

ORDINANCE NO. 1390-16

AN ORDINANCE RELATING TO SIGNS IN THE MEDICAL CENTER (MC) PLANNING DISTRICT; AND AMENDING TUALATIN DEVELOPMENT CODE 38.230

WHEREAS, Legacy Meridian Park Hospital Plan Text Amendment PTA 15-0001; and

WHEREAS, the City provided notice of PTA 15-0001 to the Oregon Department of Land Conservation and Development, as provided by ORS 197.610; and

WHEREAS, notice of public hearing of PTA 15-0001 was given as required by Tualatin Development Code (TDC) 1.031, and on April 11, 2016, a public hearing was held where Council heard and considered the testimony and evidence presented by City staff and those appearing at the public hearing; and

WHEREAS, on April 11, 2016, Council voted to approved PTA 15-0001;

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

**Section 1.** The language in TDC 38.230 is deleted in its entirety and replaced and amended to read as follows:

**Section 38.230 Signs Permitted in the Medical Center (MC) Planning District.**

(1) The provisions of this Section apply to all permitted and conditional uses in the Medical Center Planning District. To the extent that this Section conflicts with another Section of the TDC, this Section controls. Only those signs permitted in this Section are permitted. All other signs are prohibited. The following signs are permitted in the MC Planning District:

- (a) Monument Signs; and
- (b) Wall Signs.

(2) Monument Sign standards in the MC Planning District. Monument signs must comply with the following:

- (a) Height: No greater than fourteen feet high from the grade to the highest point of the sign, including the sign face, structure and any projection, decoration or trim of the sign face or structure.

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(b) Sign Face Area:

(i) Property Boundary: Property Boundary signs must comply with each of the following:

(A) No greater than four faces per sign and no greater than 95 square feet of total sign face.

(B) Use at least three of the following Sign Exterior Elements:

(1) Frame trim, cap, wing, grill, exposed bracketing or other decorative sign frame element(s);

(2) Variation in sign profile including use of asymmetrical and curvilinear shapes and planes, and irregular height of sign elements;

(3) Use of three or more exterior sign materials that are elements of the site's building architecture, including masonry, concrete, ceramic, glass (figured, block or tile), stucco, metal fabric, metal tubing and wood timber materials;

(4) Use three dimensional lettering and graphic;

(5) Use "halo," baffled, and shrouded indirect illumination sources, or internally-lighted "push thru" lettering and graphic; or

(6) Have no more than 20 percent of sign face feature illuminated with direct lighting (exposed incandescent bulb, neon tube, LED or LCD electronic bulbs) or internally-lighted panels (fluorescent tube or other light source behind a translucent panel).

(C) Use at least three of the following Sign Structure and Site Elements:

(1) Two or more individual pole, pylon or column supports separated by a minimum of 24 inches;

(2) Monument-style base occupying 75 percent or greater of the width of the sign face;

(3) Sign setback minimum of five feet from property lines, measured to the nearest feature of the sign structure;

(4) Minimum 36 inch pylon or column width or diameter;

(5) Landscape plantings, including shrubs and groundcover, or hardscape features, including decorative rock or masonry, located at the base of the sign.

(ii) Vehicle Entrance Sign: No greater than four faces per sign and no greater than 40 square feet of total sign face

(iii) Internal Sign: No greater than four faces per sign and no greater than 40 square feet of total sign face.

(c) Illumination: Indirect or internal.

(d) Location:

(i) Property Boundary Sign: One sign is allowed at each property boundary corner. Signs must be located within 30 feet of any public right-of-way.

(ii) Vehicle Entrance Sign: One sign at each vehicle entrance. Signs must be located within 30 feet of any public right-of-way.

(iii) Internal Sign: Signs located more than 30 feet from public right-of-way may be located anywhere on campus and be of an unlimited number.

(e) Vision Clearance: All signs must comply with the vision clearance provisions in TDC 38.100.

(3) Wall Sign Standards in MC Planning District. Wall signs must comply with the following:

(a) Height:

(i) Main Sign: No greater than 8 feet high from lowest point to the highest point of the sign face, including any projection, decoration, and individual letters, cabinet or trim of the sign face. All letters or numbers must be four feet high or less. Height above grade shall be no higher than the height of the sign band.

(ii) Tenant Sign: Sign face shall be no greater than two feet high from lowest point to the highest point of the sign face, including any projection, decoration, and individual letters, cabinet or trim of the sign face. Height above grade shall be no higher than the height of the sign band.

(iii) Canopy Sign: Sign face shall be no greater than two feet high from lowest point to the highest point of the sign face, including any projection, decoration, and individual letters, cabinet or trim of the sign face. Height above grade shall be no higher than the height of the sign band.

(b) Sign Face: One sign face per sign and:

(i) Main Sign: No greater than 100 square feet.

(ii) Tenant Sign: No greater than 32 square feet.

(iii) Canopy Sign: No greater than 32 square feet.

(c) Illumination: Indirect or internal.

(d) Location: Wall signs are prohibited on any wall of any building that faces public right-of-way and that is within 150 feet of that public right-of-way.

(i) Main Sign: One wall sign may be located on each building.

(ii) Tenant Sign: One tenant sign per wall, but not to exceed three walls on a building.

(iii) Canopy Sign. In addition to the Main Sign and Tenant Signs, one wall sign per entry may be mounted to the canopy of a building in one of three ways:

(A) Attached to the canopy fascia;

(B) Mounted to the top edge of the canopy; or

(C) Mounted to the underside of the canopy.

**Section 2.** The Council adopts as its Findings and Analysis the findings set forth in Exhibit 1, which is attached and incorporated by reference.

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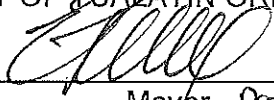
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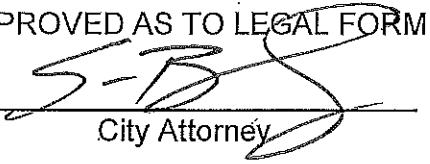
**Section 3. Severability.** Each section of this ordinance, and any part thereof, is severable. If any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance remains in full force and effect.

INTRODUCED AND ADOPTED this 26 day of April, 2016.

CITY OF TUALATIN OREGON

BY   
Mayor Pro Tem

APPROVED AS TO LEGAL FORM

BY   
City Attorney

ATTEST:

BY   
City Recorder