

Section 11: Signs And Outdoor Advertising Devices

(orig. 2-10-58; am. 7-20-81; am. 2-6-84; am. 2-13-01; am. 4-20-10)

A. Intent and Purpose

1. This section is intended to provide for the orderly control of signs and outdoor advertising, to permit the use of signs and outdoor advertising necessary for adequate identification and direction in order to promote the health, safety and welfare of the citizens of Jefferson County, and to minimize distractions to motorists, bicyclists and pedestrians, and protect aesthetic qualities by preventing visual clutter, protecting scenic views and preserving the County's character. (orig. 7-20-81; am. 9-29-15)
2. Contained in this section are the requirements for signs and outdoor advertising which are allowed in various zone districts. These include details pertaining to the size, shape, height, location, setbacks and construction of signs and other outdoor advertising. (orig. 7-20-81)

B. General

1. No sign shall be erected, maintained, modified or continued unless it is in full compliance with the regulations for the zone district in which it is located and all applicable provisions and regulations of this Zoning Resolution, Colorado State Statutes and Federal regulations. (orig. 7-20-81)
2. No sign shall 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 this Zoning Resolution. (orig. 2-10-58; am. 7-20-81; am. 7-23-02; am. 12-17-02; am. 9-15-09)
3. Signs and outdoor advertising devices located in the Vision Clearance Triangle shall comply with the specifications noted in the Definitions Section of this Zoning Resolution. Traffic safety shall be considered as a part of any request for relief from the requirements of the Vision Clearance Triangle specifications. (orig. 7-20-81; am. 12-17-02; am. 7-1-03; am. 9-29-15)
4. Sign Permits
 - a. No sign, except for those not subject to permits listed below, shall be erected or modified without first obtaining a permit from Planning and Zoning. The permit shall be valid for one year, all work must be completed within this time frame or a new or renewal permit will be required. (orig. 7-20-81; am. 9-29-15)
 - b. The location and placement of signs requiring a permit may be reviewed and approved as part of a Site Development Plan Process; however, a Sign Permit is still required prior to the installation of such signs. (orig. 7-20-81; am. 6-14-88; am. 7-23-02; am. 12-17-02; am. 3-26-13; am. 3-3-15; am. 9-29-15)
 - c. Prior to construction of a sign requiring a permit, an application for a permit for such sign shall be filed with Planning and Zoning and shall include the following information: (orig. 7-20-81; am. 7-23-02; am. 12-17-02; am. 9-29-15)
 - (1) Application. (orig. 7-20-81; am. 5-3-94, am. 9-29-15)
 - (2) Plot plan drawn to scale showing property boundaries of the lot, parcel or tract with all existing structures, vision clearance triangles and location of proposed sign. (orig. 7-20-81; am. 9-15-09)
 - (3) Elevation drawing, picture, or rendering of the sign and/or building wall showing the height, area, dimensions and appearance of the proposed sign. (orig. 7-23-02; am. 04-04-06; am9-15-09)
5. A nonrefundable processing fee in an amount established by the Board of County Commissioners. (orig. 7-20-81; am. 5-3-94; 9-29-15)

C. Prohibited Signs or Advertising Devices (orig. 7-20-81; am. 7-23-02)

The following types of signs or advertising devices are expressly prohibited in all districts unless specifically permitted in a Planned Development (P-D) District. (orig. 7-20-81; am. 11-19-91; am. 2-13-01; am. 9-29-15)

1. Balloons or similar types of "lighter than air" objects tethered to the ground or wall by lines or other method. (orig. 7-20-81; am. 7-23-02; am. 04-04-06; am.10-25-11; am. 9-29-15)
2. Search lights. (orig. 7-20-81)
3. Signs or advertising devices consisting of any mechanical, flashing, blinking, rotating or otherwise animated parts or lighting. (orig. 7-20-81; am. 9-29-15)
4. Billboards and Off-Premise signs (excluding Tourist-Oriented Directional Signs or Bus Benches permitted and approved pursuant to the Policies and Procedures Manual). (orig. 11-19-91; am. 7-23-02; am. 12-17-02; am 04-04-06; am. 9-29-15)
5. Roof Signs. (orig. 7-23-02)

