



# Land Use

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## **Docket DC-16-0001: Proposed Boulder County Land Use Code Amendments to Article 13**

Request: Proposed Boulder County Land Use Code Amendments to Article 13 to address an update of the Sign Code (Land Use Staff Planner: Kathy Sandoval)

Dear Stakeholder/Interested Party,

On January 21, 2016, the Board of County Commissioners authorized Land Use staff to pursue text amendments to Article 13 of the Boulder County Land Use Code, which regulates the amount, type, location, physical dimensions, and design of signs in Boulder County.

It is necessary to perform a general update to Article 13 to ensure compliance with the recent U.S. Supreme Court ruling in *Reed v. Town of Gilbert*. The U.S. Supreme Court found that the town's sign code was facially content-based (and thus not constitutional) because the restrictions in the town's sign code that apply to signage depend entirely on the communicative content of the sign. In light of *Reed v. Town of Gilbert* revisions to Article 13 aim to eliminate any portions of the Boulder County sign codes that are based on the content of the sign. The revised code will regulate signs on the basis of zone district classification, size, location, lighting, material, etc.

The draft amendments contain changes to the County's method for noncommercial sign regulation, while continuing to protect the aesthetic qualities by preventing visual clutter, protecting scenic views, and preserving Boulder County's rural character. In developing the draft revised version of Article 13 staff reviewed proposed amendments for consistency with other sections of the Land Use Code and other amendments related to the Sign Code update. This is a draft document and is still a work in progress. Staff is still evaluating topics including size of signs, lumen output for backlit signs, and energy efficiency requirements for illuminated signs. Feedback pertaining to these topics is appreciated.

A draft of the proposed Article 13 text amendments is attached to this letter for your review. Red font color is utilized to indicate proposed Land Use Code text changes and deletions. You may also view the proposed draft text amendments and future revisions in our office or online at: <http://www.bouldercounty.org/property/build/pages/lucodeupdatedc160001.aspx>

This docket review process will include a public hearing before the Boulder County Planning Commission and a public hearing before the Boulder County Board of County Commissioners. The schedule for these meetings is still to be determined. Confirmation of hearing dates and times will be published online at the link above and in local newspapers.

The Land Use staff and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter or email with your comments. All comments will be made part of the public record. If you have any questions regarding this docket, please contact Kathy Sandoval at (303) 441-3930 or [ksandoval@bouldercounty.org](mailto:ksandoval@bouldercounty.org).

Please return responses to the above address by **May 20, 2016**. Late responses will be reviewed as the process permits.

\_\_\_\_\_ We have reviewed the proposal and have no conflicts.

\_\_\_\_\_ Letter is enclosed.

Signed \_\_\_\_\_ Printed Name \_\_\_\_\_

Agency or Address \_\_\_\_\_

# Article 13



■ ■ ■ Sign

## Article 13 • Sign

### 13-100 Purpose and Intent

- A. The purpose and intent of Article 13 are to regulate the number, type, location, physical dimensions, and design of signs ~~in order~~ to protect the public safety and welfare and preserve the right of free speech and expression. These regulations are intended to achieve the following objectives:
1. Protect public safety by prohibiting signs that are structurally unsafe or poorly maintained; that cause unsafe traffic conditions through distraction of motorists, confusion with traffic signs, or hindrance of vision; and that impede safe movement of pedestrians or safe ingress and egress from buildings or ~~sites~~ ~~{property}~~ property.
  2. Protect aesthetic qualities by preventing visual clutter, protecting scenic views, preserving Boulder County's rural character, preventing intrusion of commercial messages into non-commercial areas in accordance with the Boulder County Comprehensive Plan, and eliminating abandoned signs on unused commercial properties.
  3. Allow adequate signage for business identification, non-commercial speech, and dissemination of public information, including, but not limited to, public safety information and notification as may be required by law.

### 13-200 General Provisions

- A. ~~All signs shall~~ must be designed, constructed, and maintained in accordance with all applicable safety codes.
- B. ~~No sign should~~ Signs must not be placed in the right of way of any public street, road or highway, except as specifically provided for in parts of this section of the sign code.
- C. Signs located in the vision clearance triangle shall must comply with the sight triangle specifications of table 13-500 A.15a.sight triangle.
- D. ~~A building permit shall~~ must be obtained from the County Building Division prior to the erection, relocation or display of any a sign unless such sign-it is exempt from the-permit requirements-of-a permit.
- E. Any noncommercial sign shall be allowed in any location and under any circumstance in which a commercial sign is allowed. Noncommercial signs shall conform to applicable height, area and setback regulations of the zone district in which they are located. Noncommercial sign shall not be regulated based on the speech content of the sign.
- F. Commercial signs in locations where the primary use is residential are limited to wall signs.
- G. This Article does not apply to the following:
  1. Any-s Signs not visible from off-premises or a public right of way.
  2. Signs of a duly constituted governmental body such as traffic or similar regulatory devices, legal notices, warnings at railroad crossings, and other instructional or regulatory signs having to do with health, hazard, parking, swimming, dumping, etc. or signs erected by public utilities or construction companies to warn of

