infrastructure and utilities

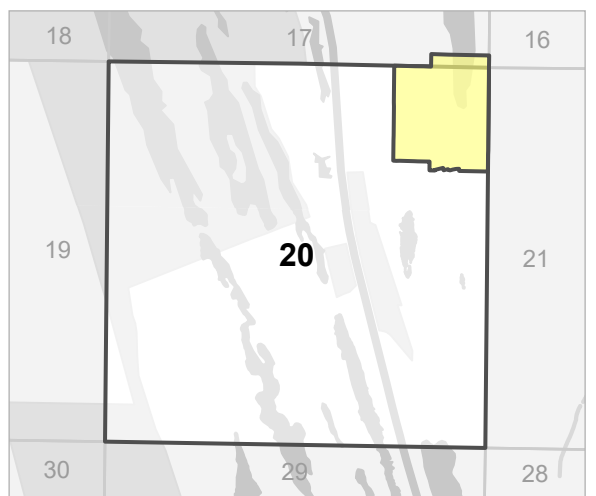
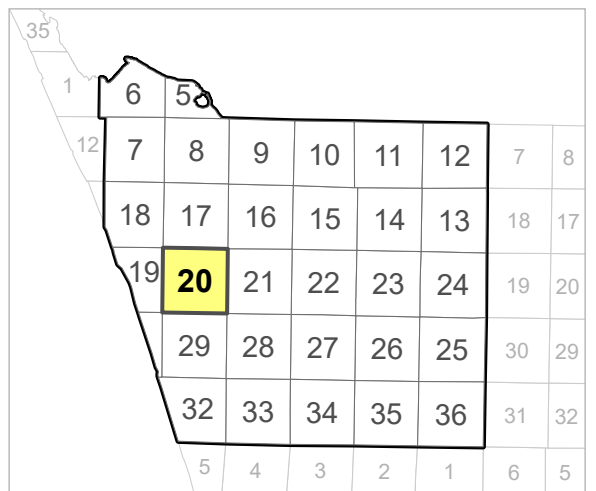
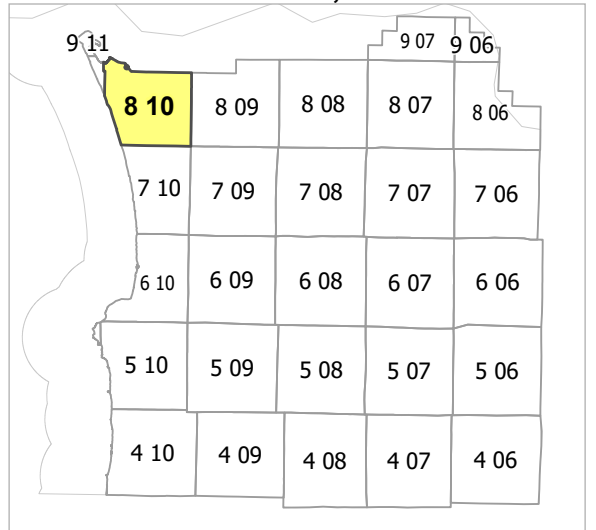
to meet the current RGM or R10 Zone Standards for any development is prohibitively expensive and prevents standard development on the subject tax lots.

**This application will not be officially accepted until department staff have determined that the application is filled out and signed, the application fee has been paid, and the submittal requirements have been met.**

**NE 1/4 NE 1/4 SEC.20 T8N R10W WM**



**Scale 1:1,200**



### CANCELLED TAXLOT NUMBERS

|     |     |     |     |      |
|-----|-----|-----|-----|------|
| 101 | 301 | 500 | 706 | 740  |
| 102 | 302 | 701 | 724 | 741  |
| 103 | 401 | 702 | 725 | 2101 |
| 200 | 402 | 705 | 726 | 2102 |



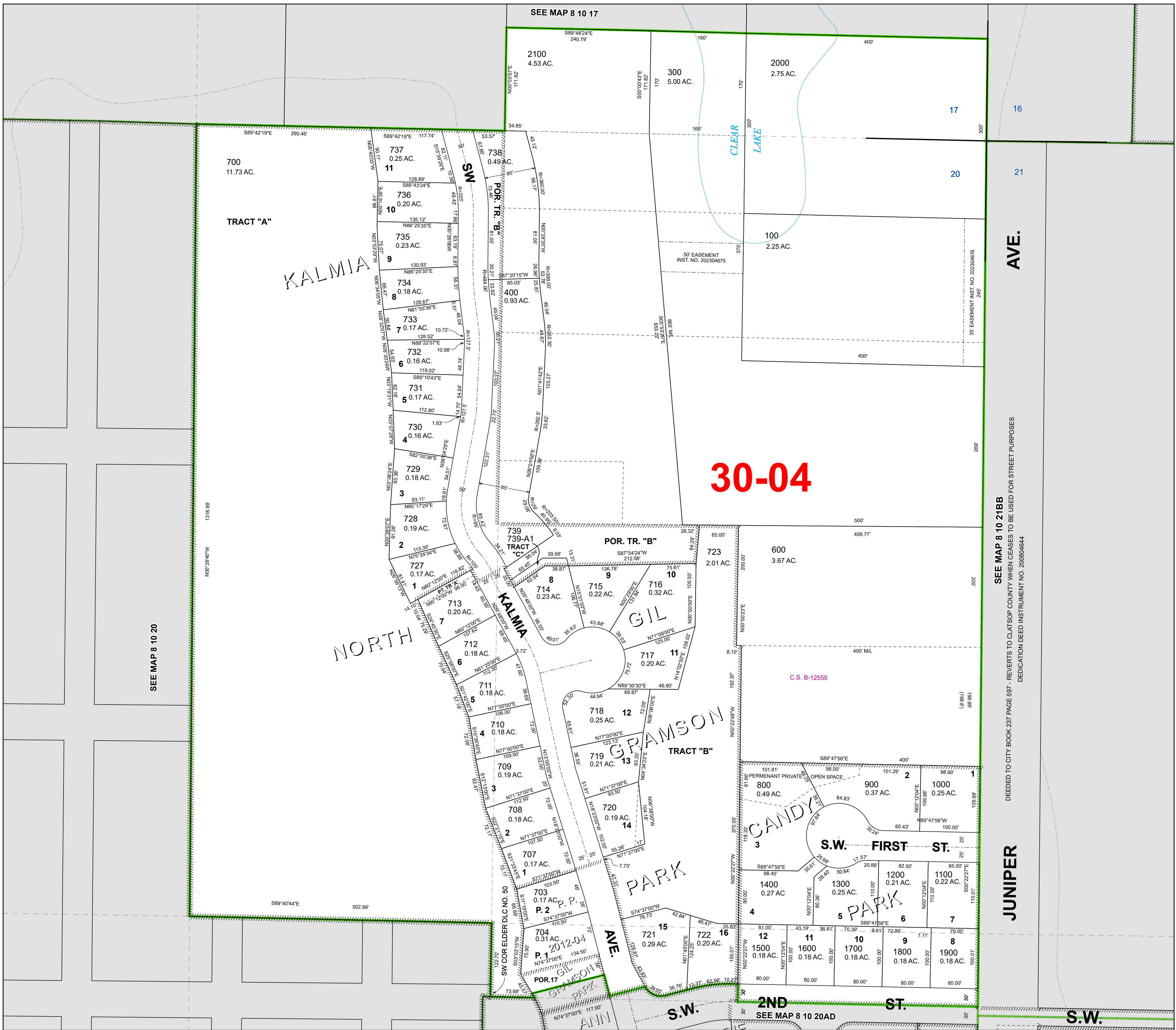
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
**[www.clatsopcounty.gov](http://www.clatsopcounty.gov)**

*This map was produced using Clatsop County GIS data. The data is maintained by Clatsop County to support its governmental activities. Clatsop County is not responsible for any map errors, possible misuse, or misinterpretation.*

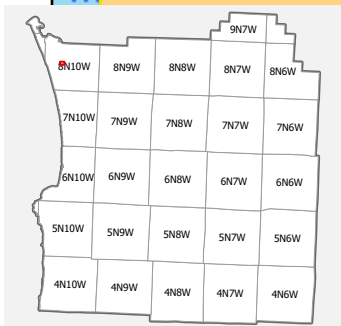
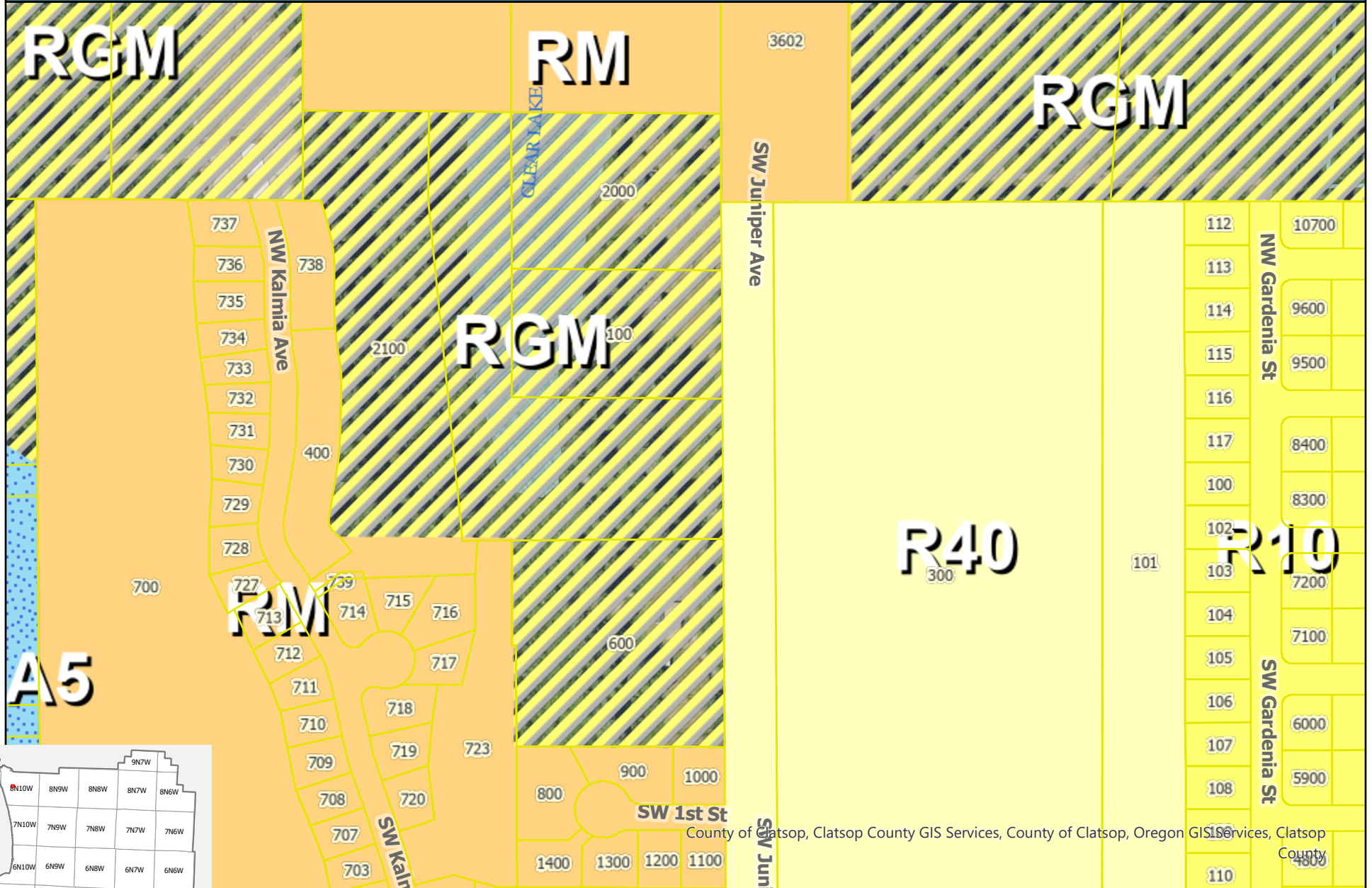


