

**A BILL FOR AN ORDINANCE AMENDING** ) Ordinance Number 2250  
**THE LEBANON MUNICIPAL CODE CHAPTER** ) for 1999  
**17.42, ADOPTING THE “SIGN ORDINANCE** )  
**OF THE CITY OF LEBANON, OREGON”** ) Bill Number 15  
**UPON THE RECOMMENDATION OF THE** )  
**LEBANON PLANNING COMMISSION,** )  
**REPEALING ORDINANCE NUMBERS 2024§ 1** )  
**(PART) AND 1773 §§ 5.090 (1)(PART), (1) a-g, AND** )  
**(2) (AS AMENDED ON AUGUST 11, 1999)** )

**WHEREAS**, the Planning Commission for the City of Lebanon did on the 12<sup>th</sup> day of July, 1999 conduct a public hearing on a proposed amendment to the Lebanon Municipal Code, Chapter 17.42, dealing with zoning text concerning the placement of signs within the city limits, after appropriate notice was given of said public hearing pursuant to the provisions of Measure 56 adopted by the voters of the State of Oregon at the General Election conducted in November 1998; and

**WHEREAS**, after holding said public hearing the Lebanon Planning Commission did vote to recommend to the Lebanon City Council certain amendments to said Chapter 17.24 of the Lebanon Municipal Code; and

**WHEREAS**, the City Council conducted a public hearing on August 11, 1999 receiving and considering the testimony of witnesses, the advice of staff and the recommendations of the Lebanon Planning Commission, and hereby finds that appropriate notice of said public hearing has been made, according to the requirements of Measure 56, adopted by the voters of the State of Oregon at the General Election conducted in November 1998; and

**WHEREAS**, the City Council does hereby find that such amendments are in the best interests of the general welfare and public safety of the citizens of the City of Lebanon;

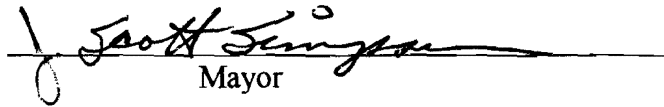
**NOW, THEREFORE, THE CITY COUNCIL FOR THE CITY OF LEBANON DOES HEREBY ORDAIN AS FOLLOWS:**

**Section 1.** Exhibit “A”, which is attached hereto and incorporated herein by this reference, is hereby adopted by the City of Lebanon as Chapter 17.42 of the Lebanon Municipal Code, including section 17.42.100 concerning the repeal of certain existing sections of the Lebanon Municipal Code.

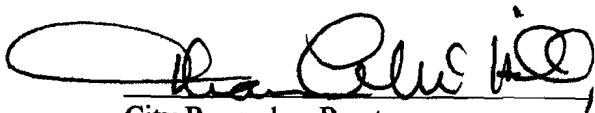
**Section 2.** The effective date of this ordinance shall be 30 days after the adoption of the ordinance by the Lebanon City Council.

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Passed by the City Council on the 11<sup>th</sup> day of August, 1999 by a vote of 5 for and 0 against, and approved by the Mayor on this date.

  
Mayor

ATTEST:

  
City Recorder, Pro tem, City Attorney for,

## CHAPTER 17.42 SIGN REGULATIONS

### 17.42.010. GENERAL PROVISIONS

- A. **Title.** Article 17.42 of this ordinance shall be known and may be referred to as the “Sign Ordinance of the City of Lebanon, Oregon.”
- B. **Purpose.** The Council of the City of Lebanon, Oregon, finds and declares that it is necessary to regulate the construction, installation, maintenance, electrification, illumination, type, size, number, and location of signs in order to:
1. Protect the health, safety, property, and welfare of the public.
  2. Maintain the neat, clean, orderly and attractive appearance of the City.
  3. Provide for the safe installation and maintenance of signs.
  4. Preserve the safe flow of traffic in Lebanon.
  5. Preserve and enhance the unique scenic beauty of Lebanon.
- C. **Definitions.** The following words and phrases, where used in Article 17.42 of this Ordinance shall, for the purposes of this Ordinance, have the meanings given of them in this section.