- danger or hazardous conditions in the public right-of-way.
3. Any signs required to be posted or maintained by law or governmental order, rule or regulation provided such sign complies with and does not exceed the requirements of such law, order, rule or regulation.
  4. Signs mounted on the interior of any fence that encloses a stadium or playing fields that are primarily visible to participants and attendees at the stadium or playing fields.

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## 13-300 Definitions

A. Terms and phrases used in this Article have the following meaning:

1. Commercial Sign: A sign containing a message advertising the manufacture, sale or availability of products, accommodations, services, attractions, or activities, or that is intended to attract attention to a business or to products, property, accommodations, services, attractions, or activities that are offered or exist for sale or for hire. This definition includes Temporary Real Estate signs.

2. Freestanding Sign: A sign ~~that is~~ erected on its own self-supporting permanent structure, detached from any supporting elements of a building.

3. ~~Identification Sign: A sign that is designed and intended to identify only the business, place, organization, building, street address, or person on the property on which the sign is located.~~

~~Community Use Identification Signs: A sign associated with a legal use on a parcel under Article 4-504.~~

~~Illuminated Sign: A sign that is lighted by a source of light internal to the sign or by a source of light external to the sign that is intended to cast light on the sign internal or external illumination. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighted signs must have stationary and steady lighting.~~

- (a) Internal Illumination: A source of illumination entirely within the sign which makes the sign content visible at night by means of the light being transmitted through a translucent material but ~~wherein~~ the source of the illumination is not visible. (Figure 13-1)

- (i) Only sign copy areas and logos may be illuminated on an internally illuminated sign.
- (ii) Internally illuminated signs shall use semi-opaque or opaque materials for sign copy such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign copy. Non copy portions of the sign (e.g., background and graphics) shall be made of completely opaque material.

- (b) External Illumination: Illumination of a sign that is affected by an artificial source of light not contained within the sign itself intended to cast light on the sign to make the sign content visible at night. Lighting for externally illuminated signs must be steady, stationary and mounted at the top of the sign (or within 2 feet of the top of a building mounted sign) and meet Article 7-1600 of the Boulder County Land Use Code. A light fixture mounted above the sign face may be installed with its bottom opening tilted toward the sign face provided: (Figure 13-2)

- (i) The bottom opening of the light fixture is flat (i.e., it could be covered by a flat board allowing no light to escape); and,
- (ii) The uppermost portion of the fixture's opening is located no higher than the top of the sign face, as shown in Figure 13.2. Light fixtures aimed and installed in this fashion shall be considered fully shielded for purposes of meeting Article 7-1600

- c) Halo illumination or Backlit signs shall: (Figure 13-3)

- (i) Be designed such that the light source is not visible.
- (ii) Be designed such that harsh, direct illumination does not emanate out of the sign. Rather, the backlighting shall only allow indirect illumination to emanate from the sign. For example signs that create a "halo" effect around sign copy are allowed.
- (iii) Maintain a low lumen output [lumen levels under consideration].
- (iv) Not be located on a reflective surface.



Figure 13-1 Internally Illuminated Sign



Figure 13-2 Externally Illuminated Sign



Figure 13-3 Halo Illuminated Sign

4. Noncommercial Sign: A sign that does not contain information or advertising for any business, commodity, service, entertainment, product, or attraction. Noncommercial signs include, but are not limited to, a sign that supports a candidate for public office, urges action for or against a matter on the ballot of a primary, general,

or special election, protests against any person, business, organization, property or commercial activity, or promotes or denounces political, ideological, social or religious issues or beliefs of any person or group. This definition also includes signs that identify historic districts, rural community districts, and other historic points of interest. Noncommercial signs shall not include identification signs.