PLOT DATE: 5/28/2025

8 10 20 AA



# Clatsop County Webmaps



## Clatsop County

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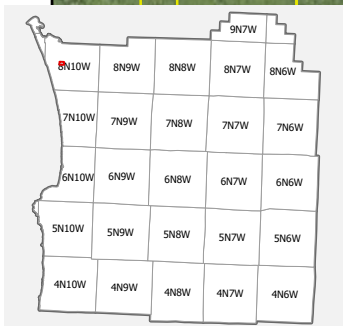
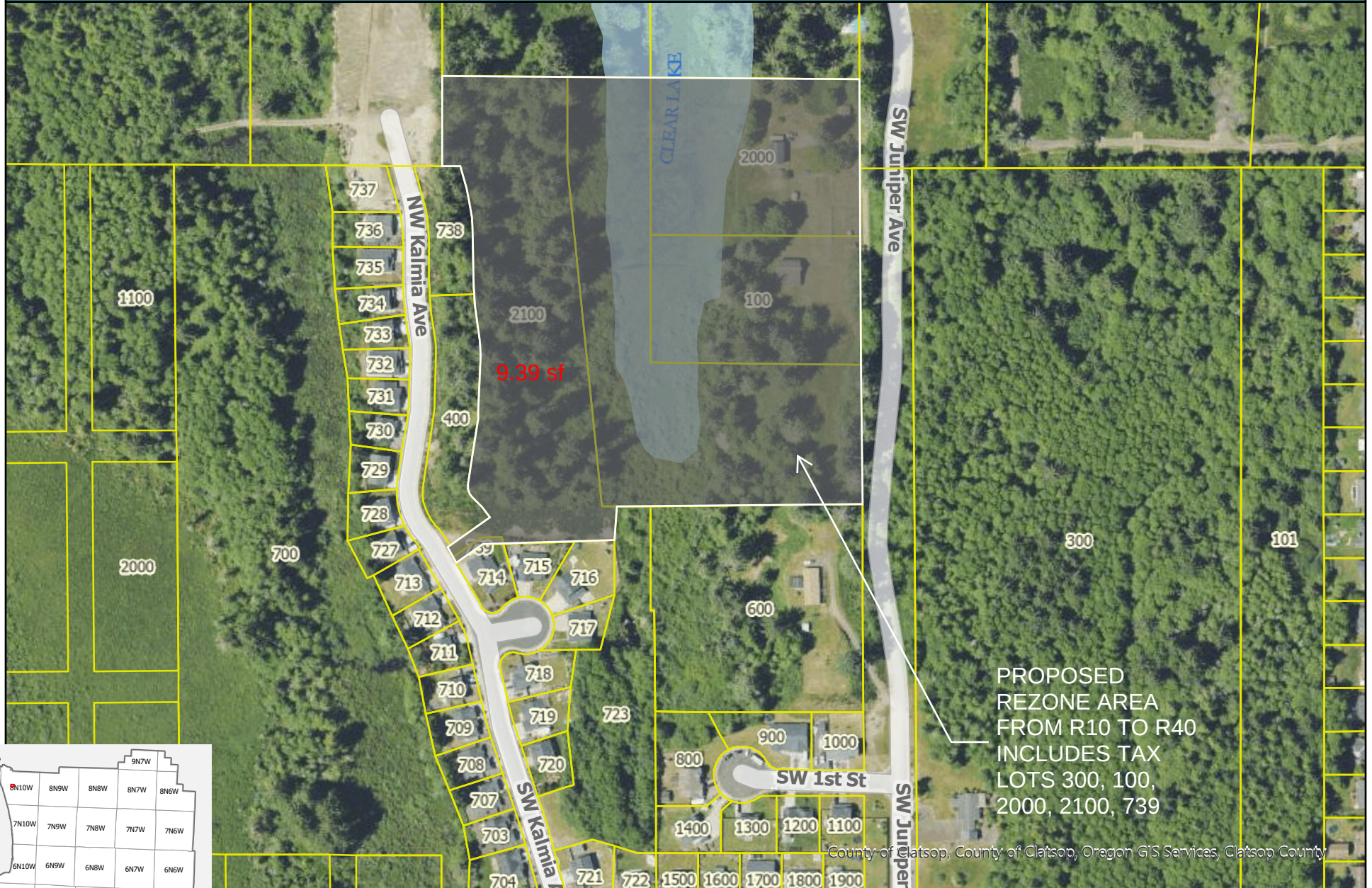
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# Clatsop County Webmaps



**Clatsop County**

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### **General Impact Assessment on Public Facilities & Services**

The subject re-zone application is being submitted to rezone the current RGM Zoning overlay on tax lots 2100, 739, 2000, 100 and 300 to R40 Zoning. R40 Zoning is intended for areas that are physically isolated from the developed portions of the City and where extension of sewer and water services would be prohibitively expensive. As no development or subdivision is associated with the subject Re-zone Application, no impact to the public at large, public facilities systems, or the existing property users will occur.

Please note the following general impact responses:

1. Transportation System
  - a. No development, subdivision or partition is being proposed with the Re-Zone Application, the existing transportation system will remain unchanged.
2. Pedestrian Ways & Bikeways
  - a. No development or proposed improvements are associated with the Re-Zone Application. All existing pedestrian ways and bike ways will remain unchanged.
3. Drainage System
  - a. No development or proposed improvements are associated with the Re-Zone Application. No existing drainage systems are located near or within the subject properties. No impacts will occur.
4. Parks System
  - a. No development or proposed improvements are associated with the Re-Zone Application. No City Parks are located within the local area of the subject properties.
5. Water System
  - a. No development or proposed improvements are associated with the Re-Zone Application. No impact on the existing City Water System will occur.
6. Sewer System
  - a. No development or proposed improvements are associated with the Re-Zone Application. The subject lands are physically isolated from the City Sewer System due to topographical constraints. No impacts to the Sewer System will occur. As required per R40 Zoning, the subject lands will support development with on-site sewage disposal systems.
7. Noise Impacts of the Development
  - a. No development or proposed improvements are associated with the Re-zone Application. No construction activities that create noise impacts will be taking place.



## **NOTICE OF PUBLIC HEARING RZ 2026-01**

The Warrenton Planning Commission will hold a public hearing to consider RZ 2026-01 on **Thursday, September 10, 2026, at 6:00 p.m.** at Warrenton City Hall, 225 S. Main Ave., Warrenton, Oregon. Any person who may be affected is invited to attend and participate in the hearing and present written and/or oral testimony concerning the request.

### **Description of Request**

The Warrenton Planning Department received an application requesting a rezone from Intermediate Density Residential (R-10) District/Growth Management (GM) Overlay Zone to Low Density Residential (R-40) District.

The subject property comprises five parcels identified as Tax Map and Lot 81020AA02000 (101 SW Juniper Ave., owned by Adam Neahring and Sara Neahring), 81020AA00100 (unaddressed, owned by Adam and Sara Neahring), 81020AA00300 (unaddressed, owned by Julia Seth Whitsett and Meka Skyles Whitsett), 81020AA02100 (unaddressed, owned by Adam Neahring and Sara Neahring), and 81020AA00739 (unaddressed, owned by Adam Lawrence Neahring).

### **Applicable Criteria and Staff Report**

The applicable criteria governing this review are Warrenton Municipal Code (WMC) Chapter 16.24 Low Density Residential (R-40) District; Section 16.208.050 Type III Procedures; and Chapter 16.232 Amendments to Comprehensive Plan Text and Map, Rezone, and Development Code. A copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost to individuals who request it.

### **For More Information**

The complete file may be reviewed online at <https://www.warrentonoregon.us/29/applications-pending-approval>. A copy of the application and all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost at the Warrenton Planning Department, 225 S. Main Ave., Warrenton, Oregon. **For additional information, please call Anne Marie Skinner, Planning Director, at 971-286-2022.**

### **Written Comments and/or Testimony**

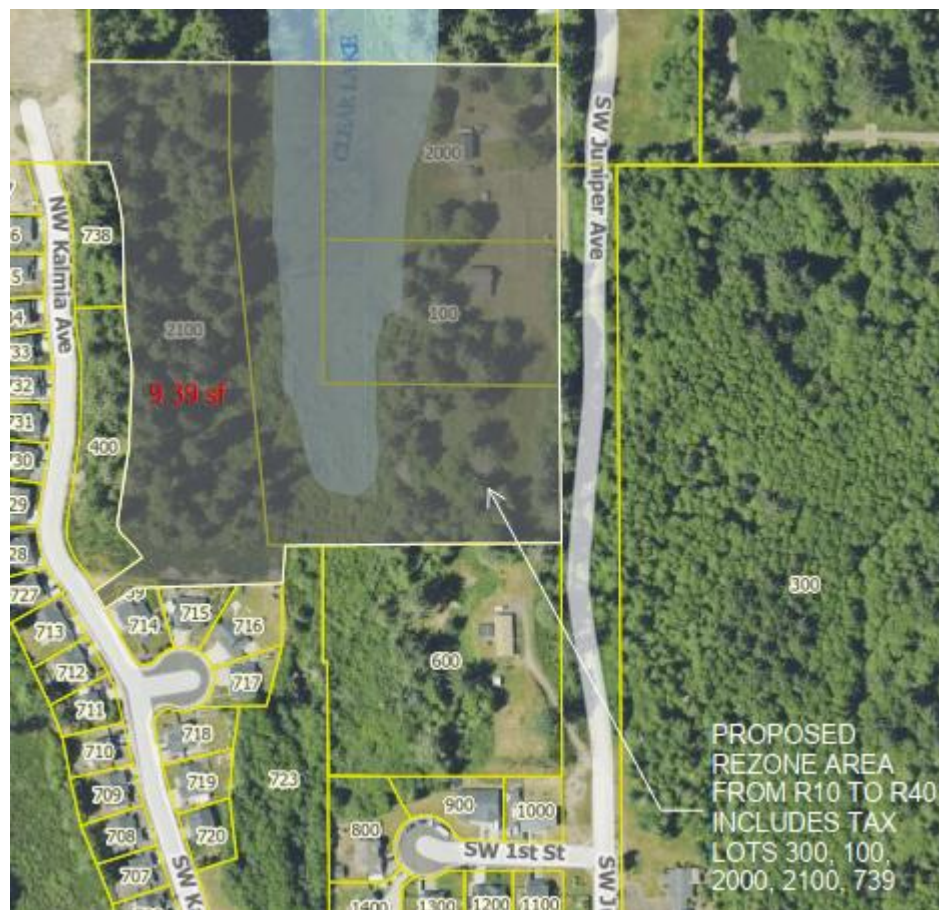
Please email your comments to [planning@warrentonoregon.us](mailto:planning@warrentonoregon.us) or mail to Warrenton Planning Department, PO Box 250, Warrenton, OR 97146. Written comments must be received in the Planning Department no later than 4:00 p.m. on September 10, 2026. Those wishing to testify in person may attend the public hearing and sign up to speak to the Planning Commission. At the public hearing, the Planning Commission will open the public hearing and describe the general conduct and procedure for providing comments. An oral staff report will be given, followed by a statement from the applicant, followed by public testimony, discussion among the Planning Commissioners, and a recommendation on, or a continuation of the request.

Failure of an issue to be raised in person at the hearing, or by letter/email prior to the hearing, or failure to provide statements or evidence sufficient to afford the decisionmaker an opportunity to respond to the issue precludes appeal to the Oregon Land Use Board of Appeals.

**Notice to mortgagee, lienholder, vendor, or seller**

The Warrenton Development Code requires that if you receive this notice, it shall be promptly forwarded to the purchaser.