“**Area**” or “**area of a sign**” means the area to and within an established sign edge, frame, or perimeter which encloses the limits of any writing, representation, emblem, figure or character. The area of a sign having no such perimeter, or the area of a sign having an irregular shape, shall be computed by enclosing the surface area within a polygon. The area of all signs in existence at the time of the enactment of this Sign Ordinance, whether conforming or nonconforming, shall be counted in establishing the permitted sign area of all new signs to be allowed for an individual business on a premises. Where a sign is of a three-dimensional or round or irregular shape, the largest cross section shall be used, as though it were a flat surface, to determine sign area.

“**Awning or Canopy**” means either a permanent or retractable structural extension off or of a building, (which has a minimum ground clearance of eight (8) feet,) sometimes intended for the purpose of pedestrian cover.

“**Building Official**” is the officer or other designated authority charged with the administration and enforcement of this code or his/her duly authorized representative.

“**Building Face**” means the single wall surface of a building facing a given direction.

“**Clearance**” is measured from the highest point of the grade below the sign to the lowermost point of the sign.

“**Commercial zones**” means the CB, CH and CN zones, as defined in the Municipal Code.

“**Display surface**” means the area made available by the sign structure for the purpose of displaying the

message.

**“Flag”** means any fabric, banner or bunting containing distinctive colors, patterns, or symbols, used as a symbol.

**“Frontage”** means the length of the property line of any one premises along each public street it borders. Each portion of the premises abutting a separate street shall be considered as a separate frontage.

**“Height”** is measured from the highest point of the grade below the sign to the topmost point of the sign.

**“Historical Markers”** are signs installed or maintained by public authority or by a recognized historical society or organization identifying sites, buildings, districts, or structures of recognized historical value.

**“Industrial zones”** are the ML and MG zones, as defined in the Municipal Code.

**“Install”** means to build, construct, attach, place, suspend, or affix and shall also include the painting of wall signs.

**“Maintain”** means to allow a sign, sign structure, or part thereof to continue; or to repair or refurbish a sign, sign structure, or part thereof.

**“Marquee”** means a permanent roof-like structure attached to and supported by a building and projected therefrom.

**“Parapet or parapet wall”** means that part of any exterior wall which extends above the eave of the roof.

**“Permittee”** means a person who has applied for a City of Lebanon Sign Permit to allow placement or installation of a sign covered by this ordinance.

**“Premises”** means a lot, parcel, or tract of land occupied, by a building or unit or group of buildings and its accessory buildings. If more than one business activity is located on the lot, parcel, or tract of land, each separate business shall be considered as a separate premises.

**“Projection”** means the distance by which a sign extends from its supporting structure.

**“Residential zones”** means the RL, RM, and RH residential zones as defined in the Municipal Code.

**“Roof line”** means either the eave of the roof or the top of the parapet, at the exterior wall. In the event that the structure lacks a parapet or eave, the “roof line” shall mean a profile of the roof of the structure.

**“Sign”** means any device or medium affixed to the property (including its structure, lighting, materials, and component parts) which by reason of its form, color, wording, symbol, design, and/or illumination visually communicates, identifies, advertises, informs announces, or attracts attention to the subject thereof. For the purposes of this code, street address information shall not be considered a sign.

**“Sign, Awning”** or **“Canopy sign”** means a sign which is painted onto, attached, or affixed to the surface of an awning, or is suspended underneath an awning. For purposes of calculating sign area,

the entire exposed face of the canopy or awning shall be designated the sign area. Canopy and awning signs shall be considered to be wall signs for purposes of determining size allowances.

**“Sign, Banner”** means a sign of lightweight fabric or similar material that can be mounted both on a permanent or temporary basis. National flag, state or municipal flags, or the official flag of any institution shall not be considered banners.