5. Portable Sign: A sign mounted on a vehicle, trailer or boat, or fixed or attached to a device for the purpose of transporting from site-to-site. This definition includes all vehicles placed or parked for the purpose of drawing attention to a service, product, object, person, organization, institution, business, event, location or message, but not signs or lettering installed on vehicles, trailers or boats operating during the normal course of business.
6. Projecting Sign: A sign that is perpendicular to the wall on which it is mounted.
7. Sign: Any writing, pictorial representation, decoration, emblem, flag, banner or other device used for visual communication that is intended to attract the attention of the public and is visible from the public rights-of-way or other properties. The following are expressly excluded from the definition of 'sign':
  - a. Any flag, badge or insignia of any governmental unit.
  - ~~b. Mail boxes and address, lettering and numerals.~~
  - b. Works of art that in no way advertise a product or business.
  - c. Text or pictorial representations on motor vehicles that are being operated or stored in the normal course of a business, provided the primary purpose of such vehicles is not for the display of signs and provided that such vehicles are parked or stored in areas incidental to their primary use as a commercial or delivery vehicle.
  - ~~e. Scoreboards in athletic stadiums or playing fields.~~
  - d. Holiday decorations that are clearly incidental and customary and commonly associated with any national, local or religious holiday.
  - e. A sign that is held or otherwise mounted on a person or an animal or a sign on a device attached to a person or animal.
8. Temporary Real Estate Sign: A sign erected to advertise the availability for sale or lease of the property or a portion of the property where the sign is located with a surface area that does not exceed 12 square feet and each sign face does not exceed six square feet. Temporary real estate signs shall be removed within fifteen (15) days after the sale or occupancy of the property.
9. Wall Sign: A sign painted on or attached to a wall ~~or~~ of a structure that meets the setback requirements for a building and is in the same plane as the wall. In no case shall a wall sign project more than eighteen inches from the wall.
10. Multi-Driveway Sign: A sign at the exit or entrance of a premise that has two or more driveways.
11. Sign Copy: Any graphic, word numeral, symbol, insignia, text, sample, model, device or combination thereof which is primarily intended to advertise, identify, or notify.

### 13-400 Sign Area and Height

- A. The area of a sign shall be measured in conformance with the following regulations:
1. In computing the area of a sign, standard mathematical formulas for common regular geometric shapes shall be used. See figure 13-4.  
 In the case of an irregularly shaped sign or a sign with letters and/or symbols directly affixed to or painted on a wall, the area of the sign is the area within the perimeter or not more than eight straight lines enclosing the extreme limits of writing, representation, emblem, or any figure of similar character. This area includes any material or color forming an integral part of a background of the display or used to differentiate the sign from the backdrop or wall. See figures 13-5, 13-6.
  2. Where a sign has two or more display faces, the area of all faces shall be included in determining the sign area.
  3. The area of a freestanding sign ~~which~~ that is supported by a base or pedestal is architecturally distinct from the sign face itself shall not include the area of the base. See Figures 13-6, 13-7.
  4. Sign area shall include vertical and horizontal spacing between letters, characters, emblems, etc. that convey the sign's message. See Figure 13-8
  5. The area of spherical, cylindrical, or other three-dimensional signs shall be measured by calculating the area of elevation drawings of the sign.
- B. The height of a sign shall be measured per Article 18-120, Building Height (Structure Height), contained in this Code.



Figure 13-4: Standard Formulas for Common Regular Geometric Shapes Shall be Used. All Display Faces of a Sign Shall be Included.



Figure 13-5: For irregularly shaped signs, area is measured as enclosed by up to 8 straight intersecting lines.



Figure 13-6: Sign area for a monument sign shall not include base, if the base is architecturally distinct.

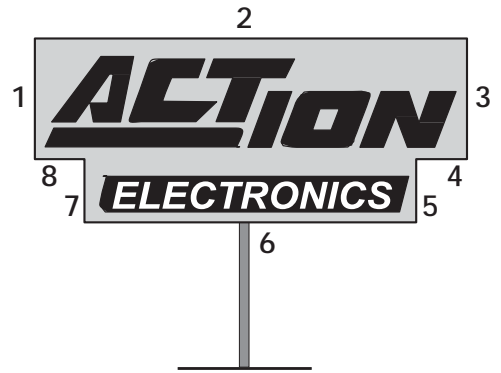


Figure 13-7: Pedestal not counted as part of sign area.

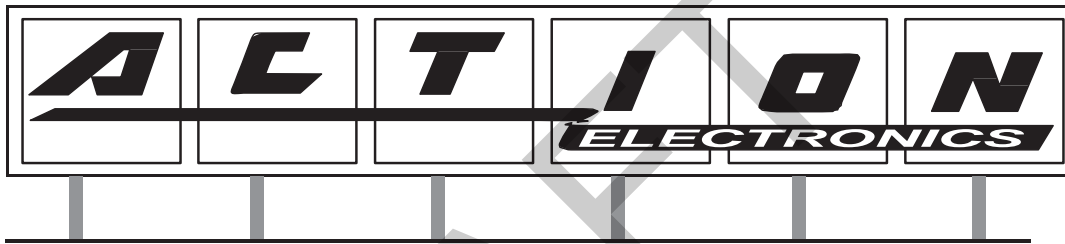


Figure 13-8: Sign area shall include vertical and horizontal spacing between letters conveying the sign's message.