D. Signs Or Advertising Devices Not Requiring Permits

1. Temporary Ground Signs: Six (6) such signs shall be allowed on each property. Temporary signs shall not be erected for more than 6 months within a consecutive 12 month period. (orig. 9-29-15)
 - a. All Zone Districts: Signs shall not extend outside the property line, shall not exceed 42 inches in height and shall not be more than 8 square feet per sign face in area. (orig. 9-29-15)
 - b. Agricultural Zone Districts: Properties meeting the minimum lot size requirements of the Zone District shall be allowed Temporary Signs of up to 32 square feet in lieu of the 8 square foot signs. Signs in excess of 8 square feet shall be set back 10 feet from the property line and shall not exceed 10 feet in height. (orig. 9-29-15)
2. Signs or tablets, not to exceed 2 square feet, when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material. (orig. 7-20-81; am. 9-29-15)
3. Occupant Signs: Signs containing the name(s) of occupant(s) and address of the premises. These signs shall be limited to Wall and Ground Signs which are no more than 2 square feet in area per sign face and may be illuminated either by a concealed light source or internal illumination. Signs identifying an address and/or occupant name(s) shall be limited in number to two (2) and shall be located within 5 feet of the most visible entrance (either to the site or the structure), contain a minimum lettering or numbering height of 6 inches for non-residential uses and 4 inches otherwise, shall be made of non-combustible material, and shall contain lettering or numbering in a color that contrasts with the background of the structure or fence upon which it is affixed. Wall Signs may be attached to any structure and/or fence. (orig. 7-20-81; am. 7-23-02; am. 04-04-06; am. 9-15-09; am. 9-29-15)
4. Cautionary Signs: Signs of danger or a cautionary nature. These signs shall be limited to Wall and Ground Signs which are no more than 2 square feet in area per sign face and may be illuminated either by a concealed light source or internal illumination. Signs of a danger or cautionary nature shall be limited to one (1) sign every one hundred (100) feet on the property lines or on any fence or other permitted structure that lies within the property lines. (orig. 7-20-81; am. 7-23-02; am. 04-04-06; am. 9-15-09; am. 9-29-15)
5. Public Signs: Signs required or specifically authorized for a public purpose, notice or posting by any law or statute. These signs may be of any type, number, area, height above Grade and location authorized by the law or statute under which the signs are erected. (orig. 7-20-81)

6. Window Signs: Signs in or painted on the display window of a business which do not exceed twenty-five percent (25%) of the total area of the window in which they are displayed. (orig. 7-20-81; am. 7-23-02; am. 9-29-15)
7. Tourist-Oriented Directional and Trailblazer Signs: Signs approved by the Director of Planning and Zoning and authorized pursuant to C.R.S. §43-1-401 through 420, as amended, and located in State or County rights-of-way. These signs shall conform to State rules and regulations, in addition to the following: (orig. 7-23-02; am. 12-17-02; am. 3-3-15)
 - a. Properties which share a common boundary with a State right-of-way and are visible from that right-of-way are not eligible for a Tourist-Oriented Directional Sign. (orig. 7-23-02)
 - b. Other Off-Premise signs for a business shall be removed prior to the approval of a Tourist-Oriented Directional Sign for that same business. (orig. 7-23-02)
 - c. Trailblazer Signs shall be permitted within the County right-of-way for a business only if there is a Tourist-Oriented Directional Sign within the State right-of-way for that same business. (orig. 7-23-02)
 - d. Tourist-Oriented Directional Signs, unless approved before July 23, 2002, shall not be permitted on State Highway 74. (orig. 7-23-02)
8. Bus Bench Signs: Signs that are part of a bus bench in unincorporated Jefferson County which bus bench shall be reviewed approved and authorized pursuant the Policies and Procedures Manual, as amended. (orig. 7-23-02; am. 12-17-02)
9. Directional Signs: Wall and Ground Signs giving parking and traffic directions. These signs shall be no more than 5 square feet per face in area and may be illuminated either by a concealed light source or internal illumination. Ground Signs shall be no more than 42 inches in height above Grade. (orig. 7-20-81; am. 7-23-02; am. 04-04-06)
10. Entry Feature Signs: Signs located on an entry feature. These signs shall be reviewed as part of the miscellaneous permit for the entry feature. Multiple signs per entry feature are allowed, provided the total sign square footage does not exceed the sign area permitted for a Ground Sign in the applicable zone district. The signs can be illuminated either by a concealed light source or internal illumination. (orig. 04-04-06)
11. Banner Signs: Banner Signs shall be allowed on non-residential uses and shall be limited to a total of one (1) Banner Sign per business, organization, or tenant, not to exceed 50 square feet per sign. Banners Signs shall be securely mounted to a wall, structure or duly permitted sign on the premise in which the business, service or product is sold or conducted. (orig. 10-25-11; am. 9-29-15)
12. Portable or Wheeled Signs (A-frame/Sandwich Board Signs): Portable or wheeled signs shall be allowed on non-residential uses and shall be limited to a total of one (1) portable signs per business, organization, or tenant, not to exceed 12 square feet per sign face, with a maximum height of 6 feet. The signs shall be allowed on the premise in which the business, service or product is sold or conducted, and shall only be displayed during business hours of the establishment to which a specific sign pertains, Such sign shall not inhibit pedestrian access or circulation, and placement of such advertising device shall allow a minimum of 30 inches of clearance around the device to ensure uninhibited pedestrian access or circulation. (orig. 10-25-11)