**DATE MAILED: August 19, 2026**



Robinson Stuart J  
Robinson Tonya L  
161 SW Kalmia Ave  
Warrenton, OR 97146

Landis Timothy A  
Landis Vicki R  
171 SW Kalmia Ave  
Warrenton, OR 97146

Schulz Robert W  
Schulz Christina L  
35 SW Kalmia Ave  
Warrenton, OR 97146

Guidi Dale A  
Menefee Richard A  
49 SW Kalmia Ave  
Warrenton, OR 97146

Paul Janene  
PO Box 1131  
Gold Beach, OR 97444

Renzulli Marc  
Renzulli Stephanie  
170 SW Kalmia Ave  
Warrenton, OR 97146

Sand Works Inc  
15 NW 17th Pl  
Warrenton, OR 97146-9728

Braaten Kelly M  
181 SW Kalmia Ave  
Warrenton, OR 97146

Penrod Derk R  
190 SW Kalmia Ave  
Warrenton, OR 97146

Depiero Lesa F  
Errett Preston M  
71 SW Kalmia Ave  
Warrenton, OR 97146-7703

Mays Land & Livestock Inc  
PO Box 701  
Astoria, OR 97103

Dickerson Thomas Edward  
Dickerson Susan Candace  
160 SW Kalmia Ave  
Warrenton, OR 97146

Smith Tommy W  
Smith Jeanne M  
180 SW Kalmia Ave  
Warrenton, OR 97146

Neahring Adam  
Neahring Sara  
PO Box 572  
Warrenton, OR 97146

Korpi Mark  
Korpi Sally  
PO Box 765  
Warrenton, OR 97146

North Coast Land Conservancy  
PO Box 67  
Seaside, OR 97138

Whitsett Julian Seth  
Whitsett Meka Skyles  
130 SE King Ave  
Warrenton, OR 97146

Gramson Roderick  
230 SE Marlin Ave  
Warrenton, OR 97146

Neahring Adam  
Neahring Sara  
101 SW Juniper Ave  
Warrenton, OR 97146

Williams William R  
171 SW Juniper Ave  
Warrenton, OR 97146-9741

Drake Vivian  
17 NW Kalmia Ave  
Warrenton, OR 97146

Whisler Lisa M  
23 NW Kalmia Ave  
Warrenton, OR 97146

Boisvert Dolores M  
53 NW Kalmia Ave  
Warrenton, OR 97146

Bastasch Elizabeth A  
Bastasch Revocable Living Trust  
21 SW Kalmia Ave  
Warrenton, OR 97146

Harvey Ryan M  
Harvey Nicolle  
43 NW Kalmia Rd  
Warrenton, OR 97146

Denker Cyndi  
63 NW Kalmia Ave  
Warrenton, OR 97146

Swanson Colleen Marie  
Swanson Kenneth Roy  
73 NW Kalmia Ave  
Warrenton, OR 97146

Nease Justin D  
Nease Elizabeth A  
33 NW Kalmia Ave  
Warrenton, OR 97146

Warrenton-Hammond School District  
820 SW Cedar Ave  
Warrenton, OR 97146

NW Natural Gas  
2150 SE Dolphin Ave  
Warrenton, OR 97146

Pacific Power  
2349 SE Dolphin Ave  
Warrenton, OR 97146

Sunset Empire Transportation District  
900 Marine Dr  
Astoria, OR 97103

Astoria Warrenton Regional Airport  
422 Gateway Ave, Suite 100  
Astoria, OR 97103



## PUBLIC HEARING NOTICE

Public hearings are scheduled before the Warrenton Planning Commission on September 10, 2026, at 6:00 p.m. at Warrenton City Hall, 225 S. Main Ave., Warrenton, OR 97146 regarding the following:

**RZ-2026-01**, a request submitted by Adam Neahring, on behalf of Adam Neahring, Sara Neahring, Julian Seth Whitsett, and Meka Skyles Whitsett to rezone five parcels from R-10/GM (Intermediate Density Residential District/Growth Management Overlay Zone) to R-40 (Low Density Residential District), identified as tax map and lots 81020AA0200 (101 SW Juniper Ave), 81020AA00100 (unaddressed), 81020AA00300 (unaddressed), 81020AA02100 (unaddressed), and 81020AA00739 (unaddressed). APPLICABLE CRITERIA: WMC 16.24 LOW DENSITY RESIDENTIAL (R-40) DISTRICT, 16.208 TYPES OF APPLICATIONS AND REVIEW PROCEDURES, WMC 16. 232 AMENDMENTS TO COMPREHENSIVE PLAN TEXT AND MAP, REZONE, AND DEVELOPMENT CODE.

**DCR-2026-01**, a request by the City of Warrenton to amend the Warrenton Municipal Code (WMC) by updating WMC Section 16.12.010 DEFINITIONS, revising WMC Chapter 16.144 SIGNS, and adding a new WMC Chapter 9.20 TEMPORARY SIGNS.

Those wishing to testify may attend the public hearing and sign the sign-up sheet. Written materials must be received by the Warrenton Planning Department no later than 4:00 p.m. on September 10, 2026. Written comments may be mailed to Warrenton Planning Department, P.O. Box 250, Warrenton, OR 97146; or emailed to [planning@warrentonoregon.us](mailto:planning@warrentonoregon.us).

At the public hearing, the Planning Commission will open the public hearing and describe the general conduct and procedure for providing public comment. A staff report will be given, followed by a statement from the applicant, followed by public testimony, discussion among the commissioners, and a recommendation on, or a continuation of, the request.

Failure to raise an issue in person at the hearing, or by letter/email, or failure to provide statements of evidence sufficient to afford the decisionmaker an opportunity to respond to the issue, means that an appeal based on that issue cannot be filed with the Oregon Land Use Board of Appeals.

A copy of the application, all documents and evidence submitted by or for the applicant, and the applicable criteria and standards may be reviewed at Warrenton City Hall at no cost and copies shall be provided at a reasonable cost. A digital copy of the application can be reviewed



P.O. BOX 250 ■ WARRENTON, OR 97146-0250 ■ OFFICE: 503.861.2233 ■ FAX: 503.861.2351

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online here: <https://www.warrentonoregon.us/ced/page/applications-pending-approval>. A copy of the City staff report and recommendation to the hearing body shall be available for review at least seven days before the hearing, and a copy shall be provided at a reasonable cost. Anyone wishing to review and/or purchase copies of the proposals and/or staff report may do so at Warrenton City Hall, 225 South Main, or may contact the Warrenton Planning Department at 503-861-0920 or [planning@warrentonoregon.us](mailto:planning@warrentonoregon.us).

PUBLISHED:                    The Astorian, August 29, 2026



Outlook

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**Confirmation of PAPA Online submittal to DLCD**

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**From** DLCD Plan Amendments <[plan.amendments@dlcd.oregon.gov](mailto:plan.amendments@dlcd.oregon.gov)>

**Date** Mon 7/27/2026 5:06 PM

**To** Annemarie Skinner <[amskinner@warrentonoregon.us](mailto:amskinner@warrentonoregon.us)>

**Warrenton**

Your notice of a proposed change to a comprehensive plan or land use regulation has been received by the Oregon Department of Land Conservation and Development.

Local File #: RZ-2026-01

DLCD File #: [002-26](#)

Proposal Received: 7/27/2026

First Evidentiary Hearing: 9/10/2026

Final Hearing Date: 10/27/2026

Submitted by: rietsykls

If you have any questions about this notice, please reply or send an email to [plan.amendments@dlcd.oregon.gov](mailto:plan.amendments@dlcd.oregon.gov).



**TO:** Planning Commission

**FROM:** Anne Marie Skinner, AICP, Planning Director

**DATE:** August 31, 2026

**RE:** DCR-2026-01 Sign Ordinance – Planning Commission Public Hearing

On January 6, 2023, Mayor Balensifer created a task force to review the current sign code. The task force automatically dissolved on June 27, 2023, but over the six-month course of its duration, the task force met several times and formed recommendations which were presented to City Commission on July 25, 2023. On that date, the City Commission unanimously voted to forward the sign code task force recommendations to the Planning Commission for further work and development. The available case file does not indicate whether the Planning Commission held any work sessions, meetings, or public hearings following the City Commission's action on July 25, 2023. It is also unclear what transpired with the revisions to the sign code between July 25, 2023, and the commencement of my employment as Planning Director on May 1, 2026.

Preparation of a draft sign code amendment was identified as one of my highest priority assignments upon assuming the position of Planning Director. In response to that assignment, the attached draft was created using the United States Supreme Court landmark ruling in *Reed v. Town of Gilbert*, 576 U.S. 155 (2015), regarding content neutrality, which fundamentally altered how local governments can regulate signage. The creation of the draft also used the sign code task force recommendations, a model sign code, Oregon Administrative Rules for signs in Oregon State Highway rights-of-way, and other content-neutral sign codes including Lincoln City and North Bend, as well as feedback from the joint work session held on August 11, 2026. The proposed amendments are intended to provide a constitutionally defensible sign code that is easier to administer and consistently enforce.

Under the *Reed* ruling, the Court established a strict standard for determining whether a sign code violates the First Amendment's Free Speech Clause. Also under the *Reed* ruling, any sign regulation that is based on content on its face is presumptively unconstitutional. A content-based regulation is determined to be so if the code enforces different rules (such as varying size, height, duration, or permit requirements) based on the specific message, topic, or subject matter displayed on the sign. If a code enforcer must read the text of a sign to know which regulatory standard applies, then the rule is legally a content-based rule.

In *Reed*, the Town of Gilbert enforced a code that applied different structural limits to three distinct categories of noncommercial speech: “ideological signs,” “political signs,” and “temporary directional signs.” The Supreme Court struck down the code, ruling that these categorical distinctions triggered strict scrutiny—the highest level of judicial review. To survive strict scrutiny, a city must prove that its rules use the least restrictive means possible to serve a compelling governmental interest. The Court concluded that municipal interests, such as preserving local aesthetics or managing traffic safety, while legitimate government interests, do not generally satisfy the compelling-interest standard required under strict scrutiny.

To comply with *Reed*, local governments must shift away from “functional” definitions (e.g., prohibiting or exempting signs by classifying them as “political,” “real estate,” “construction,” or “religious”). Instead, a constitutionally sound sign code must regulate speech through purely content-neutral mechanics. Municipalities may continue to enforce robust time, place, and manner restrictions, provided those limits are based entirely on objective, physical criteria such as:

- Type: Regulating signs by type (e.g., freestanding, attached, portable, electronic message center).
- Physical Metrics: Setting limits on maximum square footage, height, and illumination levels.
- Zoning: Establishing different sign allowances for different zoning districts (e.g., residential districts versus commercial districts versus industrial districts) rather than the sign’s message.

The proposed revisions have been drafted to align with this constitutional framework, replacing content-driven classifications with content-neutral standards, types, and definitions to align with the Supreme Court’s ruling, address the recommendations of the sign code task force, remain consistent with Oregon Department of Transportation rules regarding signs within state highway rights-of-way, and comply with the wishes of the Planning Commission and City Commission put forth in the joint work session held on August 11, 2026.

Key portions of the sign ordinance include:

- Content-neutral definitions and sign types, including a content-neutral definition for sign;
- Clear and objective standards for permanent signs with the only permit requirement being what is required by the Building Department through the currently adopted Oregon Structural Specialty Code;
- Clear and objective standards for enforcement;
- Provisions for nonconforming signs;
- List of exempt items;
- List of prohibited items;
- Different size, area, height, and number allowances for permanent signs based on zoning districts and existing permanent signs in those zoning districts to avoid creating nonconforming signs;

- Prohibition of illuminated signs, electronic message centers, and off-premises signs in specific zoning districts with allowances for such in other zoning districts; and
- Allowances for and regulation of temporary signs under Title 9 *Public Peace and Welfare*.

The purpose of the Planning Commission public hearing on September 10, 2026, is to obtain oral testimony from the public and make a recommendation to the City Commission to approve the draft language as written, approve with proposed changes, or deny. The public hearing with the City Commission is tentatively scheduled for October 27, 2026.

**Recommended motion:**

“I move to recommend that the City Commission hold a public hearing and subsequently adopt the proposed sign ordinance amendment to revise Section 16.12.010 and Chapter 16.144, and add a new Chapter 9.20 as presented, except in official ordinance format.”

**16.12.010 Definitions.**

**A-Frame sign** means a double-faced temporary sign composed of two sign boards attached at the top and separate at the bottom, not permanently attached to the ground.

**Alter** means to make a change to a sign or sign structure, including but not limited to, changes in area, height, projection, illumination, shape, materials, placement, location on a site, or replacement. Altering a sign does not include ordinary maintenance or repair, repainting an existing sign surface, including display changes in an electronic message center, or exchanging the display panels of a sign.

**Animated sign** means a sign that displays movement or the appearance of movement by mechanical, electrical, electronic, digital, or other means, excluding the static display changes of an electronic message center that comply with this chapter.

**Attached sign** means a permanent sign that is an awning sign, canopy sign, marquee sign, projecting sign, suspended sign, or wall sign, any of which may have an incorporated electronic message center if it is allowed in the applicable zone.

**Athletic scoreboard** means a permanent sign erected next to an athletic field by the owner or operator of the field, where the sign is visible to spectators.

**Awning** means a light roof-like structure, supported entirely by the exterior wall of a building; consisting of a fixed or movable frame covered with cloth, plastic, or metal; extending over doors, windows, and/or show windows, with the purpose of providing protection from sun and rain and/or embellishment of the façade.

**Awning sign** means a permanent attached sign affixed or attached to or placed upon an awning.

**Balloon (inflatable) sign** means a temporary sign consisting of a membrane that relies on internal gaseous pressure or a semi-rigid framework for maintaining its form.

**Banner sign** means a temporary sign made of fabric or other nonrigid material with no enclosing framework.

**Beacon sign** means any light with one or more beams directed into the atmosphere or directed at one or more points not on the same lot as the light source; also, any light with one or more beams that rotate or move.