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## 13-500 Prohibited Signs

### A. The following signs are prohibited:

1. ~~Any s~~Signs containing ~~any~~ a commercial message ~~which that~~ does not advertise ~~some~~ a product, service, activity, event, person, institution, or business located on the premises where the sign is located, or the sale or rental of such premises.
2. ~~Any s~~Signs, except publicly owned signs, attached to a tree, light pole, utility pole, or sign pole on public property or located in any public right-of-way except where required by law.
3. Signs with visible moving, revolving, rotating parts, or visible mechanical movement of any description or other apparent visible movement achieved by electrical, electronic, or mechanical means.
4. Signs with the optical illusion of movement by means of a design ~~which that~~ presents a pattern capable of reversible perspective, giving the illusion of motion or changing of copy.
5. Signs with lights or illuminations ~~which that~~ flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color, or use intermittent electrical pulsations.
6. ~~Strings of light bulbs used in connection with commercial premises for commercial purposes. other than traditional holiday decorations during the appropriate holiday period.~~
7. Signs that incorporate projected images ~~, involve the use of live animals~~ or emit any sound except for drive-up menu boards.
8. ~~Any f~~Freestanding commercial signs, together with their ~~its~~ supporting structure, or building mounted signs, ~~now or hereafter existing which that are in place for~~ 6 months or more after the premises have been vacated and advertise an activity, business, product or service no longer produced or conducted upon the premises upon which such sign is located.
  - a. If the sign or sign structure is covered or the identifying symbols or letters removed, an extension of time may be granted by the County Building Official upon good cause shown ~~for such extension~~.
  - b. This provision shall not apply to permanent signs accessory to businesses ~~which that~~ are open only on a seasonal basis, provided there is clear intent to continue operation of the business.
9. ~~Any p~~Portable commercial signs ~~not necessary for traffic direction or circulation~~.
10. ~~Any sign maintained in conjunction with a use, event, service or activity that is not lawful under the Boulder County Land Use Code.~~
11. Signs mounted on rooftops that project above the highest point of the roof line, parapet or fascia of the building.
12. Pennants, balloons, ~~banners~~ streamers, whirligigs, or other similar devices, when used for advertising purposes.
13. ~~Any s~~Signs not allowed herein in this sign code.
14. ~~Any s~~Signs or sign structures that:
  - a. ~~is~~ Are structurally unsafe;
  - b. Constitute a health or safety hazard ~~to safety or health by reason because~~ of inadequate maintenance or dilapidation;
  - c. ~~is~~ Are capable of causing electrical shocks to persons likely to come into contact with them;
  - d. ~~in any way~~ May be confused with or purport to be official traffic signs, signals, or devices or any other official signs;
  - e. Use ~~any~~ words, phrases, symbols, or characters implying the existence of danger or the need for stopping or maneuvering of a motor vehicle;
  - f. ~~is~~ Are located in a ~~matter~~ manner that interferes with pedestrian or vehicular travel or pose a hazard to pedestrians, or that interfere with the free use of any fire escape, exit or standpipe.



15. Any signs located in a sight triangle, as such signs so as to can conflict with the clear and open view of devices placed by a public agency for controlling traffic or ~~sign which~~ can obstruct a motorist's or pedestrian's clear view of an intersecting road, alley or major driveway. The following criterion is to be used to determine the maximum sight line encroachment for non-traffic signs:
- a. Sight Triangles

At the intersection of two (2) or more streets, or a street and any driveway controlled by a stop sign or a requirement to stop, no sign that is higher than thirty (30) inches above curb level shall be permitted in any sight triangle. Such sight triangle shall be defined as the area between a fifteen (15) foot setback from the road or driveway yielding to the main road at the subject intersection, and the distance as defined in the following table:

**Table 13-500-A-15-a Sight Triangle**

Speed Limit on Thru Road	Distance from Centerline (D)
15 mph	100 feet
20 mph	150 feet
25 mph	175 feet
30 mph	200 feet
35 mph	250 feet
40 mph	300 feet
50 mph	450 feet
60 mph	650 feet