**“Sign, Changing (automatic)”** means an electronically or electrically controlled sign such as; public service, time, temperature and date sign, message center, or reader board, where different copy changes are shown on the same lamp bank.

**“Sign, Daily Display”** (known also as Sandwich board) means a non-permanent sign normally associated with business activity which is placed out-of-doors during business hours for display and returned indoors off-hours. Daily display signs may be constructed in a sandwich board (A-frame) style, mounted on a single pedestal or other similar construction, and are intended to be unlit and easily moved.

**“Sign, Externally Illuminated”** means a sign illuminated by an exterior light source or luminous tubing which is primarily designed to illuminate only the sign.

**“Sign, Fence”** means a sign attached or painted to the side of a fence on a permanent basis.

**“Sign, Fin”** means a sign which is supported by a pole or poles and partly by a building.

**“Sign, Flashing”** means any sign which contains an intermittent or flashing light source, or which includes the illusion of intermittent or flashing light by means of animation, or an externally mounted intermittent light source. Automatic changing signs such as public service, time, temperature, and date signs or electronically controlled message centers are classed as “changing signs”, not “flashing signs”.

**“Sign, Free-standing”** means a sign wholly supported by a sign structure in the ground. Free-standing signs include pole signs and monument signs.

**“Sign, Internally illuminated”** means a sign which is wholly or partially illuminated by an internal light source from which source light passes through the display surface to the exterior of the sign.

**“Sign, Nonconforming”** means a sign in existence or under construction on the effective date of the Ordinance which does not conform to the provisions of the Ordinance, but which was or is being constructed, installed, or maintained in compliance with regulations in effect at the time the sign was constructed or installed.

**“Sign, Notice”** means a sign posted by either a public agency or private individuals intended to convey information of a legal nature pertaining to specific properties. Examples of notice signs include building permits, no trespassing notices, public hearing notices, and similar signs.

**“Sign, Pennant”** means a shaped, lightweight sign, made of plastic, fabric, or other material (whether or not containing a message of any kind) suspended from a rope, wire, or string, usually in a series, and designed to move in the wind.

**“Sign, Portable”** means a sign which is not permanently attached to the ground or other permanent structure and is intended to be transported to a site for purposes of display. A portable sign may or may not be mounted on wheels and may or may not include flashing or moving lights and removable

lettering or display surface.

**“Sign, Projecting”** means and includes any sign which is attached to a building and extends more than 12 inches beyond the line of the building or more than 12 inches beyond the surface of that portion of the building to which it is attached.

**“Sign, Roof”** means a sign or any portion of which is displayed above the roof line.

**“Sign, Temporary”** means any sign, regardless of construction materials, which is not permanently mounted and is intended to be displayed on an irregular basis for a limited period of time (as specified in this code.)

**“Sign, Time, Date and Temperature”** means a sign providing only time, date and/or temperature information. May be a component of a larger sign.

**“Sign, Under-marquee”** means a sign which is installed or maintained under, and supported or partially supported by, a marquee.

**“Sign, Unsafe”** means any sign determined to be a safety hazard to the public by the Building Official or duly authorized representative.

**“Sign, Wall-Mounted”** means any sign, attached to, or installed against the wall of a building. Wall-mounted signs may not project more than 12 inches from the wall to which they are attached.

**“Sign, Wall-Painted”** means a sign painted directly onto a wall of a building which is located in a commercial or industrial zone.

**“Sign, Window”** means a sign, pictures, symbols, neon tubing, or combination thereof, designed to communicate information that is placed on or within a window and directed towards the outside of the window. Window signs do not include painted or printed displays of a temporary nature.

**“Structural alteration”** means any change in a sign or sign structure other than advertising message or normal maintenance.

**“Written message”** means the lettering, wording, numbers, and/or other symbols on a sign intended to convey a message. Written message does not include notation of the sign identifying the sign installer or artist, provided such identification is less than one (1) square foot in area.

