

Exhibit A
DRAFT
Bend Code Update
March 17, 2021

Note:

Text in underlined typeface is proposed to be added

Text in strikethrough typeface is proposed to be deleted

***Indicates where text from the existing code has been omitted because it will remain unchanged.

Staff comments are ***bold and italicized***. These notations are not intended to be included in the Code text

Chapter 9.50
SIGNS

9.50.030 Definitions.

Gateway Sign means a primary freestanding sign located at an entrance of a community master planned development.

Master Sign Plan means a coordinated and balanced plan for signage on a development site which specifies the size, type, illumination, height, design, location and number of signs for the new development or the redevelopment of a site. There are two types of Master Sign Plans (MSP): Minor Sign Plan and Major Sign Plan. See BC 9.50.170.

9.50.050 Signs Exempt from Permit Requirements.

B. Required or Authorized Signs.

1. Official and legal notices required or authorized by a court or governmental agency;
2. Signs placed in the public right-of-way or public access easement by the entity responsible for administering the right-of-way or public access easement, or by a governmental authority providing transit services within the right-of-way to the extent that the signs are part of a transit stop.

9.50.170 Master Sign Plan.

~~A Sign Plan is intended to integrate the signs proposed for a nonresidential development project with the overall site design.~~

~~A. Applicability. The submittal of a Sign Plan shall be optional.~~

~~B. Approval Process and Limitation. Sign Plans shall be reviewed through the Type II adjustment to standards process. An increase in sign height or sign area of more than 25 percent or an increase in the number of signs is not allowed.~~

~~C. Application Requirements. An application for a Sign Plan shall include filing fees and all plan views, building elevations, square foot sign area allowances, sign location areas and examples of appropriate building signs and freestanding signs.~~

A. **Purpose.** The purpose of a Master Sign Plan is to provide for appropriately sited and scaled signs to create a cohesive character that compliments the architectural design features of the development and surrounding environment.

B. **Applicability.** The types of development eligible for a Master Sign Plan include commercial, mixed-use, industrial and institutional uses, and community master planned developments. There are two types of Master Sign Plans:

1. **Minor Master Sign Plan** for a commercial, mixed use, industrial or institutional development that has less than 50,000 sq. ft. of ground floor area or sites less than 6 acres.
2. **Major Master Sign Plan** for a commercial, mixed use, industrial, or institutional development that has at least 50,000 sq. ft. of ground floor area or sites 6 acres or larger as well as a community master planned development 20 acres or larger.

C. **Review Processes.**

1. Master Sign Plans are reviewed through the Type II process as established in BDC Chapter 4.1, Development Review and Procedures.

2. For modifications to an approved Master Sign Plan, see BDC 4.1.1325, Modification of Approval.

D. Submittal Requirements. An application for a Master Sign Plan must include the following:

1. Filing fees and a completed application signed by the property owner or authorized representative;
2. Master Sign Plan document for the specific sign plan proposed. The submittal requirements are provided on the application.

E. Master Sign Plan Approval Criteria. The Review Authority must approve, approve with conditions, or deny an application for a Master Sign Plan based upon the criteria listed below.

1. The proposed signs do not adversely conflict with public and private streets, open spaces, utilities, easements, or rights-of-way.
2. The proposed signs do not impede the continued provision of services required by the City or other public agency.
3. The master sign plan includes regulations for the sign sizes, types, illumination, support structures, colors, lettering, height, design, number and location.
4. The Master Sign Plan complies with subsection (F) of this section, Adjustment Regulations.

F. Adjustment Regulations. The Master Sign Plan may include adjustments to the regulations of the Bend Sign Code. The regulations of the Master Sign Plan are supplemented by City of Bend regulations and codes in all areas not addressed in the Plan. All City of Bend ordinances and regulations remain in full effect except as adjusted by the Master Sign Plan. The Master Sign Plan adjustments must comply with the following:

1. Adjustments to temporary and prohibited sign regulations, devices and illumination are prohibited.
2. Adjustments to regulations for Billboard Signs, Directory Signs, Drive-through Signs, Free Standing Pole Signs and Mural Signs are prohibited.
3. Banners attached to light poles are allowed for residential uses in a community master planned development in compliance with the following:
 - a. BC 9.50.050(J), Light Pole Banner.
 - b. Light pole banners are not located on the perimeter of the community master planned development.
4. Minor Master Sign Plans.
 - a. An increase in sign height or sign area of more than 25 percent is not allowed.
 - b. One Primary Freestanding sign is permitted on a non-residential site. One additional sign is permitted when the site abuts an any combination of two or more arterial and or collector

streets, excluding the Bend Parkway. Each sign must be separated by a minimum of 300 feet.
(Amended by the Planning Commission on February 8, 2021)

5. Major Master Sign Plans.

a. Except for gateway signs, an increase in sign height or sign area of more than 25 percent for nonresidential uses and 50% for residential uses is not allowed.

b. **Primary Freestanding Signs.**

i. Nonresidential Uses. One Primary Freestanding sign is permitted on a non-residential site. One additional sign is permitted for every collector and/or arterials that abut the site, excluding the Bend Parkway. Each sign must be separated by a minimum of 300 feet from another nonresidential primary freestanding sign and set back a minimum of 10 feet from property lines or a special setback.

ii. Residential Uses in a Community Master Planned Development. One Primary Freestanding sign for residential uses in a community master planned development is allowed at each abutting arterial and/or collector street intersection with another arterial or collector street, excluding the Bend Parkway. Each sign must be separated from another residential primary freestanding sign, except for the Gateway Sign, by a minimum of 300 feet and set back a minimum of 10 feet from property lines or a special setback.

c. No more than one Gateway Sign is permitted within a community master planned development in compliance with the following:

i. The community master planned development is 100 acres or larger;

ii. The Gateway Sign is no larger than 64 square feet.

iii. The Gateway Sign does not exceed 7 feet in height.

iv. The Gateway Signs is set back a minimum of 10 feet from property lines or a special setback.