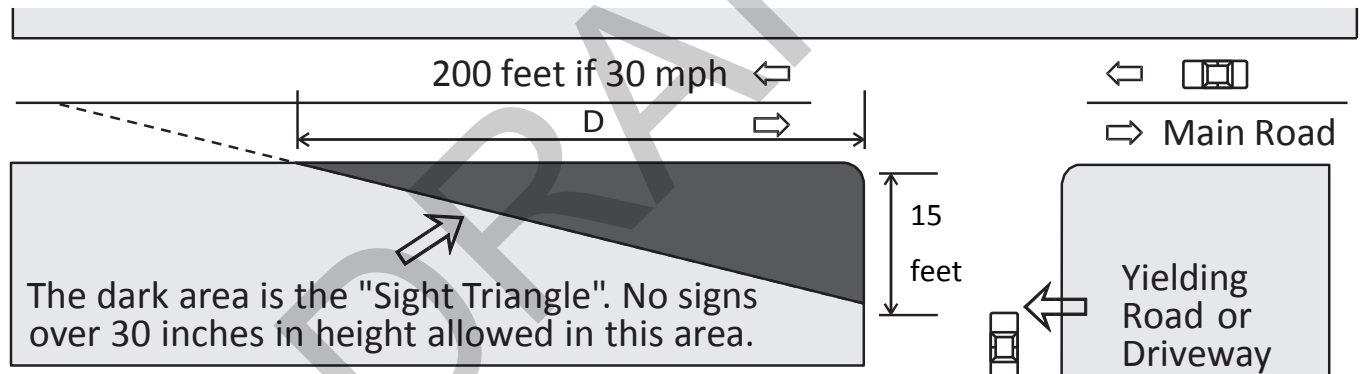


Figure 13-9: Sight Triangle.

## 13-600 Sign Regulations Governing Specific Zoning Districts

### A. All Zone Districts

1. Signs must be clearly incidental, customary and commonly associated with a permitted use in the zone district and must be located on the same lot as the permitted use.
2. Outdoor lights must meet Article 7-1600.
3. Signs are exempt from the supplemental setback in Article 7-1403.
4. Each platted residential subdivision may maintain two permanent signs at each entry into the subdivision from a public right-of-way subject to the following:
  - (i) The total area of each sign does not exceed 32 square feet of surface area and six feet in height.
  - (ii) The signs comply with all applicable Boulder County Multimodal Standards and other requirements of the Transportation Department.

### B. Forestry, Mountain Institutional and Agricultural Zoning Districts

1. Total Sign Area per lot shall not exceed 130 square feet and an additional 12 square feet for Temporary Real Estate Signs.
2. Total Commercial Sign Area per lot shall not exceed 64 square feet.

<u>Sign Type</u>	<u>Maximum Sign Area</u>	<u>Maximum Sign Height</u>	<u>Illumination</u>	<u>Setback</u>	<u>Additional Information</u>
<u>Freestanding Sign</u>	<u>64 s.f. total area no more than 32 s.f. per sign face</u>	<u>10 ft</u>	<u>Must meet the requirements of Article 7-1600; Internal illumination prohibited</u>	<u>15 ft front 7 ft sides</u>	<u>Noncommercial signs under 6 s.f. per sign face and less than 30 inches in height are exempt from setback requirements</u>
<u>Wall Sign</u>	<u>2 s.f.</u>	<u>Must not exceed the height of the wall to which the sign is attached, or 30 ft, whichever is more restrictive</u>	<u>Must meet the requirements of Article 7-1600; Internal illumination prohibited</u>	<u>Zoning District setback requirements; Nonconforming structures may have a wall sign and must be maintained in a proper state of repair</u>	
<u>Temporary Real Estate Sign</u>	<u>12 s.f. total with no more than 6 s.f. per sign face</u>	<u>6 ft</u>	<u>Prohibited</u>		

C. Rural Residential

1. Total Sign Area per lot shall not exceed 64 square feet and an additional 12 square feet for Temporary Real Estate Signs.
2. Total Commercial Sign Area per lot shall not exceed 32 square feet.

<u>Sign Type</u>	<u>Maximum Sign Area</u>	<u>Maximum Sign Height</u>	<u>Illumination</u>	<u>Setback</u>	<u>Note</u>
<u>Freestanding Sign</u>	<u>32 s.f. total area with no more than 16 s.f. per sign face</u>	<u>6 ft</u>	<u>Must meet the requirements of Article 7-1600; Internal illumination prohibited</u>	<u>15 ft front 7 ft sides</u>	<u>Noncommercial signs under 6 sf per sign face and less than 30 inches in height are exempt from setback requirements</u>
<u>Wall Sign</u>	<u>2 s.f.</u>	<u>Signs shall not exceed the height of the wall to which the sign is attached or 30 feet whichever is more restrictive</u>	<u>Must meet the requirements of Article 7-1600; Internal illumination prohibited</u>	<u>Zoning District setback requirements; Nonconforming structures may have a wall sign and must be maintained in a proper state of repair</u>	
<u>Temporary Real Estate Sign</u>	<u>12 s.f. total with no more than 6 s.f. per sign face</u>	<u>6 ft</u>	<u>Prohibited</u>		

D. Estate Residential, Suburban Residential, Multi-Family and Manufactured Park Zoning Districts

1. Total Sign Area per lot shall not exceed 24 square feet and an additional 12 square feet for Temporary Real Estate Signs.
2. Total Commercial Sign Area per lot shall not exceed 12 square feet.