**Bench sign** means a sign on an outdoor bench.

**Billboard** means a permanent freestanding, wall, or roof sign structure that features a sign face designed, intended, or used to display imagery or text, where the sign structure is made available to third parties by an owner or operator who receives compensation, lease payments, or other financial consideration for the display of such, or where the sign exceeds the maximum area, dimensions or height limits allowed for permanent or temporary signs within the applicable zoning district.

**Canopy** means a light roof-like structure, supported by the exterior wall of a building and on columns or wholly on columns, consisting of a fixed or movable frame covered with approved cloth, plastic, or metal, extending over entrance doorways only, with the purpose of providing protection from sun and rain and embellishment of the façade.

**Canopy sign** means a permanent attached sign affixed or attached to or placed upon a canopy.

**Changeable copy sign** means a permanent sign, incorporated into a permanent attached or freestanding sign, whose message or display is changed only by physically replacing, rearranging, or repositioning letters, numbers, symbols, panels, or similar elements by hand and that does not utilize electronic, digital, or remote-controlled technology.

**Component** means any element of a sign or its source of support (excluding the building) including but not limited to support structure, accessories, wiring, or framing. Paint, vinyl, paper, fabric, lights, diodes, or plastic copy panels on a sign do not constitute components.

**Electronic message center** means a permanent sign, incorporated into a permanent attached or freestanding sign, that uses electronic, digital, or mechanical technology, including light-emitting diodes (LEDs), incandescent bulbs, liquid crystal displays (LCDs), or magnetized flipping devices to display messages, images, or other content that can be changed by electronic, digital, mechanical, remote, or automatic means.

**Flag** means any fabric, bunting, or other lightweight material that is secured or mounted to allow movement caused by the atmosphere.

**Flashing or blinking sign** means when used in describing a sign the presence of an intermittent or flashing light source (whether on the face or externally mounted), a sign that has the presence of a flashing or blinking light source (whether on the face or externally mounted), or the presence of a light source which creates the illusion of intermittent or flashing or blinking light by means of animation.

**Foot-candle** means an English unit of measurement of the amount of light falling upon a surface. One foot-candle is equal to one lumen per square foot. Foot-candles are measured by means of an illuminance meter.

**Freestanding sign** means a permanent sign that is a ground-mounted, monument, or pole sign, any of which may incorporate an electronic message center if it is allowed by the applicable zone, wholly supported by structures or supports that are placed on, or anchored in, the ground and that is independent of and detached from any building or other structure, whether portable or stationary.

**Government sign** means a sign that is constructed, placed, attached, affixed, installed, erected, or maintained by the federal, state, county, or city government for the purpose of carrying out an official duty or responsibility, or a sign that is required to be constructed, placed, attached, affixed, installed, erected, or maintained by the federal, state, county, or city government to enforce a property owner's rights.

**Grave marker** means a sign on a cemetery plot or space, including any floral displays or other decorations placed upon it.

**Ground-mounted sign** means a permanent freestanding sign that is permanently supported by posts, columns, or similar structural members that are permanently anchored in the ground and where the bottom of the sign face is located close to grade.

**Handheld sign** means a hand-carried sign worn or carried by a person when being displayed.

**Historic or landmark marker** means a sign constructed close to or on a historic place, object, building, or other landmark recognized as historic by an official historical resource entity or government agency, where the sign is constructed by either the owner of the historic property, an official historical resource entity, or a government agency.

**Illuminance** means the amount of light falling upon a real or imaginary surface at a given distance, commonly called “light level” or “illumination.”

**Illuminated sign** means a sign characterized by using artificial light, either projecting through its surface(s) as internally or transilluminated; or reflecting off its surface(s) as externally illuminated. The illumination is “external” when the light source is separate from the sign and is directed to shine upon the sign and “internal” when the light source is contained within the sign.

**Incidental sign** means a sign not exceeding three feet in height and four square feet in sign area per sign face, with no more than two sign faces, located entirely on the site it serves, intended solely to facilitate the safe, orderly, and efficient movement or navigation of vehicles or pedestrians on the property.

**Indirect** means, when describing the illumination of a sign, external illumination from a source located away from the sign, which lights the sign, but which is itself not visible to people viewing the sign from any right-of-way or adjacent property.

**Integral sign** means a sign that is embedded, extruded, or carved into the material of a building façade and projecting no more than two inches from a building, made of noncombustible material (such as bronze, brushed stainless steel, aluminum, or similar).

**Lawn sign** means a temporary sign made of lightweight materials such as cardboard or vinyl that is supported by a lightweight frame placed directly in or upon the ground without other support or anchor.

**LED** means a semiconductor diode that converts applied voltage to light and is used in digital displays.

**Lawfully established unit of land** means a unit of land created pursuant to ORS 92.010 to 92.192; or created in compliance with all applicable planning, zoning, and subdivision or

partition ordinances and regulations; or by deed or land sales contract if there were no applicable planning, zoning, or subdivision or partition ordinances or regulations. A lawfully established unit of land is not a unit of land created solely to establish a separate tax account.

**Marquee** means a permanent roofed structure attached to and supported entirely by a building; no part of which shall be used for occupancy or storage; with the purpose of providing protection from sun and rain or embellishment of the façade.

**Marquee sign** means a permanent attached sign affixed or attached to or placed upon a marquee.

**Menu board** means a sign placed at the beginning of a drive-up service lane of an establishment that includes a two-way speaker system for communication between occupants of a vehicle and staff within the establishment.

**Monument sign** means a permanent freestanding sign in which the sign face is integrated into a solid base or pedestal that extends continuously from grade to the bottom of the sign face.

**Name plate** means a sign located on the front façade of a residential structure, no larger than eight square feet in sign area.

**Neat, clean, and in good repair** means the following in reference to signs and sign structures: “Neat” means without rotting or broken parts; having parts that are solid and sound, without chipping or peeling paint, paper, vinyl or plastic; without graffiti; and without faded, washed-out, or illegible displays. “Clean” means free of dirt, unsoiled, without grime or soot, but does not include minor dust coating that is undetected from the main traveled way of public right-of-way. “Good repair” means having sound and solid parts, without rotting or broken parts, firmly fixed in place.

**Nonconforming sign** means any permanent sign which lawfully exists prior to the effective date of this ordinance but which, due to the requirements herein, no longer complies with the area, height, or placement regulations or other provisions of Chapter 16.144.

**Off-premises sign** means a sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution, or other message, which is generally conducted, sold, manufactured, produced, offered, or occurs elsewhere than on the premises where the sign is located.

**Original art mural** means a hand-produced work of visual art that is tiled or painted by hand directly upon, or affixed directly to, an exterior wall of a building or structure. Original art murals are NOT computer-generated graphics, mechanically produced prints, or digitally printed vinyl wraps.

**Permanent sign** means a sign permanently and directly attached by means of screws, nuts, bolts, anchors, or similar, or affixed directly, to a permanent, fixed, not movable, nonportable supporting structure. Permanent signs are attached signs (awning, canopy, marquee, projecting, suspended, and wall) and freestanding signs

**Pole sign** means a permanent freestanding sign that is permanently supported in a fixed location by a structure of one or more poles, posts, pylons, uprights, or braces from the ground.

**Portable sign** means a temporary sign which is not affixed to a building, other structure, or the ground in a permanent manner and designed to be moved from place to place.

**Projecting sign** means a permanent attached sign, other than a wall sign, that projects from, and is supported by or attached to, an awning, canopy, marquee, or wall of a building or structure.

**Repair** means, when referencing sign repair, mending or replacing broken or worn parts or elements with comparable (like for like) materials and like dimensions while retaining all existing dimensions as well as all sound parts and elements.

**Replace** means, when referencing sign replacement, to substitute a sign, sign structure, or major component thereof with one that is not like-for-like.

**Roof sign** means a sign erected upon, against, over, or above the roof of any building or structure or a sign placed directly on the roof such as a painted sign where the painting takes place directly on the surface of the roof.

**Sign** means any display, illustration, structure, or device that has a visual display where any portion of said visual display is visible from any right-of-way and is designed to identify, announce, direct, or inform. The scope of the term “sign” does not depend on the content of the message or image being conveyed.

**Sign face** means the surface or area of a sign upon which copy, graphics, symbols, logos, or other display elements are placed or displayed.

**Sign structure** means any structure that supports, has supported, or can support a sign.

**Suspended sign** means a permanent sign suspended from the underside of an awning, canopy, eave, or marquee.

**Temporary sign** means a sign that, based upon the sign’s materials (e.g., light fabric, cardboard, wallboard, plywood, paper, other light materials), location, or means of construction, with or without a frame, is intended or designed to be displayed for a limited time. Temporary signs are A-frame signs, banner signs, flags, lawn signs, and portable signs.

**Unlawful sign** means a sign or sign structure that does not conform to the provisions of the municipal code and is not a nonconforming sign.

**Utility sign** means a sign constructed or placed by a utility on or adjacent to a pole, pipe, vault, substation, box, or pump of the utility.

**Vehicle sign** means a sign on or attached to a motor vehicle, truck, trailer, van, bus, railroad, car, light rail car, or similar.

**Video sign** means a sign providing a display in both a horizontal and vertical format (as opposed to linear), through use of pixel and subpixel technology having the capacity to create continuously changing displays in a full spectrum of colors and light intensities.

**Wall sign** means a permanent attached sign that is affixed parallel with the wall, painted or printed on the wall, or is affixed flat against the sloping surface of the wall.

**Window sign** means a sign applied, printed, painted, attached, or affixed to the interior or exterior of a window.

## **CHAPTER 16.144 SIGNS**

### **16.144.010. Purposes.**

A. The purposes of this chapter are to:

1. Regulate permanent signs in a manner that does not create a conflict with statutory, administrative, or constitutional standards, or impose an undue financial burden on the City;
2. Provide for clear, objective, and consistent enforcement of the regulations set forth herein under the zoning authority of the City;
3. Maintain, enhance, and improve the aesthetic environment of the City by preventing visual clutter that is harmful to the appearance of the community;
4. Regulate the number, location, size, type, illumination, and other physical characteristics of permanent signs within the City to promote public health, safety, and welfare;
5. Ensure that the allowances for permanent signs are compatible with land use districts;
6. Provide for safe construction, location, erection, and maintenance of permanent signs or permanent sign structures; and
7. Ensure that the constitutionally guaranteed right of free expression is protected.

### **16.144.020. Sign permit.**

- A. Sign permits must be obtained from the Building Department prior to erecting, constructing, placing, locating, attaching, affixing, moving, modifying, or altering any permanent sign or any permanent sign structure pursuant to the requirements of the currently adopted Oregon Structural Specialty Code.
- B. Electrical permits must be obtained from Clatsop County prior to installation of any electrical components, illumination, illuminated signs, or electronic message centers pursuant to the requirements of the currently adopted Oregon Electrical Specialty Code.

### **16.144.025. Exemptions.**

The following items are exempt from the regulations of this chapter, except the placement requirements of 16.144.035 of this chapter, but remain subject to the definitions of WMC 16.12.010 and all other applicable provisions of the Warrenton

Municipal Code. Being listed as an exemption in this chapter does not exempt the item from any required structural, electrical, or other applicable permits.

- A. Athletic scoreboards;
- B. Bench signs;
- C. Changing a sign face, provided no changes are made to the cabinet or other structural components of the sign and provided that no changes or repairs are made to illumination;
- D. Display changes on electronic message centers;
- E. Government signs;
- F. Grave markers;
- G. Handheld signs;
- H. Historic or landmark markers;
- I. Incidental signs, as defined in this chapter, not exceeding two signs at each vehicle driveway and one sign at each pedestrian building entrance;
- J. Integral signs;
- K. Menu boards;
- L. Name plates;
- M. Original art murals;
- N. Painting, repainting, cleaning, and routine maintenance of an existing permanent sign or permanent sign structure that does not alter the sign area, size, height, location, structural components, illumination, or supporting structure of the sign;
- O. Signs displayed upon a bus or vehicle owned by a public transit district or government agency;
- P. Signs incorporated into ATMs, fuel pumps, or vending machines;
- Q. Temporary signs under WMC 9.20;
- R. Utility signs;
- S. Vehicle signs, except as prohibited under WMC 16.144.060(A)(20); and
- T. Window signs, internally or externally illuminated, either directly or indirectly, provided such illumination is not otherwise expressly prohibited by the underlying regulations under WMC 16.144.090.

