



CITY OF ROCKAWAY BEACH, OREGON

PUBLIC HEARING NOTICE

This is to notify you that the City of Rockaway Beach has proposed a land use regulation that may affect the permissible uses of your property and other properties. The City of Rockaway Beach Planning Commission will conduct a public hearing on October 17, 2024, at 5:00 pm in the Council Chambers at 276 Highway 101 S., Rockaway Beach, Oregon 97136, for the purpose of forwarding its recommendation to City Council an ordinance to amend the City of Rockaway Beach Zoning Ordinance. The City of Rockaway Beach City Council will conduct a public hearing on November 13, 2024, at 6:00 pm in the Council Chambers at 276 Highway 101 S., Rockaway Beach, Oregon 97136, for the purpose of adopting an ordinance to amend the City of Rockaway Beach Zoning Ordinance. The City of Rockaway Beach has determined that adoption of these amendments may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property. City of Rockaway Beach Draft Ordinance #2024-06 includes amendments to the Rockaway Beach Zoning Ordinance as follows: Amend Section 4.050, Sign Regulations. Applicable criteria for amendments are specified in Rockaway Beach Zoning Ordinance Sections 9.010 – 9.030, and Rockaway Beach Comprehensive Plan sections titled Citizen Involvement, Coordination, and The Planning Process. A copy of the proposed amendments is available for inspection at no cost during regular business hours at Rockaway Beach City Hall located at 276 Highway 101 S, Rockaway Beach, Oregon 97136. Copies of the proposed amendments are also available for purchase at a reasonable cost. A staff report will be available for inspection at least seven (7) days before the hearing and may be obtained at a reasonable cost. All interested parties are invited to attend the public hearing and to provide testimony on the matter. Written testimony may also be addressed to the Rockaway Beach Planning Commission, Rockaway Beach City Hall, at 276 Highway 101 S., Rockaway Beach, Oregon 97136. In raising an issue, the relevant Rockaway Beach Zoning Ordinance Section, Comprehensive Plan Section, or other relevant criteria to which the issue is directed must be specified. Failure to raise an issue in person or by letter precludes appeal to the Oregon Land Use Board of Appeals on that issue. The Rockaway Beach Planning Commission reserves the right to modify the amendments, or to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided. For additional information concerning City of Rockaway Beach Draft Ordinance #2024-06 you may contact City Hall staff at (503)347-1752.

Responsible Official: Mary Johnson
City Planner
(503) 374-1752
cityplanner@corb.us

Section 4.050. Sign Requirements.

1. Placement. No sign shall be placed in or extend over a required street right-of-way except sidewalks. Signs over sidewalks shall not be less than 8 feet from the sidewalk grade. Where no sidewalk exists, the 6 feet of right-of-way on either side of the street shall be considered the sidewalk.
2. Measurements. The following shall be used in measuring a permanent sign to determine compliance with this Chapter:
 - a. Signs shall be limited to the following:
 - i. Commercial uses, other than motel, hotel, or timeshare condominium; one square foot of sign area for each lineal foot of street frontage, but not to exceed 75 square feet in area.
 - ii. Motel, hotel, or timeshare condominiums; 75 feet in area.
 - iii. Light industrial; 24 square feet in area.
 - iv. Nonresidential uses such as churches or schools; 12 square feet in area.
 - v. Multifamily and condominiums; 12 square feet in area.
 - vi. Home occupation; 1 square foot in area.
 - b. Sign area shall be calculated such that one side of an opposing-sided or non-parallel sign may be used for the purposes of measuring square footage. The larger side must be used for the determining factor.
 - c. Off premise signs shall be no larger than 24 square feet in area.
3. Sandwich board signs. For the purposes of this section, "sandwich board sign" means a sign which consists of two panels hinged or attached at the top or side, designed to be movable and stand on the ground.
 - a. One nonilluminated sandwich board sign, with each face not exceeding eight square feet in area, shall be allowed per business.
 - b. Sandwich board signs must be placed directly in front of the associated establishment.
 - c. The sandwich board sign shall not be located within a street or street right-of-way, except that where sidewalks exist, such a sign may be located on a public sidewalk. The sign shall not obstruct pedestrian traffic. If located on a public or private sidewalk, it shall be placed either adjacent to the curb or adjacent to the building so as to allow a 36- inch minimum walkway.
 - d. Sandwich board sign area shall not be deducted from the aggregate sign area allowed in Section 4.050(3).
4. Prohibitions. The following are expressly prohibited, unless specifically stated otherwise in this Chapter:
 - a. There shall be no moving or flashing signs.
 - b. Light from a sign shall be directed away from a residential use or zone and shall not be located so as to detract from a motorist's view.
 - c. External light sources for a sign shall be directed downward and shielded to limit direct illumination of any object other than the sign.
5. Nonconforming Signs. Nonconforming permanent signs existing at the time this 2025 Ordinance becomes effective, may continue, subject to the restrictions in this section:
 - a. A nonconforming sign shall not be:
 - i. Expanded in size or height that increases nonconformity; or
 - ii. Relocated.
 - b. A nonconforming permanent sign may be maintained or altered, including changing the face or repair, provided no changes are made that would increase nonconformity.
 - i. If a nonconforming sign is destroyed by wind, fire, rain or by any other natural disaster, the sign shall not be replaced and shall lose its nonconformity and any

remaining portions shall be removed; any new signage erected in its place shall comply with the provisions of this Chapter.

6. Exempt Signs. The following signs are exempt from regulations under this Chapter:
 - a. Signs erected or maintained by or on behalf of a federal, state, or local governmental body.