#### **17.42.020. ADMINISTRATION AND ENFORCEMENT**

- A. Permit Required.** All signs installed after the effective date of this Sign Ordinance, other than exempt signs, shall require a sign permit. All applications for sign permits shall be submitted to, and in such form as may be required by, the Planning or Building Department.
- B. Permit Fee.** A fee as established by resolution of the City Council shall be paid to the City of Lebanon upon filing of an application. Such fee shall not be refundable.
- C. Interpretation.** This Ordinance supersedes any provision dealing with signs in any previously adopted ordinance, resolution, or regulation, except any regulations required under the Uniform Building Code

or Uniform Fire Code.

- D. Authority.** The Planning Official shall have the power and duty to interpret the provisions of this ordinance. The Building Official shall have the power and duty to enforce the provisions of this Ordinance.
- E. Permit Expiration.** Every permit issued under the provisions of this Ordinance shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one (1) year from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained, and the fee shall be one-half of the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans specifications for such work; and provided, further, that such suspension or abandonment has not exceeded one (1) year.
- F. Permit Suspension or Revocation.** The Building Official may, in writing, suspend or revoke a permit issued under provisions of this Ordinance whenever the permit is issued on the basis of incorrect information supplied, or is in violation of any applicable ordinance or regulation or any of the provisions of this Ordinance.
- G. Pre-Existing Signs.** Signs legally constructed or placed prior to the adoption of these ordinance provisions shall be considered to be non-conforming and shall comply with the sign ordinance requirements in effect at the time the sign was located, placed, or constructed on the property. If the sign is to be relocated or replaced, the replacement or relocated sign shall comply with the provisions of this ordinance. Additional signs to be placed on the premises shall comply with the provisions of this ordinance.

#### **17.42.030. SIGNS PROHIBITED OR EXEMPTED**

- A. Exempted Signs.** The following signs shall not require a sign permit but shall conform to all other applicable provisions of the Ordinance and shall be permitted in all zones, except as otherwise noted.
  - 1. Signs not exceeding a total of three (3) square feet in area, non-illuminated, and not exceeding three (3) feet in height if ground-mounted (or 30 inches in required front and street side yards.) Such signs may include names of occupants or premises, professional nameplates, on-site directional, and similar signs.
  - 2. Temporary signs which are non-illuminated, have an overall face area not exceeding 32 square feet in a residential, commercial, or industrial zone, are not permanently installed, and are intended to be located on property for short durations of time (not to exceed one year). Such signs may include, but are not limited to, real estate lease and sales, political signs, construction signs, and garage sale, open house, special event, and similar signs. Such signs shall only be posted for the duration of the activity. No sign shall be extended into or extend over a street right-of-way. See also Section 17.42.030.B.
  - 3. Signs placed for purposes of public direction and safety. Such signs may include, but are not limited to, traffic and municipal signs, directional signs for emergency services (such as hospitals, police stations and fire stations), legal notices, railroad crossing signs, danger signals, and similar signs. Such signs may be placed within the public right-of-way subject to right-of-way permit requirements.

4. Temporary display of lights or other decorations associated with holidays.
5. Banners, lights, and pennants not exceeding a total display area of 40 square feet per face used on premises in conjunction with temporary events and not in place longer than a period of 30 days.
6. Flags.
7. Signs carved into a building or which are a part of materials which are an integral part of the building such as cornerstones, building names, and similar signs.
8. Signs of public or legal notice.
9. Window signs in commercial and industrial zones, provided materials subject to Section 17.42.030.B.1. of this Ordinance are not used.
10. Promotional displays for special events, provided such displays shall be in place for a period not to exceed seven (7) days.
11. Fence signs which are located on the inside of a fence and are used in conjunction with athletic events for the sale of advertising on behalf of the athletic events occurring on the site.
12. Historical site plaques or markers.
13. Signs with display surfaces that are not visible from the public right-of-way.