**16.144.030. Construction.**

- A. All permanent signs and permanent sign structures, including exempt signs and other items identified in WMC 16.144.025, shall comply with all applicable City, county, state, and federal construction codes, regulations, and permit requirements.
- B. All applicable permits shall be obtained as required by City, county, state, or federal law and shall be obtained prior to construction or placement.
- C. All permits required by this chapter and by applicable City, county, state, and federal laws shall be obtained before constructing or placing a permanent sign or permanent sign structure.

**16.144.035. Placement requirements.**

- A. Placement is subject to compliance with clear-vision area requirements of WMC Chapter 16.132.
- B. Signs and sign placement shall comply with the applicable accessibility requirements of the Americans with Disabilities Act (ADA).
- C. No sign or sign structure shall reduce the minimum pedestrian clear width required by the ADA or obstruct lawful vehicle, pedestrian, or bicycle travel.
- D. No portion or component of any sign, sign structure, or any other item allowed in this

chapter, including exempted items, shall be placed, installed, or displayed in a manner that violates applicable building, fire, transportation, or accessibility codes.

- E. No sign, sign structure, or any portion of a sign or sign structure shall be constructed, erected, or maintained within, or protrude or extend over or into, City right-of-way or state highway right-of-way, except as installed by a duly constituted governmental entity.
- F. All signs and sign structures shall be completely contained within the property lines of the property upon which they are placed.
- G. Signs subject to Oregon Department of Transportation (ODOT) regulation shall comply with applicable ODOT requirements. No sign shall be placed within state highway right-of-way, including those defined as temporary, except by a governmental entity or as otherwise authorized by ODOT.
- H. The placement requirements of this section apply to the exempted items in Section 16.144.025 of this chapter.
- I. The placement requirements of this section apply to temporary signs in WMC Chapter 9.20.

#### **16.144.040. Maintenance.**

- A. All signs, together with their poles, posts, supports, braces, guy wires, anchors, structures, and other structural components, shall be:
  - 1. Maintained in a safe condition;
  - 2. Maintained in a condition that is neat, clean, and in good repair as defined in WMC 16.12.010;
  - 3. Free of rust, corrosion, peeling paint, mold, mildew, or other surface deterioration; and
  - 4. Free of materials or unauthorized attachments not approved as part of the sign.
- B. Upon written notice from the City, the property owner shall repair or remove the sign within 30 calendar days, unless the City determines that the sign presents an immediate threat to public health or safety, in which case the sign shall be repaired, secured, or removed immediately upon receipt of the written notice.
- C. A sign structure shall always contain a sign face, except when the sign face has been temporarily removed for repair or maintenance for no more than 30 consecutive days. During the temporary removal period, the remaining structure shall be maintained in a safe condition. Upon reinstallation, the sign face shall be neat, clean, and in good repair as defined in WMC 16.12.010.

#### **16.144.050. Nonconforming permanent signs or permanent sign structures.**

Nonconforming permanent signs or permanent sign structures may continue, subject to the restrictions in this section:

- A. A nonconforming permanent sign or permanent sign structure shall not be:
  - 1. Expanded in any dimension that increases the nonconformity;
  - 2. Changed in any way that creates or increases a nonconformity; or
  - 3. Relocated.
- B. A nonconforming permanent sign or permanent sign structure may be maintained, repaired, or altered, provided no maintenance, repairs, or alterations are made that would increase the nonconformity.
- C. If a nonconforming permanent sign or permanent sign structure is destroyed or damaged, the sign, sign structure, or both shall not be replaced, shall lose nonconforming status, and the sign and sign structure shall be removed in their entirety. Any new permanent sign or permanent sign structure erected in its place shall comply with the provisions of this chapter.

**16.144.055. Temporary signs.**

Temporary sign provisions are in WMC Chapter 9.20. Definitions are listed in WMC 16.12.010.

**16.144.060. Prohibitions.**

A. The following are expressly prohibited:

1. Animated signs;
2. Any sign erected, constructed, installed, displayed, placed, attached, affixed, maintained, or altered in a manner not in compliance with this chapter;
3. Balloon (inflatable) signs;
4. Beacon signs, except those associated with emergencies or permitted aircraft facilities, or placed by government agencies;
5. Billboards;
6. Flashing or blinking signs;
7. Off-premises signs, unless specifically stated as allowed in the zone;
8. Reflective signs, reflective devices on signs, or signs that contain mirrors, reflective devices, or sign components that contain reflective devices;
9. Roof signs;
10. Signs in the A-5 zone;
11. Signs attached to a tree, vegetation, traffic sign, traffic control device, utility pole or box, or streetlight, except as otherwise allowed or required by the government or utility, by this chapter, or by other chapters of the Warrenton Municipal Code;
12. Signs that imitate, obstruct, interfere with, or impair the effectiveness of traffic control devices;
13. Signs (other than government signs) constructed in such a manner or at such a location that they will obstruct access to any fire escape or other means of ingress or egress from a structure, building, exit corridor, exit hallway, or exit doorway. No sign or supporting structure shall cover, wholly or partially, any window or doorway in any manner that will substantially limit access to the building in case of fire;
14. Signs that obstruct the view between drivers and pedestrians at marked or unmarked crosswalks;
15. Signs that emit any odor, noise, or visible matter other than light;
16. Signs that restrict, decrease, or obstruct any portion of clear circulation paths for ADA accessibility as required under federal law;
17. Signs that obstruct traffic control markings or devices, traffic signals, or traffic signs;
18. Temporary signs except as allowed by WMC Chapter 9.20;
19. Unlawful signs;
20. Vehicle signs that are any of the following: internally or externally illuminated signs; video signs; animated signs; moving or rotating signs; flashing or scrolling signs; or signs that move, contain reflective or glaring devices or use or contain any form of electronic, electrical, battery-operated, computer-operated, or digital mechanisms; and
21. Video signs.

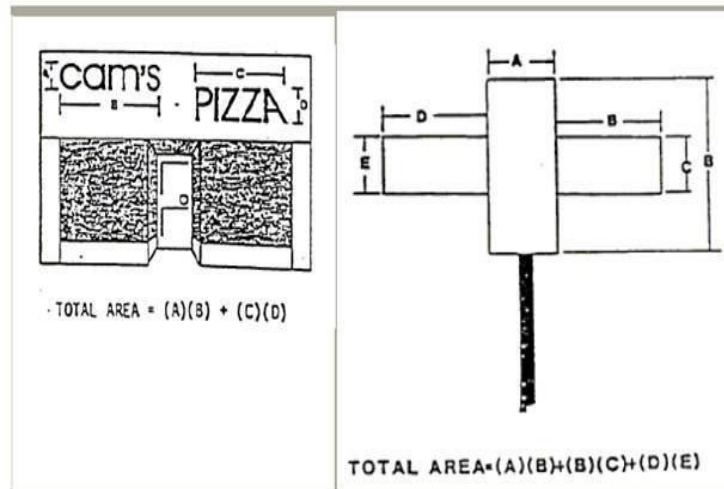
**16.144.070. Measurements.**

The following standards shall be used to determine compliance with this chapter:

- A. Sign Area. The area of a sign shall be computed by determining the area encompassed within the smallest regular geometric figure that encloses the sign, excluding the sign structure and structural supports. When the sign is broken into different parts, the

geometric figure shall be placed around each individual part for calculating the area of that part, and then adding the sum of the parts, to reach the overall sign area. See Figure 16.144.070-1 below.

**Figure 16.144.070-1: Sign Area Measurements**



- B. Height. The height of a sign shall be measured from the grade of the curb line closest to the base of the sign to the highest point of the sign. In the absence of a curb line, the edge of the street pavement shall be used. In the absence of street pavement, the finished grade directly adjacent to or underneath the sign shall be used.
- C. Double or Multi-Faced Signs. The allowable sign area shall be measured using only one face of a double-faced or multi-faced sign, provided each face is identical in size. If the faces differ in size, the larger face controls.
- D. Clearance. The clearance of a sign shall be measured from the finished grade directly underneath the sign to the lowest point of the sign.

#### **16.144.072. Classification of permanent signs.**

If a permanent sign contains characteristics of more than one sign type, it shall be classified according to the permanent sign type that most closely describes its physical construction. Where a permanent sign qualifies under more than one permanent sign type, the more restrictive standards apply.

#### **16.144.075. Types of permanent signs.**

The following are the types of permanent signs allowed in the City:

- A. Attached signs. Attached signs are wall signs, projecting signs, suspended signs, canopy signs, awning signs, and marquee signs, any of which may be off-premises signs if off-premises signs are allowed in the zoning district in which the off-premises sign is located.

**Figure 16.144.075-1: Examples of Attached Signs**



**Projecting sign**

**Suspended sign**



**Wall sign**

**Projecting sign**

- B. Freestanding signs. Freestanding signs are ground-mounted signs, monument signs, and pole signs, any of which may be off-premises signs if off-premises signs are allowed in the zoning district in which the off-premises sign is located.

**Figure 16.144.075-2: Examples of Freestanding Signs**



**Ground-mounted sign**

**Monument sign**



Pole sign

**16.144.080. Permanent signs in the R-40, R-10, R-M, and R-H zones.**

The following permanent signs are allowed in the R-40, R-10, R-M, and R-H zones for permitted and approved nonresidential uses or multiunit residential developments only:

A. Attached Signs and Freestanding Signs

1. Number. There is no limit to the number of attached and freestanding signs per permitted and approved nonresidential use or multiunit residential development, subject to the aggregate total area limitation of subsection (A)(2) of this section.
2. Area. Each permitted and approved nonresidential use or multiunit residential development is allowed up to, but no more than, 100 square feet of total attached and freestanding sign area combined. Changeable copy signs shall not be stand-alone signs and must be incorporated into attached or freestanding signs as part of the allowed 100-square-foot total allowance.

B. Height. The maximum height of a freestanding sign is 40 feet, measured in accordance with WMC 16.144.070(B).

C. Illumination. Internal illumination is prohibited. External illumination may be provided in accordance with the provisions of WMC 16.144.110.

D. In addition to the prohibitions of WMC 16.144.060, electronic message centers and off-premises signs are prohibited.

**16.144.085. Permanent signs in the C-1 (Main Avenue between Whiskey Road and NE 1<sup>st</sup> Street) and the C-MU zones.**

The following permanent signs are allowed in the C-1 (Main Avenue between Whiskey Road and NE 1<sup>st</sup> Street) and the C-MU zones:

A. Attached signs.

1. Number. There is no limit to the number of attached signs on a building, subject to the aggregate total area limitation of subsection (A)(2) of this section.
2. Area. Each tenant space in a building is allowed up to, but no more than, 50 square feet of attached sign area.
3. Changeable copy sign. An allowed attached sign may incorporate a changeable copy sign within the 50-square-foot allowance of subsection (A)(2) of this section.
4. Illumination. Internal or external illumination is allowed, subject to the provisions of WMC 16.144.110.

**B. Freestanding signs.**

1. Number. One per lawfully established unit of land, provided the lawfully established unit of land has 50 linear feet or more of frontage, subject to the aggregate total area limitation of subsection (B)(2) of this section. Two or more contiguous lawfully established units of land under the same ownership, wherein each of the lawfully established units has less than 50 linear feet of frontage, may have their frontage combined for purposes of determining the linear feet of frontage for the one allowed freestanding sign. This is the only instance where frontage may be combined for purposes of sign allowance.
2. Area. One square foot of sign area per one linear foot of frontage, up to a maximum of 400 square feet.
3. Placement. No freestanding sign may be within 25 feet of another freestanding sign on the same lawfully established unit of land.
4. Height. Maximum height of 45 feet, measured in accordance with WMC 16.144.070(B).
5. Changeable copy sign. An allowed freestanding sign may incorporate a changeable copy sign within the square footage allowance of subsection (B)(2) of this section. A changeable copy sign shall not be a stand-alone sign.
6. Illumination. Internal or external illumination is allowed, subject to the provisions of WMC 16.144.110.

**C. Off-premises signs and electronic message centers.**

1. Off-premises signs are allowed and may be attached or freestanding signs, but only within the allowed number, area, placement, and height requirements of this section.
2. Electronic message centers are allowed subject to the requirements of WMC 16.144.120.