E. Specific Zone District Sign Regulations

1. All Zone Districts (orig. 7-23-02)
 - a. Signs shall be clearly incidental, customary and commonly associated with a permitted use in the zone district and shall be located on the same lot as such permitted use. (orig. 7-20-81)
 - b. A First Amendment protected non-commercial message may be substituted, in whole or in part, for the message on any permitted sign that is not on public property or right-of-way, other than a public sign, cautionary sign, or directional sign. The substitution sign must be of similar

material and quality as the permitted sign, unless the substitution sign fall within the Banner Sign exception of Section D.11 above, and may be made without any additional approval or permitting. (orig. 9-29-15)

- c. Signs may be illuminated. However, such illumination shall be either by a downcast, concealed light source or internal illumination and shall comply with the requirements of the Lighting Section of this Zoning Resolution. (orig. 7-20-81; am. 7-23-02, am. 04-04-06; am. 9-15-09)
2. Residential Zone Districts (CD-LR, CD-MR, ground floor residential in MU, Residential, M-H, Mountain-Residential, Suburban Residential) (orig. 7-20-81; am. 7-23-02; am. 11-4-03, am. 04-04-06, am. 9-29-15)
- a. Maximum Number of Signs per Lot: One Single-Faced Ground Sign, or one Double-Faced Ground Sign, and one Wall Sign. (orig. 7-20-81; am. 7-23-02; am. 9-29-15)
 - b. Total Sign Area Per Lot: 25 square feet. (orig. 7-20-81; am. 7-23-02)
 - c. Setback from lot lines: 10 feet (am. 04-04-06)
 - d. Sign Characteristics Table: (orig. 7-20-81; am. 7-23-02; am. 9-29-15)

Type	Maximum Sign Area (subject to Total Sign Area per Lot)	Maximum Sign Height
Wall Signs	4 s.f.	Wall height to which sign is attached.
Ground Signs	25 s.f. per face in Signable Area	8 feet

3. Agricultural and Conservation Zone Districts (orig. 7-20-81; am. 7-23-02, 04-04-06 am. 9-29-15)
- a. Maximum Number of Signs per Lot: One Single-Faced Ground Sign or one Double-Faced Ground Sign for each lot line adjacent to a street and any combination of other authorized signs subject to Total Sign Area Per Lot requirements. (orig. 7-20-81; am. 7-23-02; am. 5-20-08; am. 9-29-15)
 - b. Total Sign Area Per Lot: 200 square feet. (orig. 7-20-81; am. 7-23-02)
 - c. Setback from lot lines 10 feet (am.04-04-06)
 - d. Sign Characteristics Table (orig. 7-20-81; am. 7-23-02; am. 9-29-15)

Type	Maximum Sign Area (subject to Total Sign Area per Lot)	Maximum Sign Height
Wall Signs	30% of Signable Area	Wall height to which sign is attached.
Projecting Signs	12 s.f.	Wall height to which sign is attached.
Ground Signs	50 s.f. per face in area	12 feet

4. Commercial, Industrial and Mineral Conservation Zone Districts (including: CD-O/LI, CD-RS, CD-RM, CD-MU, MU (other than ground floor residential)) (orig. 7-20-81; am. 7-23-02; am. 04-04-06; am. 9-29-15)
- a. Maximum Number of Signs per Lot (orig. 7-20-81; am. 7-23-02; am. 04-04-06)
 - (1) Project or Center Identification signs: Two Single-Faced Ground Signs, or one Double-Faced Ground Sign per primary access. Such sign may include project/center name and address, and shall not include tenant identification. (am. 9-29-15)
 - (2) Single-Tenant Building: One Single-Faced Ground Sign or one Double-Faced Ground Sign per lot line adjacent to a street. Any number of Wall or Projecting signs subject to the sign area limitations outlined in this section. (orig. 7-23-02; am 04-04-06; am. 9-29-15)