<u>Sign Type</u>	<u>Maximum Sign Area</u>	<u>Maximum Sign Height</u>	<u>Illumination</u>	<u>Setback</u>	<u>note</u>
<u>Freestanding Sign</u>	<u>12 s.f. total area with no more than 6 s.f. per sign face</u>	<u>6 ft</u>	<u>Must meet the requirements of Article 7-1600; Internal illumination prohibited</u>	<u>15 ft front 15 ft sides</u>	<u>Noncommercial signs under 6 sf per sign face and less than 30 inches in height are exempt from setback requirements</u>
<u>Wall Sign</u>	<u>2 s.f.</u>	<u>Signs shall not exceed the height of the wall to which the sign is attached or 30 feet whichever is more restrictive</u>	<u>Must meet the requirements of Article 7-1600; Internal illumination prohibited</u>	<u>Zoning District setback requirements; Nonconforming structures may have a wall sign and must be maintained in a proper state of repair</u>	
<u>Temporary Real Estate Sign</u>	<u>12 s.f. total with no more than 6 s.f. per sign face</u>	<u>6 ft</u>	<u>Prohibited</u>		

- E. Transitional, Business, Commercial, Light Industrial, Economic Development, and General Industrial
1. Total Sign Area per lot shall adhere to cumulative allowances noted below, based on street frontages and number of uses on the parcel. In no case shall total sign area exceed 450 square feet plus an additional 12 square feet for Temporary Real Estate Signs.

<u>Sign Type</u>	<u>Maximum Sign Area</u>	<u>Maximum Sign Height</u>	<u>Illumination</u>	<u>Setback</u>	<u>note</u>
<u>Freestanding Sign</u>	<u>One per lot line abutting a public street, not to exceed 2 s.f. total sign area for each lineal foot of the lot width, provided that:</u> (A) <u>In the case where a parcel has one use, the total maximum surface area of any one sign face shall not exceed 75 s.f. or 150 s.f. total surface area</u> (B) <u>In the case where a parcel has more than one use the total permitted sign area shall not exceed 150 s.f. per sign face or 300 s.f. total surface area</u>	<u>25 ft</u>	<u>External illumination meets Article 7-1600 of Land Use Code</u>  <u>Internally illuminated shall meet materials requirements specified in Article 13-300, 3</u>	<u>25 ft front</u> <u>7 ft sides</u>	<u>Noncommercial signs under 6 s.f. per sign face and less than 30 inches in height are exempt from setback requirements</u>
<u>Multi-Driveway Sign</u>	<u>One sign per approved access point not to exceed 4 s.f. per sign and 2 s.f. per sign face</u>	<u>4 ft</u>	<u>Prohibited</u>	<u>(under consideration)</u>	
<u>Projecting Sign</u>	<u>12 s.f. with no more than 6 s.f. per sign face</u>	<u>Shall not exceed the height of the wall to which the sign is attached or 15 ft whichever is more restrictive</u>	<u>Must meet the requirements of Article 7-1600; Internal illumination prohibited</u>	<u>Zoning District setback; Nonconforming structures may have a wall sign and must be maintained in a proper state of repair</u>	<u>Must maintain 8 ft clearance from lowest portion of sign to grade below</u>
<u>Wall Sign</u>	<u>One sign on each street frontage, the total surface area of the sign does not exceed 2 s.f. for each lineal foot, measured horizontally, of the side of the building to which it is attached; and for each street frontage, the sign must not exceed 150 s.f., or 25% of the total surface area of the wall.</u>	<u>Signs shall not exceed the height of the wall to which the sign is attached, or 30 ft, whichever is more restrictive</u>	<u>Must meet the requirements of Article 7-1600; Internally illuminated shall meet materials requirements specified in Article 13-300, 3</u>	<u>Zoning District setback requirements; Nonconforming structures may have a wall sign and must be maintained in a proper state of repair</u>	
<u>Temporary Real Estate Sign</u>	<u>12 s.f. total with no more than 6 s.f. per sign face</u>	<u>6 ft</u>	<u>Prohibited</u>		