**16.144.090. Permanent signs in the C-1 zone (all C-1 zone areas other than along Main Avenue between Whiskey Road and NE 1<sup>st</sup> Street).**

The following permanent signs are allowed in the C-1 zone (all C-1 zone areas other than along Main Avenue between Whiskey Road and NE 1<sup>st</sup> Street):

**A. Attached signs.**

1. Number. There is no limit to the number of attached signs on a building, subject to the aggregate total area limitation of subsection (A)(2) of this section.
2. Area.
  - a. Each tenant space in a building is allowed up to, but no more than, 200 square feet of attached sign area, except that:
    - i. Tenant spaces with 200 linear feet or more of frontage are allowed to increase the 200-square-foot allowance by one square foot for each linear foot of frontage up to a maximum of 300 square feet.
3. Changeable copy sign. An allowed attached sign may incorporate a changeable copy sign within the square footage allowance of subsection (A)(2) of this section.
4. Illumination. Internal or external illumination is allowed, subject to the provisions of WMC 16.144.110.

**B. Freestanding signs.**

1. Number.
  - a. One per lawfully established unit of land, provided the lawfully established unit of land has 50 linear feet or more of frontage, subject to the aggregate total area

limitation of subsection (B)(2) of this section. Two or more lawfully established units of land under the same ownership, wherein each of the lawfully established units has less than 50 linear feet of frontage, may have their frontage combined for purposes of determining the linear feet of frontage for the one allowed freestanding sign. This is the only instance where frontage may be combined for purposes of sign allowance.

- b. In cases where a lawfully established unit of land has more than one frontage, each of which exceed 200 linear feet, that lawfully established unit of land may have one freestanding sign for each frontage, provided the freestanding sign allotted per frontage is placed adjacent, and oriented, to the frontage from which the allowance is obtained.
2. Area. One square foot of sign area per one linear foot of frontage, up to a maximum area of 200 square feet.
3. Placement. No freestanding sign is allowed within 200 linear feet of another freestanding sign on the same lawfully established unit of land.
4. Height. Maximum height of 45 feet, measured in accordance with WMC 16.144.070(B).
5. Changeable copy sign. An allowed freestanding sign may incorporate a changeable copy sign within the square footage allowance of subsection (B)(2) of this section. A changeable copy sign shall not be a stand-alone sign.
6. Illumination. Internal or external illumination is allowed, subject to the provisions of WMC 16.144.110.
- C. Off-premises signs and electronic message centers.
  1. Off-premises signs are allowed and may be attached or freestanding signs, but only within the allowed number, area, placement, and height requirements of this section.
  2. Electronic message centers are allowed subject to the requirements of WMC 16.144.120.

#### **16.144.095. Permanent signs in the I-1, I-2, and CI zones.**

The following permanent signs are allowed in the I-1, I-2, and CI zones:

- A. Attached signs.
  1. Number. There is no limit to the number of attached signs on a building, subject to the aggregate total area limitation of subsection (A)(2) of this section.
  2. Area.
    - a. Each tenant space in a building is allowed up to, but no more than, 100 square feet of attached sign area, except that:
      - i. Tenant spaces with 100 linear feet or more of frontage are allowed to increase the 100-square-foot allowance by one square foot for each linear foot of frontage up to a maximum of 300 square feet.
  3. Changeable copy sign. An allowed attached sign may incorporate a changeable copy sign within the square footage allowance of subsection (A)(2) of this section.
  4. Illumination. Internal or external illumination is allowed, subject to the provisions of WMC 16.144.110.
- B. Freestanding signs.
  1. Number.
    - a. One per lawfully established unit of land, subject to the aggregate total area limitation of subsection (B)(2) of this section, provided the lawfully established unit of land has 50 linear feet or more of frontage. Two or more contiguous

lawfully established units of land under the same ownership, wherein each of the lawfully established units has less than 50 linear feet of frontage, may have their frontage combined for purposes of determining the linear feet of frontage for the one allowed freestanding sign. This is the only instance where frontage may be combined for purposes of sign allowance.

- b. In cases where a lawfully established unit of land has more than one frontage, where each of those frontages exceed 100 linear feet, that lawfully established unit of land may have one freestanding sign for each frontage, provided the freestanding sign allotted per frontage is placed adjacent, and oriented, to the frontage from which the allowance is obtained.
2. Area. One square foot of sign area per one linear foot of frontage, up to a maximum area of 400 square feet.
3. Placement. No freestanding sign may be within 200 linear feet of another freestanding sign on the same lawfully established unit of land.
4. Height. Maximum height of 45 feet, measured in accordance with WMC 16.144.070(B).
5. Changeable copy sign. An allowed freestanding sign may incorporate a changeable copy sign within the square footage allowance of subsection (B)(2) of this section. A changeable copy sign shall not be a stand-alone sign.
6. Illumination. Internal or external illumination is allowed, subject to the provisions of WMC 16.144.110.
- C. Off-premises signs and electronic message centers.
  1. Off-premises signs are allowed and may be attached or freestanding signs, but only within the allowed number, area, placement, and height requirements of this section.
  2. Electronic message centers are allowed subject to the requirements of WMC 16.144.120.

**16.144.100. Permanent signs in the OSI, R-C, C-2, A-1, A-2, and A-3 zones.**

The following permanent signs are allowed in the OSI, R-C, C-2, A-1, A-2, and A-3 zones:

- A. Attached signs.
  1. Number. There is no limit to the number of attached signs on a building, subject to the aggregate total area limitation of subsection (A)(2) of this section.
  2. Area. Each tenant space in a building is allowed up to but no more than 200 square feet of attached sign area.
- B. Freestanding signs.
  1. Number. One per lawfully established unit of land, subject to the aggregate total area limitation of subsection (B)(2) of this section, provided the lawfully established unit of land has 200 linear feet or more of frontage. Two or more lawfully established units of land under the same ownership, wherein each of the lawfully established units has less than 200 linear feet of frontage, may have their frontage combined for purposes of determining the linear feet of frontage for the one allowed freestanding sign. This is the only instance where frontage may be combined for purposes of sign allowance.
  2. Area. One square foot of freestanding sign area per one linear foot of frontage, up to a maximum area of 200 square feet.
  3. Placement. No freestanding sign may be within 200 linear feet of another freestanding sign on the same lawfully established unit of land.
  4. Height. Maximum height of 20 feet, measured in accordance with WMC 16.144.070(B).
- C. Illumination. Internal or external illumination is allowed, subject to the provisions

- D. In addition to the prohibitions of WMC 16.144.060, changeable copy signs, electronic message centers, and off-premises signs are prohibited.

**16.144.110. Illumination.**

- A. All internal and external sign illumination shall comply with this section.
- B. Signs may be illuminated by any lighting technology that complies with this chapter.
- C. External light sources used to illuminate a sign shall be shielded and directed downward so that illumination is limited to the sign face.
- D. Internal illumination of signs shall comply with the following:
  - 1. Opaque backgrounds required. The background of all signs with internal illumination shall be completely opaque. Light transmission through the sign face shall be limited to individual letters, numbers, and logos.
  - 2. Prohibited materials. Solid white, clear, or highly translucent plastic backgrounds that allow internal lighting components to be visible through the sign face are prohibited.
- E. No illuminated sign shall exceed the illumination limits established in subsection (F) of this section.
- F. Illumination violation.
  - 1. Violation criteria. A violation of this section occurs when measurements taken by the City using a calibrated illuminance meter demonstrate that light emitted from a sign exceeds 0.2 foot-candles when measured at the property line of any adjacent property or exceeds 0.5 foot-candles when measured at the property line of adjacent right-of-way. For purposes of this section, one foot-candle shall be deemed equal to 10.76 lux. Readings may be taken in lux and converted using this formula.
  - 2. Measurement protocol. Measurements shall only be taken at least one hour after local sunset. Readings must be taken using an illuminance meter held between four and five feet above the ground, with the sensor pointed directly at the sign. To determine the light strictly emitted by the sign, the City shall take a baseline reading with the sign turned off (or fully blanked) and subtract it from the reading taken while the sign is illuminated at maximum active nighttime operating brightness.
  - 3. Equipment and environmental standards. The illuminance meter used by the City must be calibrated annually by a qualified calibrator. Measurements shall only be taken during clear atmospheric conditions, with wind speeds of 10 miles per hour or less, and under conditions free of precipitation, fog, dense smoke, or accumulating rain or snow falling through the air, and with a clear, unobstructed line of sight between the meter sensor and the sign.

**16.144.120. Electronic message centers.**

- A. All electronic message centers shall be equipped with automatic dimming controls that automatically adjust the display brightness based on ambient light conditions.
- B. One electronic message center is allowed per lawfully established unit of land.
- C. The display in an electronic message center shall remain static for a minimum duration of eight seconds before changing.
- D. The transition from one static display to another shall be instantaneous. Prohibited transitions include, but are not limited to flashing, blinking, scrolling, fading, dissolving, zooming, or any illusion of moving video.
- E. The electronic message center shall be equipped with:
  - 1. Automatic dimming controls; and
  - 2. A malfunction freeze mechanism that freezes and defaults the display to a black

- F. An electronic message center:
  - 1. Shall be incorporated into an attached or freestanding sign;
  - 2. Shall not be permitted as a stand-alone sign;
  - 3. Shall be included in the calculation of permitted sign area; and
  - 4. Shall comply with this chapter.
- G. If an electronic message center fails to comply with the requirements of this section due to malfunction, the sign shall be turned off until repaired.
- H. Electronic message centers shall comply with WMC 16.144.110.

#### **16.144.130. Violations.**

Any sign that is located, placed, erected, constructed, maintained, repaired, or used in violation of this chapter constitutes a violation that shall be addressed by the City as provided in WMC 16.16.030.

### **CHAPTER 9.20 TEMPORARY SIGNS**

#### **9.20.005. Purposes/applicability/interpretation/severability.**

- A. The purposes of this chapter are to:
  - 1. Clarify the standards, conditions, and limitations on content-neutral regulations for temporary signs that do not constitute land development and therefore are not subject to WMC Title 16 or applicable land development regulations; and
  - 2. Regulate the size, illumination, movement, location, and condition of all temporary signs placed on private or public property, thus ensuring the protection of property value and public safety, including pedestrian and traffic safety.
- B. This chapter does not regulate permanent signs or signs requiring a sign permit.
- C. This chapter must be interpreted in a manner consistent with the United States and Oregon constitutional guarantees of free speech and expression.
- D. If any provision of this chapter is found by a court of competent jurisdiction to be invalid, such findings shall not affect the validity of other provisions of this chapter which can be given effect without the invalid provision.

#### **9.20.010. Definitions.**

The definitions concerning signs set forth in WMC 16.12.010 apply to this chapter and are incorporated herein by this reference.

#### **9.20.020. Allowances.**

Subject to compliance with placement requirements, prohibitions, and conditions set forth in this chapter, as well as the placement requirements in WMC 16.144.035, the following are not considered land development and are allowed:

- A. Temporary Sign Allowed at Any Time.
  - 1. Three temporary signs are allowed on a property at any time with the permission of the property owner.
  - 2. If such temporary signs become dilapidated, they shall be removed or replaced.
- B. Temporary Window Signs.
  - 1. A property owner may place temporary signs inside or outside windows on the property at any time.
- C. Additional Temporary Sign Allowance During Official Federal, State, or Local Election Periods.
  - 1. For a period of 60 days prior to an official federal, state, or local election day and for

five days following the election day, an unlimited number of temporary signs may be placed on private property, with the permission of the property owner. This additional allowance applies regardless of the content or message displayed on the signs.

D. Additional Temporary Sign Allowance While Property is Being Marketed for Sale or Lease.

1. During the period in which real property is being marketed in good faith for sale or lease, two additional temporary signs are allowed on the property, regardless of the content or message displayed on the signs.
2. Such signs may be erected beginning the day the property is offered for sale or lease and shall be removed within 10 days after the property is no longer for sale or lease.

E. Flags.

1. An unlimited number of flags may be placed on a property at any time, with the permission of the property owner. Nothing in this chapter authorizes the installation of a flagpole or other supporting structure without any structural permit required under the currently adopted Oregon Structural Specialty Code.

F. Portable signs.

1. One portable sign per lawfully established unit of land, except that each licensed business physically present on the lawfully established unit of land shall be allowed one portable sign, regardless of the number of licensed businesses physically present on the lawfully established unit of land.
2. A portable sign shall not exceed 24 square feet in sign area.

G. Signs for Temporary Use Permits.

1. A person or entity holding a temporary use permit for a seasonal or special event issued under WMC 16.240.010(A) may display an unlimited number of signs for the duration of the seasonal or special event as specified in the permit, and with the permission of the property owner upon whose property the signs are placed.
2. Such signs are in addition to any other temporary signs allowed under this chapter and any permanent signs allowed under WMC Chapter 16.144.
3. The permittee must remove any such signs no later than five days following the end date of the seasonal or special event as specified in the permit.
4. Display of the signs must take place wholly on private property with the permission of the property owner. The placement of any signs in right-of-way is strictly prohibited.