**B. Prohibited Signs.** It shall be unlawful for any person to install, display or maintain, and no permit shall be issued for the installation, display, or maintenance of, any sign or advertising structure falling within any of the following descriptions.

1. Moving signs or flashing signs, or any sign or advertising structure which has any visible moving part or visible mechanical movement of any description or other apparent visible movement achieved by any means; including intermittent (or sequential) electrical pulsations and action by means of normal wind currents. Exceptions are: time, date and temperature signs, clocks, barber poles, public service information signs and revolving signs which revolve at 6 revolutions per minute or less.
2. Signs installed within the right-of-way of any street, along any driveway, or in any other location which do not meet the requirements of Section 17.42.030.A.3; or by reason of the location, shape, color, animation, or message are likely to be confused with any traffic control device; or create a distracting or hazardous condition for motorists.
3. Temporary signs, except as defined in Section 17.42.030.A.2.
4. Fin signs
5. Roof signs
6. No sign or portion thereof shall be placed so that it obstructs any fire escape, stairway, or



standpipe; interferes with human exit through any window or any room located above the first floor of the building; obstructs any door or required exit from any building; or obstructs any required light or ventilation.

7. Portable signs, except as defined in 17.42.030.A.2.
8. Fence signs, except internal fence signs as described in Section 17.42.030.A.11.
9. Signs affixed to power, utility, or traffic control poles other than City-approved traffic control signs and pole identification placards.
10. Signs affixed to or painted on natural features, such as rocks or trees.

#### **17.42.040. SIGN DISTRICTS**

**A. Residential Zones and Residential Development in MU Zones.** No sign shall be installed or maintained in an RL, RM, RH or MU zone, except as allowed under Section 17.42.030.A. or as otherwise noted in this section.

1. Apartment, Condominium, Subdivision or Manufactured home park signs:
  - a. Area. May have a maximum area of 16 square feet per display surface. Total sign area for all display surfaces shall be no more than 64 square feet.
  - b. Height and/or clearance. Free-standing sign limited to maximum height of four (4) feet above grade.
  - c. Number. Limited to one (1) sign per entrance.
2. Illumination. Signs in residential zones may have external illumination only. Par spot or reflective type bulbs may be used for indirect illumination of the display surface if properly shielded from direct glare onto streets. Sign illumination shall be directed away from, and not be reflected upon, adjacent premises.
3. Subdivision, apartment, or condominium sign standards which apply in a residential zone shall also apply in a commercial and industrial zone.
4. No sign shall project into the street right-of-way or into a vision clearance area.

**B. Commercial or Industrial Zones.** No sign shall be installed or maintained in the CB, CN, CH, ML, or MG (MU) zones, except as allowed under Section 17.42.030.A., Chapter 17.28, Planned Development, or as otherwise noted in this section.

1. Free-standing sign.
  - a. Area. Except as which may be allowed by a Planned Development, after hearing by the Planning Commission as allowed under Chapter 17.28 of this Code, the maximum sign area for a freestanding sign on any parcel zoned for commercial and industrial purposes shall be 120 square feet per side, two sides maximum. A maximum of one (1) sign per parcel is allowed.