**F. Historic and Rural Community Zoning Districts**

1. Each designated Historic or adopted Rural Community District may maintain permanent signs at each entry into the District from a public right-of-way subject to the following:
  - (i) The total area of each sign does not exceed 32 square feet of surface area and six feet in height.
  - (ii) The signs comply with all applicable Boulder County Multimodal Standards and any other requirement or permit required by the Transportation Department.
2. Rural Community District Sign regulations are developed specific and as part of the district adoption.
3. Historic District Total Sign Area per lot not to exceed 56 square feet and an additional 12 square feet for Temporary Real Estate Signs

<u>Sign Type</u>	<u>Maximum Sign Area</u>	<u>Maximum Sign Height</u>	<u>Illumination</u>	<u>Setback</u>	<u>note</u>
<u>Freestanding Sign</u>	<u>32 s.f. with no more than 16 s.f. per sign face</u>	<u>6 ft</u>	<u>External illumination meets Article 7-1600 of Land Use Code; Internally illuminated prohibited.</u>	<u>15 ft front 7 ft sides</u>	<u>Noncommercial signs under 6 s.f. per sign face and less than 30 inches in height are exempt from setback requirements</u>
<u>Projecting Sign</u>	<u>12 s.f. with no more than 6 s.f. per sign face</u>	<u>Shall not exceed the height of the wall to which the sign is attached, or 15 ft, whichever is more restrictive</u>	<u>Must meet the requirements of Article 7-1600; Internal illumination prohibited</u>	<u>Zoning District setback; Nonconforming structures may have a wall sign and must be maintained in a proper state of repair.</u>	<u>Must maintain 8 ft clearance from lowest portion of sign to grade below</u>
<u>Wall Sign</u>	<u>24 s.f.</u>	<u>Signs shall not exceed the height of the wall to which the sign is attached or 30 ft, whichever is more restrictive</u>	<u>Must meet the requirements of Article 7-1600; Internally illuminated prohibited</u>	<u>Zoning District setback requirements; Nonconforming structures may have a wall sign and must be maintained in a proper state of repair</u>	
<u>Temporary Real Estate Sign</u>	<u>12 s.f. total with no more than 6 s.f. per sign face</u>	<u>6 ft</u>	<u>Prohibited</u>		

- G.** The standards in this Article shall be the maximum allowed signage in all discretionary review processes. Refer to the district development plan for established Rural Community Districts and the approval resolution for other uses allowed by discretionary review for specific provisions.

## ~~13-700 Temporary Signs~~

- ~~A. Temporary on-site signs may be erected and maintained in any zoning district subject to the following conditions:~~
- ~~1. Temporary signs shall comply with the height, setback, illumination and sign area regulations for the zoning district in which they are located.~~
  - ~~2. Temporary signs shall be limited to one sign per street frontage.~~
  - ~~3. Temporary signs must be located on the premises where the temporary activity/event takes place.~~
  - ~~4. Temporary signs advertising special events shall not be placed more than 30 days prior to the event advertised and shall be removed within 15 days after the event advertised.~~
  - ~~5. Temporary real estate signs shall be removed within fifteen (15) days after the sale or occupancy of the property.~~
  - ~~6. Temporary construction signs advertising subdivision, development, construction or other improvement of a property shall be displayed only on the property or within the platted area to which the sign pertains.~~
  - ~~7. Temporary signs advertising subdivision construction shall not be displayed prior to the date of official filing of the subdivision, and shall be removed within two years from the date of the issuance of the first building permit in the project or within 30 days from the time 75% of the lots or dwellings in the subdivision have been sold, whichever time period is the least.~~
  - ~~8. Temporary signs advertising construction may be displayed during the period of construction and shall be removed upon issuance of a certificate of occupancy or final inspection, whichever occurs first.~~
  - ~~9. Temporary signs advertising on-site garage sales and occasional sales, not exceeding two square feet may be erected no more than seven days prior to the event and shall be removed within seven days after the sale.~~
  - ~~10. Temporary signs advertising seasonal sales of agricultural and holiday related products may be erected no more than 14 (fourteen) days before sales begin and shall be removed within seven days after sales cease for that season or holiday.~~
  - ~~11. Temporary commercial signs shall be limited to signs announcing the opening of a new business. Such signs shall be limited to banners not exceeding [20] square feet in area or [8] feet in height displayed for no more than [30] days.~~

## ~~13-800 Sign Plazas~~

- ~~A. In order to foster appreciation of historic and special character areas, a non-commercial entity, civic or community association may erect off-premises informational signs, known as sign plazas, identifying historic districts and rural community districts as such districts may be created by the Board of County Commissioners pursuant to the Land Use Code.~~
- ~~B. The following information shall be eligible for space in sign plazas:~~
- ~~1. The identity of the district and location of nearby points of interest.~~
  - ~~2. The identity of any noncommercial entity, institution, or organization promoting or maintaining such district or area.~~