**9.20.030. Placement.**

- A. No temporary sign shall obstruct clear vision, vehicular or pedestrian circulation, or Americans with Disabilities Act (ADA) access requirements.
- B. No temporary sign shall ever be placed in or on right-of-way, other than official traffic control devices or government signs. This applies to both City and Oregon state highway rights-of-way. Any sign placed in or on right-of-way is subject to immediate removal and impoundment by the City.
- C. The placement of temporary signs shall be on private property with the consent of the property owner prior to placement.

**9.20.040. Prohibitions.**

- A. Temporary signs are prohibited in the City except when specifically exempted or otherwise authorized under this chapter.
- B. A temporary sign authorized under this chapter may not include any form of prohibited sign listed in WMC 16.144.060 Prohibitions.

**9.20.050. General standards, conditions, and limitations for temporary signs.**

- A. This chapter authorizes only temporary signs. See WMC Chapter 16.144 for permanent sign authorizations. This chapter does not authorize any signs or sign structures that require sign permits or electrical permits.
- B. Temporary signs are allowed on undeveloped properties subject to compliance with this chapter.
- C. Placement of prohibited signs or temporary signs in violation of this chapter subjects both the sign owner and property owner upon which the sign is placed to violation and penalty proceedings by the City.
- D. Any temporary sign placed as allowed under this chapter shall be removed by the end of the period specified for the type of sign or both the sign owner and property owner of the property upon which the sign is placed shall be subject to violation and penalty proceedings by the City.
- E. Nothing in this chapter authorizes temporary signs in violation of any applicable federal, state, county, or City law. The sign owner is solely responsible for obtaining any required permits from federal, state, county, and City agencies when required by applicable regulations.
- F. Except as otherwise expressly provided in this chapter, no maximum sign area or height is established by this chapter; however, each sign shall be of a size, height, and construction that does not require a structural permit under the currently adopted Oregon Structural Specialty Code.

**9.20.060. Violation and penalty.**

- A. Violation of any provision of this chapter shall be enforced in accordance with WMC Chapter 9.04.
- B. Each day's violation of a provision of this chapter constitutes a separate offense as stated in WMC 9.04.290.
- C. No provision in this chapter shall preclude abatement of a nuisance as provided in the City's general nuisance ordinance in accordance with WMC 9.04.310.

# TASK FORCE CREATION STATEMENT

Statement No. 4  
January 6, 2023

## **Name**

Signage and Marketing Standards Task Force

## **Issue Introduction**

The Warrenton Municipal Code regarding onsite and offsite signage has long been the bane of staff and constituents alike. Contemporary examples are Skipanon Brand and The Human Bean.

Skipanon Brand Seafood Cannery was located off Galena Ave (technically 3<sup>rd</sup> St), behind a levy and across the Skipanon River. The only way a person could see where the cannery and retail shop was located was either with a very high and very large onsite sign — which likely would not be seen anyway — or a smaller, offsite sign at the intersection of Galena and Harbor Ave. Both options violated the city code (size restrictions for onsite sign and prohibition on offsite sign).

The Human Bean started in the North Coast Retail Center, but was quickly blocked from view by the Wauna Federal Credit Union and Taco Bell buildings. They asked for a sign variance, but since WMC 16.144.020 (I) outright prohibits off-premise signs, their request was denied. While The Human Bean has been successful despite the challenges, other businesses may not have been able to overcome the lack of exposure.

In other cases, there has also been a lack of enforcement of sign safety requirements. An example is the sign on wheels placed in the shoulder of the road near the Sandridge Construction building across from City Hall. It is not secured against wind pushing it into the drive lane, risking possible damage to persons and vehicles. There are also signs for permanent woodlots that do not meet standards for wind shear, and unsecured garage sale signs are frequently placed in the public right-of-way or traffic islands. Sandwich boards on sidewalks have created obstacles for wheelchair users.

## **Problem Statement**

The sign code in Warrenton is unfair to businesses that need offsite signage and is incongruous with the design standards purpose statement found in WMC 16.116.010. In other cases, the sign code is cumbersome to enforce. New sign design standards are needed, and a clearer, faster enforcement process should be considered.

## **Task Mandate**

To review WMC 16.144 “SIGNS” and prepare a recommendation for amendments, updates or a completely new sign code to adopt. The task force shall address these tasks in order of importance:

1. Review the text of WMC 16.144.
2. Review other codes relevant to signage that warrant consideration.

3. Review WMC 16.192.080 “LARGE SCALE DEVELOPMENTS”, WMC 16.240.030 “HOME OFFICE PERMITS”, WMC 16.224.040 F. “DEVELOPMENT STANDARDS”, WMC 16.240.020 “HOME OCCUPATION PERMITS”.
4. Determine the levels of enforcement required to ensure fair implementation and application of code changes, and whether enforcement is realistic to attain. Identify where enforcement codes should be placed within the Warrenton Municipal Code.

**Questions to consider to begin discussions (not all inclusive):**

1. What regulations do other cities have that work? What regulations do other cities have that should be avoided?
2. Should signage codes in the modern HWY 101 corridor, or any other corridor/neighborhood, be different from those in the historical downtown and residential districts that have slower speed limits?
  - Consult the City’s Vision Plan, Urban Renewal Plan, and Downtown & Marina Master Plan (2010) for more input on this question.
  - Will the suggested code alterations infringe on future plans for an orderly revitalization of the Hammond District?
3. Should businesses be able to display temporary flags and inflatable signs in a permanent manner?
4. Sandwich boards and other portable/temporary signage: What is an appropriate use for them onsite and offsite? Should they be allowed in public rights-of-way with or without a permit, or even allowed at all? If so, how long? Is that enforceable?

**Specific Requirements**

The task force shall keep its discussions focused on signage. Topics that arise that may be related to, but not directly pertinent to, signage may be noted in the final report for the Planning Commission or City Commission to consider later if the task force feels it merits future attention.

Changes that require long-term enforcement burdens greater than what is currently in place must be justified with either a proposed source of revenue to resource that burden, or an explanation of how to improve/reduce resources necessary to take enforcement (e.g. move enforcement of items under a different part of the code so it is not a land use action).

Before issuing its final report, the task force shall consult the USCG Air Station Astoria Air Operations Officer and Camp Rilea Training Site Manager to ensure any recommended restrictions or absence of restrictions related to the signage characteristics (e.g. lighting pointing up or flashing that could impair night vision systems or confuse navigation) do not impede nor inhibit training or rescue efforts in or near the City. The result of these consultations shall be included in the final report.

### Procedural Rules

The task force should convene no less than once a month, but should consider meeting as frequently as staff is able to support and the majority of its membership available.

The task force may seek out and invite persons to attend, provide input at or submit comments to its meetings, but as a task force it is not required to hold public comment periods. There will be plenty of time for that during traditionally publicized Planning and City Commission hearings.

No person except those appointed in this statement have standing to vote or decide issues before the task force.

## Membership & Appointment

### **Authority to Appoint**

Chapter V §19 of the Warrenton City Charter; City Commission Rules Chapter 3 §M 2.C.i.

### **Charter and Appointments:**

Under the authority vested under the Warrenton City Charter, and as authorized by the City Commission Rules, I hereby charter the Signage and Marketing Standards Task Force and appoint the following voting members to it:

- Jessica Sollaccio, Planning Commissioner
- Christy Coulombe, Urban Renewal Advisory Board Member & Realtor
- Camille Bone, Property Manager—Atlas Properties
- Kevin Leahy, Executive Director—CEDR
- David Reid, Executive Director—Astoria-Warrenton Area Chamber of Commerce

### **Appointed Chairperson**

Planning Commissioner Jessica Sollaccio has completed City of Warrenton chairpersons training and will serve as presiding officer.

### **Required Attendees**

The task force shall not meet officially unless the presiding officer is present and a city staff member is present.

### **Supporting Staff**

City Planner Jay Blake shall act as the staff support for this task force. His involvement is approved by the City Manager.

### **Expected Outcome**

The outcome should be in the form of recommendations to the City Commission. If accepted, it will be forwarded to the Planning Commission for rulemaking. The recommendation should include, in no particular order:

- List of members
- Summary of work
- Specific changes proposed and whether each was supported by consensus or vote
- Any maps or visual aids if the changes are specific to certain areas in the city
- A brief on issues or topics that were discussed but not acted on or supported

- The results of consultation with USCG and OR Military Dept/Camp Rilea
- List of names of individuals and/or businesses that provided additional testimony, or were consulted about their experiences. Testimony and/or narratives are not required to be included.
- Conclusion with anticipated impacts of the new sign code
- Any concluding recommendations related to the work of the task force, including post implementation metrics and evaluation ideas.

**Deadline**

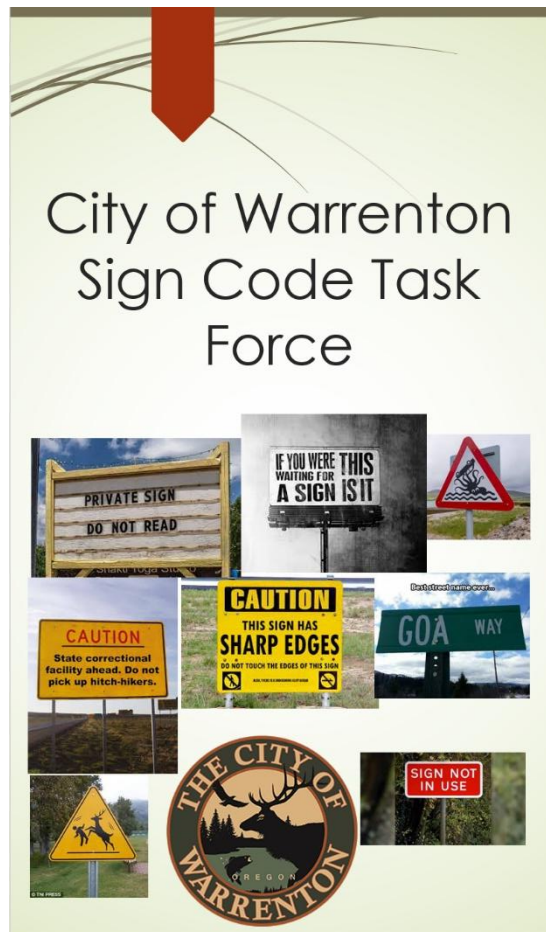
This task force is to complete its work and issue a recommendation to the Mayor, copying the City Recorder, by June 21, 2023.

**Sunset**

Dissolution of this task force will occur automatically on June 27, 2023.



Henry A. Balensifer III, Mayor



# Preliminary Report to the Warrenton City Commission

Prepared by the Warrenton Sign Code Task Force

## Project History

The City of Warrenton Development Code includes several sections that reference the regulation of signs. Most of the restrictions are outlined in Section 16.144. The listing of all current sign regulations can be found in Appendix A. These sign regulations have not been significantly updated since the initial adoption of the first City of Warrenton zoning ordinance in 1980 and the current development code in 2002. However, the character of the Warrenton community has changed dramatically since that time.

The population of the City of Warrenton has increased by over 3000 people since 1990 or about a 93% increase. The city has supported the development of a regional commercial retail center at the intersection of SE Ensign Lane and Highway 101. The area serves as a regional retail center for the north Oregon coast. New residential neighborhoods have expanded the range and types of housing available within the city. Change continues...

In January of 2023, Mayor Henry Balensifer appointed a Sign Code Task Force. In it, he cited the lack of clarity within regulations and the uneven interpretation resulting from the ambiguous language.

“The sign code in Warrenton is unfair to off-site businesses, and is incongruous—or at least antinomic—with the design standards purpose statement found in WMC 16.116.010. In other cases, the sign code is cumbersome to enforce. New sign design standards are needed.”

### Henry Balensifer – Sign Standards Task Force Statement

The challenges related to the current sign regulations are three-fold.

- The regulations are very broad and terms are undefined. This creates issues for staff by creating confusion on terms and the potential for changing interpretations with changing staff.
- For the development community and landowners it is difficult to plan for sign costs with the lack of clarity.
- Staff also finds it difficult to create fair and even-handed interpretations of the code resulting in a large number of signs that do not meet the code as it stands today.