- b. Height and/or clearance. Free-standing signs shall not exceed a total height of 20 feet measured from the grade of the property where the sign is to be located, except that if the grade of the property is lower than the grade of the street, the grade of the street immediately in front of the location for the sign shall be used to determine the height of the sign. The minimum clearance below the lowest portion of a free-standing sign and the ground below shall be eight (8) feet. In any driveway or parking area, the minimum clearance below the lowest portion of a free-standing sign and the ground below shall be 14 feet.
  - c. Location. No free-standing sign, or any portion of any free-standing sign, shall be located on or be projected over the property line or within 25 feet of any property line within a residential zone.
2. **Wall-mounted and wall-painted signs.**
- a. Area. Wall-mounted signs shall not exceed in gross area 40 percent of the face of the building to which the sign is attached or 100 square feet. Any wall-painted sign shall not exceed 50 per cent of the area of all faces of the building.
  - b. Height and/or clearance. No wall-mounted sign shall extend above the roof line at the wall or the top of the parapet wall, whichever is higher.
3. **Projecting signs.**
- a. Area. Projecting signs shall not exceed in gross area 20 per cent of the face of the building to which the sign is attached or on which the sign is maintained.
  - b. Height and/or clearance. No projecting sign shall extend above the roof line at the wall or top of a parapet wall, whichever is higher. There shall be at least nine (9) feet of clearance between the bottom of the sign and the grade. Signs shall not project within two (2) feet of the curb.
4. **Awning or Canopy signs.**
- a. Area. The maximum permitted display surface of an awning or canopy sign which is painted onto, attached to, or affixed to, the surface of an awning or canopy, is 50 per cent of the face of the building to which the awning or canopy is attached.
  - b. Height. An awning or canopy sign may not extend higher than the roof line.
5. **Under-awning, canopy, or marquee signs.**
- a. Area. These signs shall not exceed four (4) square feet per sign.
  - b. Clearance. These signs must have a minimum of seven (7) feet of clearance below the lowest portion of the sign and the ground below. If sign has less than eight (8) feet of clearance, it must be free-swinging.
  - c. Location. Under-marquee signs shall not project within two (2) feet of the curb.

- d. Number. One (1) sign per premise is permitted.
6. **Daily display sign.**
- a. Area. The maximum permitted area of a daily display sign shall be 12 square feet per display surface, with a maximum height limit of four (4) feet above ground level.
  - b. Number. Two (2) daily display signs per business are permitted.
  - c. Location. A daily display sign must be located on the private property with which it is associated and must meet clear vision requirements as required by Chapter 17.32 of the Lebanon Municipal Code.
7. **Illumination.** Signs in commercial and industrial zones may be illuminated internally. Lights used to indirectly illuminate signs shall be placed, shielded, and deflected so as not to shine directly into any adjacent residential dwelling unit or to impair the vision of the driver of any vehicle.

**17.42.050. SIGNS IN PUBLIC RIGHTS-OF-WAY**

- A. Signs Prohibited.** Signs are prohibited within public rights-of-way, except as allowed by Section 17.42.050.
- B. Directional Signs.** As referred in Section 17.42.030.A.3, signs for purposes of public direction and safety may be allowed within the public right-of-way, subject to right-of-way permit requirements and the following standards.
  - 1. Requests for placement of directional signs within the public right-of-way shall apply to the Director of Public Works.
- C. Daily Display Signs.** In sign districts that permit display signs (reference Section 17.42.040.B.6), a daily display sign may be allowed within the public right-of-way in front of the premises with which it is associated, provided all of the following conditions are met:
  - 1. A City right-of-way permit is required. The applicant shall identify the specific location, size, construction materials, and anchoring method of the sign. Daily display sign must conform to the conditions of the permit.
  - 2. The sign is to be set back behind the curb so as not to interfere with on-street parking, or a minimum of ten (10) feet from the edge of the nearest street travel lane where curbs are not in place.
  - 3. The sign is to be placed so as to allow at least five (5) feet of unimpeded pedestrian sidewalk maneuvering space.
  - 4. The sign is to meet the clear vision requirements of chapter 17.32 of the Lebanon Municipal Code.
  - 5. The sign is properly maintained as per requirements of Section 17.42.060.
  - 6. The applicant shall be responsible for any physical or property damage injury caused by the sign

located upon the right-of-way adjacent to the applicant's property. The city may require as a part of the sign permit that the applicant furnish the city with proof of adequate liability insurance in amounts to be determined by the City, and with a provision naming the City as an additional insured.