## 13-700 Permits Required

- A. No person shall display, erect, relocate, or alter the physical characteristics of any sign without first filing a permit application with the County Building Official obtaining a sign permit, except the following:
- ~~1. Identification signs where permitted by this Article;~~
  2. 'for sale,' 'for lease,' and 'for rent' signs in all districts; Lettering and numerals no larger than 16 square inches affixed to a mailbox used by the United States Postal Service for mail delivery to the occupants of the property where the mailbox is located;
  3. Wall signs no larger than two square feet;
  4. Temporary Real Estate Signs;
  5. Noncommercial signs in all zoning districts.;
  - ~~6. temporary signs.~~
- B. An application for a sign permit must include the following:
1. The name, address, and telephone number of the owner or persons entitled to possession of the sign and of the sign contractor or installer;
  2. The street address location of the proposed sign;
  3. Complete information required in the application form provided by the Building Official, including a sign plan and elevation drawings of the proposed sign, caption or the proposed sign and other data pertinent to the application;
  4. A complete application for an electrical permit for all signs requiring electrical hook-up;
  5. Construction plans;
  6. Verification of all existing signs and sign areas in existence on the property;
  7. A statement of valuation or cost; and
  8. A fee established by the Board of County Commissioners in an amount sufficient to offset the cost of processing sign applications, inspecting signs and enforcing this article.
- C. The Building Official shall grant a sign permit within twenty (20) days after a complete application and fee are received for any sign that complies with all of the requirements in this Article.
1. If the Building Official determines the application is incomplete or the proposed sign(s) is not allowed under these or other pertinent regulations, the Building Official shall notify the applicant. The notice shall identify with specificity the deficiency in the application or the provision under which the proposed sign is not allowed.
  2. An applicant for a sign permit may seek immediate review of a decision denying a sign permit. Decisions based on matters subject to the Building Code shall be appealed to the Board of Review. Decisions based on the provisions of the Land Use Code shall be appealed to the Board of Adjustment. All appeals shall be subject to the time limits and other requirements of the appropriate reviewing body.
- D. When a sign permit has been issued by the Building Official, it shall be unlawful to change, modify, alter the structural characteristics of the sign, or otherwise deviate from the terms or conditions of said permit without prior approval of the Building Official. A written record of such approval shall be entered upon the original permit application and maintained in the files of the Land use Department.
- E. If the Building Official finds that the sign erected under any permit is not in accordance with the information supplied in the permit application or is in violation of this or any other pertinent regulations, or should the Building Official find that there has been any misrepresentation in connection with the application for the permit, the sign owner or erector shall be notified of such findings by first class mail to the address on the sign permit application. The notice shall identify the violation and shall state the permit will be revoked if the violation is not corrected within thirty (30) days.
1. If such correction is not made within the thirty (30) day period, the Building Official shall revoke the permit and shall serve written notice to the sign owner or erector. The Building Official shall proceed pursuant to the Building Code provisions or the Zoning Enforcement provisions of this Code as applicable.
  2. No person shall proceed with the erection, relocation, alteration, or modification of the sign after such notice has been given.

## **13-800 Maintenance and Construction of Signs**

- A. All allowed signs shall meet the following requirements:
  - 1. Signs and sign structures must be maintained at all times in a state of safe repair, with all braces, bolts, clips, supporting frame, and fastenings free from deterioration, insect infestation, rot, rust, or loosening.
  - 2. Construction plans for all signs that require a permit must be submitted to the Building Official for review and approval.
  - 3. All signs, ~~including temporary signs, shall~~ must meet Boulder County wind-load specifications.
- B. Electrical Signs
  - 1. All electric signs installed or erected in Boulder County must bear the label of Underwriters Laboratories, Inc.
  - 2. Electric signs must be rain-tight, except that service holes fitted with waterproof covers shall be provided to each compartment of such signs.
  - 3. All electrical signs erected must comply with the Electrical Code of Boulder County.
- C. Illuminated Signs
  - 1. Any light used for the illumination of a sign must be shielded so that the light will not shine directly on surrounding areas or create a traffic hazard or distraction to operators of motor vehicles on public thoroughfares.
  - 2. The Building Official may order a change in the illumination of any sign that becomes a hazard or nuisance.
- D. The Building Official shall have the authority to inspect and order the painting, repair, alteration, or removal, at the owner's expense, of a sign that constitutes a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation or obsolescence.

## **13-900 Nonconforming Signs**

- A. Nonconforming signs shall be governed by the provisions of 4-1000 Nonconforming Structures and Uses.

## **13-1000 Variances**

- A. The Board of Adjustment shall have the power to hear appeals and grant variances to the provisions of this Article per Article 4 of this Code.

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