The Warrenton Sign Task Force began meeting in January 2023 and met monthly through the completion of this report. In January, the Task Force reviewed the following:

- The tasking statement,
- Baseline definitions,
- Current code requirements (or the lack thereof),
- Sample code requirements from similar cities in Oregon, and

They also set a schedule for future meetings. The committee agreed to look at other communities with similar development patterns, including 1) Brookings, Oregon, 2) McMinnville, Oregon, and 3) Port Townsend, Washington. The task force learned about sign regulations, definitions, and sign types. In March a draft report was presented and modifications made prior to review by other affected groups. Comments received during the process will be incorporated into the final report.

## Committee Membership

The following community members and interested parties were appointed to the Warrenton Sign Code Task Force:

Jessica Sollaccio, Task Force Chair and Warrenton Planning Commissioner

Christy Coulombe, Saltaire Coastal Homes and Warrenton Urban Renewal Advisory Board

Camille Bone, RTG Property Management/Youngs Bay Plaza

Kevin Leahy, Clatsop Economic Development Resources

David Reid, Astoria-Warrenton Chamber of Commerce

Staff: Jay Blake, Warrenton Planning Director

Meetings were held at Warrenton City Hall on

- January 30, 2023
- February 27, 2023
- March 27, 2023
- June 26, 2023

Copies of the draft report were mailed to interested parties in May. The list included all Warrenton members of the Astoria Chamber of Commerce, Port of Astoria and Camp Rilea.

## Project Recommendations:

### Sign Code General Recommendations:

- The Warrenton Sign Code should be written in a manner that is easy to understand and easily accessible to the general public.
- The Warrenton Sign Code should support the goals and policies found in the Warrenton Comprehensive Plan, and Urban Renewal Plans for the downtown neighborhoods.
- Signs types that are regulated or exempt from regulations should be clearly defined.

- The following signs should not require permits:
  - Temporary Signs,
  - Signs that are not visible from the public right-of-way, or
  - Signs that advertise within a facility and are not designed to be seen from off-site locations.

## Sign Code Location:

- The Warrenton sign code should be moved from the Development Code to a stand-alone section of the Warrenton Municipal and be independent of State review.

## Sign Code Provisions

- Because visibility and traffic patterns, different areas within the city should have different sign standards. The Warrenton Sign Code should establish sign districts, including
  - Residential,
  - Downtown Commercial,
  - Highway Commercial,
  - Industrial, and
  - Special Districts.
- The following signs should be exempt from regulation:
  - Garage Sale Signs,
  - Real Estate Signs,
  - Incidental/Directional Signs,
  - Window Signs,
  - Public Signs,
  - Seasonal Decorations,
  - Governmental Flags,
  - Public Service (Entrance/Rest Room) Signs,
  - Historical Monument Signs,
  - Political Signs,
  - Signs not visible from rights-of-way,
  - Signs within an athletic field,
  - Hand-held signs,
  - Drive-up Menu Board,
  - Public Art.

- Billboards and temporary changeable reader board signs should not be allowed within the city.

### Downtown Commercial / Mixed Use Neighborhoods:

- The City of Warrenton should establish sign design standards for both the Downtown Warrenton and Historic Hammond neighborhoods. These standards should be driven by business and property owners from the respective areas.
- Sign sizes and heights in the downtown districts and mixed-use neighborhoods should reflect a more pedestrian oriented design, reflecting slower traffic speeds, and pedestrian-oriented development.
- The city should authorize the use of temporary sandwich board signs in the downtown commercial and mixed-use districts ensuring that the signs are removed during non-business hours and do not block or create an accessibility hazard on the sidewalks.

### Downtown Commercial /Mixed Use Sign Types:



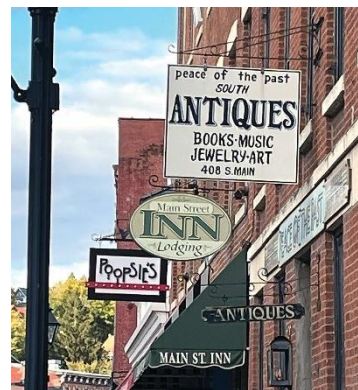
1 - Directional Pylon Signs



2 - Monument (Area) Signs



3 - Wall Signs (Based on Façade Size)



4 - Projecting Signs (Based on Façade Size)



5 - Public Signs

### Sandwich Board Signs

- Restricted by sidewalk width for Americans with Disability Act compliance
- Not left out over night or during non-business hours



6 - Sandwich Board Signs

### Highway Commercial District Signs:

- Highway Commercial sign sizes and heights in the highway commercial districts should reflect the higher traffic speeds and auto-oriented development patterns.
- Highway Commercial wall sign size regulations should be based on a percentage of the building façade sizes for wall-attached commercial signs.
- Separate size and height restrictions should be set for detached pylon or commercial center signs based on front footage of the property.
- The City should require a sign master plan for connected commercial developments.
- Traffic control, public safety, parking or other incidental signs should not be considered as part of the overall commercial signage plan.

### Highway Commercial Sign Types:

7 - Monument Signs



8 - Wall Signs (Based on Façade Size)



10 - Changing Message/Reader Board Signs



9 - Pylon Signs (Based on Front Footage)



11 - Directional Sign

### Residential Districts:

- Residential signs should not detract from the residential character of the neighborhood. Where mixed use developments are proposed, the Planning Commission should review the sign plans for the development.
- The City should allow temporary signs for garage/yard sales, real estate sales, during the political season. Temporary signs should not cause traffic or safety concerns.

### Temporary Signs



12 - Garage Sale



*13 - Real Estate (On-site and provisions for allowing off-site real estate signage)*



*14 - Political Signs*



*15 - Home Occupation Signs*



*16 - Directional Signs*

## Industrial (non-aquatic) Districts

- Industrial signs should provide clear direction for deliveries and heavy traffic.
- Where feasible an area/monument signs should be developed to direct heavy industrial traffic.

### Industrial Districts Sign Types:



17 - Monument / Area Signs



19 - Pylon Signs (Based on Front Footage)



18 - Wall Signs (Based on Façade Size)



20 - Changing Message/Reader Board Signs



21 - Directional Signs

### Special Districts:

- Special Districts include the following zoning districts
  - Open Space Institutional (OSI)
  - Recreational Commercial
  - Aquatic Development
  - Aquatic Conservation
  - Shoreland Overlay District
- Sign restrictions should reflect the goals and policies of the underlying zoning classification. Sign size, lighting and location limitations should be based on surrounding uses and land use zones.

### Special District Sign Types:



22 - Monument/Area Signs



23 - Public Signs



24 - Wall Signs (Based on Façade Size)

### Off-Site Advertising Signs:

- The City of Warrenton does not want to allow the proliferation of large billboard type advertising signs along the major transportation corridors within the city. The City prefers small off-site directional signs for local businesses. These signs should be considered by conditional use permit by the Planning Commission.
- Off-site advertising signs should be located in Highway Commercial or Industrial sign districts and not in Residential sign districts
- Typical billboard signs range in size from 72 sf to 672 sf. These signs are distracting to the natural beauty of the area and should not be allowed.



25 - Allowed



26 - Not Allowed (Based on size restrictions)

Table 1 - Sign Types by District

| Sign Types              | Sign District |                     |                    |             |                   |
|-------------------------|---------------|---------------------|--------------------|-------------|-------------------|
|                         | Residential   | Downtown Commercial | Highway Commercial | Industrial  | Special Districts |
| Billboards              | Not Allowed   | Not Allowed         | Not Allowed        | Not Allowed | Not Allowed       |
| Changing Message Boards | Not Allowed   | Allowed             | Allowed            | Allowed     | Not Allowed       |
| Directional Signs       | Allowed       | Allowed             | Allowed            | Allowed     | Allowed           |
| Home Occupation Sign    | Allowed       | Allowed             | Not Allowed        | Not Allowed | Not Allowed       |
| Monument Sign           | Allowed       | Allowed             | Allowed            | Allowed     | Allowed           |
| Off-Site Sign           | Not Allowed   | Allowed             | Allowed            | Allowed     | Not Allowed       |
| Projecting Sign         | Not Allowed   | Allowed             | Allowed            | Allowed     | Allowed           |
| Pylon Sign              | Not Allowed   | Allowed             | Allowed            | Allowed     | Not Allowed       |
| Public Signs            | Allowed       | Allowed             | Allowed            | Allowed     | Allowed           |
| Temporary Signs         | Allowed       | Allowed             | Allowed            | Allowed     | Allowed           |
| Wall Sign               | Allowed       | Allowed             | Allowed            | Allowed     | Allowed           |

*City of Warrenton, OR  
Monday, August 3, 2026*

## Title 16. Development Code

### Division 3. Design Standards

#### Chapter 16.144. SIGNS

##### § 16.144.010. Purpose.

This section regulates size, location and illumination of signs with the interest of safeguarding and enhancing the City's economic well-being, traffic safety and visual environment.

##### § 16.144.020. General Requirements.

The following general provisions shall govern all signs:

- A. Signs shall not extend into, over or upon any public street or right-of-way. A sign may extend over a public sidewalk provided the bottom of the sign structure shall be at least eight feet above the grade of the sidewalk and the sign does not project more than three feet into the public right-of-way. A highway directional or informational sign maintained and owned by the Oregon Department of Transportation may extend over a street right-of-way.
- B. Signs or sign supporting structures shall not be located so as to detract from a motorist's view of vehicular or pedestrian traffic or a traffic sign.
- C. All signs shall be designed and located so as to prevent the casting of glare or direct light from artificial illumination upon adjacent publicly dedicated streets, surrounding public or private streets, or surrounding public or private property.
- D. Sign area does not include foundation supports and other essential structures serving as a backdrop or border to the sign. Only one side of a double faced sign is counted in measuring the area of a sign.
- E. Signs shall not contain flashing, moving, rotating or otherwise animated parts.
- F. All signs together with their supporting structure shall be kept in good repair and maintenance.
- G. It is the responsibility of the property owner to remove any abandoned sign within 30 days of the cessation of its use.
- H. Murals painted directly upon exterior walls are not signs (not windows) and are exempt from this section. Murals must be professional-grade and maintained in accordance with the accepted practices of the International Union of Painters and Allied Trades.
- I. Off-site signs shall be prohibited.

## § 16.144.030. Sign Requirements for R-40, R-10, R-M and R-H Zones.

Conditional uses may have one permanent nameplate sign with up to four square feet of sign area, placed on the exterior of the structure.

## § 16.144.040. Sign Requirements for C-1, C-MU, C-2, R-C, I-1, and I-2 Zones.

- A. Unless otherwise restricted elsewhere in this Code, permitted and conditional uses are permitted permanent signs with a cumulative area based on lineal feet of street frontage, up to a maximum of 400 square feet. For sites with more than one side of street frontage, signs based on the length of one site frontage may not be placed on another site frontage. Sites with frontage on Highway 101 are permitted up to two square feet of cumulative sign area per front foot. Except as otherwise restricted by this Code, all other commercial and industrial sites may have up to one square foot of cumulative sign area per lineal foot of street frontage.
- B. Unless otherwise restricted elsewhere in this Code, permitted and conditional uses shall have no more than 50 square feet of temporary sign space.
- C. No sign shall exceed 45 feet in height or extend higher than 10 feet above the height of the building to which it is attached or associated, whichever is less.
- D. Signs in commercial and industrial districts (C-1, C-2, C-MU, R-C, I-1, I-2) along Fort Stevens Highway/State Highway No. 104 (S. Main Avenue, N. Main Avenue, NW Warrenton Drive, and Pacific Drive) shall be limited to a cumulative of 32 square feet of sign area per commercial or industrial use. For sites with more than one side of street frontage, one additional sign (up to 32 square feet) may be provided.
- E. Scrolling electronic reader board signs are not allowed in the areas described in subsection **D** of this section.
- F. One professional-grade sandwich board, not taller than four feet in height, may be permitted for each commercial use provided that no less than six feet of unobstructed pedestrian corridor is maintained across the property at all times.
- G. Unless otherwise permitted by site design review or other City action, the total number of signs allowed per commercial or industrial use shall be two signs (i.e., one pole sign together with one projecting wall sign or one projecting wall sign together with one sandwich board sign, etc.). For sites with more than one side of street frontage, one additional sign (up to 32 square feet or based on lineal feet of street frontage, as applicable) may be provided.

## § 16.144.050. Aquatic Zone Sign Requirements.

Signs in aquatic zones (A-1, A-2, A-3) shall be limited to 32 square feet in size per aquatic use. Signs are not permitted in the A-5 zone. The Planning Commission may authorize additional sign requirements as part of the conditional use permit process.