7. Sign dimension shall not exceed a maximum width of two (2) feet, and a maximum above-ground level height of three (3) feet, with a maximum span of two (2) feet at the base.
8. No more than one (1) sign per business is allowed.
9. A daily display sign may be displayed on the right-of-way only during business hours.
10. Failure to comply with these standards may result in the immediate confiscation of the violating daily display sign in the public right-of-way.

**17.42.060. SIGN CONSTRUCTION AND MAINTENANCE**

- A. Construction Requirements.** Except as otherwise provided in the Sign Code, the construction of all signs or sign structures shall conform to applicable provisions of the Uniform Sign Code, State of Oregon Building Code, Fire Code, Electrical Code, and all other applicable city codes.
  1. All signs shall be securely attached to a building or the ground.
- B. Maintenance Requirements.** All signs, together with their supports, braces, guys, and anchors, shall be constructed of materials that are durable and weather resistant. The sign owner shall be responsible for regularly maintaining all signs so as to exist at all times in a state of good repair as determined by the Building Official.
- C. Replacement or Repair of Nonconforming Signs.** Upon obtaining a building permit, a nonconforming sign may be removed, repaired, upgraded or replaced with different materials, provided that the repaired or replaced sign is not any more nonconforming than the original sign and the sign is replaced within 60 days from the date of the issuance of the permit.

**17.42.070. REMOVAL OF SIGNS IN VIOLATION**

**A. Unsafe Sign.**

1. Time limit. The Building Official may cause any sign and/or sign support structure which is determined to be a hazard to persons or property - by reason of it or its support structure being or becoming of unsound and unsafe; i.e. weakened or broken support, broken parts, including tubing, wiring, plastic, etc. - to be removed summarily.
2. Notice given. Two (2) days notice shall be given, except that no notice is required if a determination is made that the sign and/or sign support structure poses an immediate health, safety, or welfare risk to persons or property. If the property owner fails to respond to a notice of an unsafe sign within the time limit of said notice, the city may remove the sign at the property owner's expense.

**B. Removal and Remediation.**

1. Removal. Unless otherwise specified, signs found to be in violation of this code will be given a 30 day removal notice. The violating sign may be removed by the city at cost to the property owner after time limit of notice to remove sign has expired.
2. Remediation. In the case of removal by the city, no occupancy or building permit will be issued for the property involved until all fines and fees due the city are paid in full.

**17.42.080. VARIANCES**

**A. Variances.** Signs may exceed the limits imposed by this section up to a maximum of 50 per cent through application for and approval of a variance from the Planning Commission, upon public hearing and after notice as provided by law. A variance may be granted upon the adoption of findings based on the following criteria:

1. There are unique circumstances or conditions of the lot, building, or traffic pattern which result in undue hardship to the activity or use on the property in question.
2. The granting of the variances compensates for those circumstances in a manner equitable with other properties in the immediate vicinity.
3. The granting of the variance shall not decrease traffic safety nor be detrimental to the use and enjoyment of properties which are partially or fully within 100 feet of the exterior boundaries of the property where the sign is to be located.
4. The variance shall not be the result of a self-imposed condition or hardship.

**17.42.090 APPEALS**

Appeals from a ruling of the Planning Official or from the Planning Commission shall be taken and administered pursuant to the provisions of Chapter 17.64 of this code.

**17.42.095 SEVERABILITY**

The provisions of this ordinance are severable. If any provision of this Chapter, or the application thereof to any person or circumstances is held invalid, the remainder of this Chapter, and the application of all provision thereof to any other persons or circumstances shall not be affected thereby. Such decision shall not affect the validity of the remaining portions of this ordinance.

**17.42.100 REPEAL**

Lebanon Municipal Code Chapter 17.42, prescribing sign regulations, enacted in 1980 and 1987 as Ordinance Numbers 2024 §1 (part) and 1773 §§ 5.090 (1)(part), (1) a-g, and (2) , is hereby repealed.