- (3) Multi-Tenant Building: One Single-Faced Ground Sign or one Double-Faced Ground sign listing or identifying the businesses within the building (Tennant Identification), per lot line adjacent to a street. Any number of wall or projecting signs subject to the sign area limitations outlined in this section. (orig. 7-23-02; am. 9-29-15)
- (4) Accessory Buildings (Including but not limited to garden centers, car washes, fuel pumping canopies): Three (3) Wall Signs. (orig. 7-23-02)
- b. Setback: 8 feet. For setbacks on lot lines not adjacent to a street, the setback may be 5 feet. (orig. 7-20-81; am. 7-23-02; am. 04-04-06)
- c. Materials: Ground Sign material shall be similar to the architecture and materials of the building. (orig. 9-15-09)
- d. Single Tenant Sign Characteristics Table (orig. 7-20-81; am. 7-23-02, am. 9-29-15)

Type	Maximum Sign Area (subject to Total Sign Area per Lot)	Maximum Sign Height
Wall Signs	1 square foot of total sign area per linear foot of Building Frontage* not to exceed 350 square feet total. No individual sign shall exceed 150 square feet. Each building will be allowed to have a minimum of 100 square feet of total sign area regardless of the amount of Building Frontage. However, if the building does not have 100 linear feet of Building Frontage the maximum individual sign size shall not exceed 50 square feet or 1 square foot of sign per linear feet of Building Frontage, whichever is greater.	Wall height to which sign is attached.
Accessory Building Wall Signs	50 s.f. total sign area	Wall height to which sign is attached.
Projecting Signs	12 s.f.	Wall height to which sign is attached.
Project or Center Identification Signs	50 s.f. per face	12 feet
Building Identification Signs	50 s.f. per face	12 feet

*The longest building wall containing customer access will calculate building frontage.

- e. Multi-Tenant Sign Characteristics Table (orig. 7-20-81; am. 7-23-02; am. 9-29-15)

Type	Maximum Sign Area (subject to Total Sign Area per Lot)	Maximum Sign Height
Wall Signs	1 square foot of total sign area per linear foot of tenant Building Frontage* not to exceed 350 square feet total. No individual sign shall exceed 150 square feet. Each tenant will be allowed a minimum of 50 square feet of total sign area regardless of tenant Building Frontage. Tenants that do not have Building Frontage will be allowed 1 Wall Sign not to exceed 50 square feet. The area of this sign will not be deducted from the total allowable sign area.	Wall height to which sign is attached.
Accessory Building Wall Signs	50 s.f. total sign area	Wall height to which sign is attached.
Projecting Signs	12 s.f.	Wall height to which sign is attached.
Project or Center Identification Signs	50 s.f. per face	12 feet
Tenant Identification Signs	100 s.f. per face	12 feet

*The longest building wall containing customer access will calculate tenant building frontage.

5. Planned Development (P-D) Zone Districts: Sign regulations for Planned Development Zone Districts shall be as stated in the Official Development Plan for the particular Planned Development. (orig. 7-20-81; am. 12-17-02)

F. Sign Area Measurement

1. Area to be Measured: The area of a sign shall be measured in conformance with the regulations as herein set forth; provided that the Sign Structure or bracing of the sign shall be omitted from measurement unless such Sign Structure or bracing is made a part of the message or face of the sign. (orig. 7-20-81; am. 9-29-15)
2. For purposes of calculating Total Sign Area per Lot, only a single face of a Ground Sign is considered. For a Double-Faced Ground sign the total area of the largest face shall determine the area of the sign. (orig. 9-29-15)
3. Signs with Backing: The area of all Signs with Backing or a background, material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas of such square, rectangle, triangle, portion of a circle or any combination thereof, which creates the smallest single continuous perimeter enclosing the extreme limits of the Display Surface or face of the sign, including all frames, backing, face plates, nonstructural trim or other component parts not otherwise used for support. (orig. 7-20-81)
4. Signs without Backing: The area of all Signs without Backing or a background, material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas of each square, rectangle, triangle, portion of a circle, or any combination thereof, which creates the extreme limits of each word, written representation (including any series of letters), emblems or figures of similar character, including all frames, face plates, nonstructural trim or other component parts not otherwise used for support for parts of the sign having no backing. (orig. 7-20-81)