



ARAPAHOE COUNTY
PUBLIC WORKS & DEVELOPMENT

Land Development Code Amendment SIGN REGULATIONS

**Public Hearing
November 12, 2024**

Presenters: Kat Hammer, Senior Planner



Background & Request



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Staff worked with Clarion Associates to produce proposed revisions to the LDC to match more common practices and simplify the sign regulations and process.

The proposed revisions:

- Allow for increased freestanding signage depending on the adjacent street context and the size of parcel (s)
- Simplify the permitted number and size of fascia signs
- Remove special sign allowances for specific uses
- Update and include definitions for certain types of signs
- Revise the process and clarify the regulations of the Planned Sign Program

Staff is requesting a decision by the BoCC on the proposed amendment to the LDC.



Background



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A study session was held with the Arapahoe County Planning Commission on March 12, 2024.

The Planning Commission had no comments.

The BoCC held a study session on April 12, 2024.

Vehicle Sign

A car, truck, trailer, or other similar motorized or non-motorized vehicle, whether or not operable, with a sign or other advertising device painted on or otherwise affixed to such car, truck, trailer, or other similar motorized or non-motorized vehicle that is parked and visible from the public-right-of-way and used primarily as a sign and not as a vehicle.

Pole Sign

A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is at least three feet or more above grade. A “pole sign” does not include a flag mounted on a flagpole.



Background



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The draft regulations were posted online, and staff sent the regulations to more than 60 email addresses associated with sign contractors.

No comments were received.

A public hearing was held on August 6, 2024 with the Planning Commission.

Maximum height of agricultural entrance signs

Election and garage sale signs





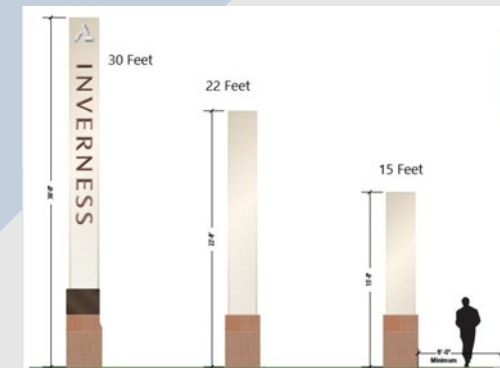
Increased Freestanding Signage

Prohibit any sign larger than 6 ft in height and 48 sq ft in area (2016)

Proposing to allow larger signs along higher volume roadways and/or higher speed roadways

TABLE 4-1.5.2: PERMITTED FREESTANDING SIGNS

Size of Contiguous Lot(s) or Parcels(s)	Abutting Street Frontage	Maximum Number of Signs per Right-of-Way Access Points	Maximum Sign Height	Maximum Sign Area
Less than 10 acres	Local < 400 ft.	1	6 ft.	48 sq. ft.
	Local ≥ 400 ft.	1	6 ft.	64 sq. ft.
	Collector < 400 ft.	1	8 ft.	56 sq. ft.
	Collector ≥ 400 ft.	1	8 ft.	72 sq. ft.
	Arterial/Freeway < 400 ft.	1	10 ft.	64 sq. ft.
	Arterial/Freeway ≥ 400 ft.	1	10 ft.	80 sq. ft.
10 to 100 acres	Local	2	6 ft.	64 sq. ft.
	Collector	2	8 ft.	72 sq. ft.
	Arterial/Freeway	2	10 ft.	80 sq. ft.
More than 100 acres containing primary civic or institutional use ³⁹⁰	Collector or Arterial/Freeway	2	25 ft.	100 sq. ft.





Fascia Signs

Staff is recommending revising the allowable fascia signage based on the zone district and linear foot of building façade.

TABLE 4-1.5.2: PERMITTED FASCIA SIGNS			
Type of Fascia Sign	Zoning District	Maximum Number of Fascia Signs	Maximum Sign Area
Primary	B-1, B-3	1 per street facing façade of primary building	0.5 sq. ft. per linear foot of primary building façade width, Max 65 sq. ft.
	B-4	1 per street facing façade of primary building, plus 1 if street facing lot frontage < 200 ft.	0.5 sq. ft. per linear foot of primary building façade width, Max 100 sq. ft.
	B-5		
	I-1, I-2	1 per street facing frontage of primary building, plus 1 if street facing lot frontage < 400 ft.	0.5 sq. ft. per linear foot of primary building façade width, Max 200 sq. ft.
	O	1 per street facing façade of primary building	0.25 sq. ft. per linear foot of primary building façade width, Max 65 sq. ft.
	PUD	Allowance for base district with most similar permitted uses and development intensities, as determined by Zoning Administrator, applies	
Accessory	B-1, B-2, B-4, B-5, I-1, I-2	1 per primary building pedestrian entrance	35 sq. ft.
	O	None	None
	PUD	Allowance for base district with most similar permitted uses and development intensities, as determined by Zoning Administrator applies	



Removal of Special Sign Allowance for Specific Uses



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The LDC currently includes specific sign regulations based on uses, specifically:

- Office
- Industrial
- Hotel/Motel
- Hospital
- Single-tenant Retail uses.

Staff is recommending an amendment to remove special fascia sign allowances for specified use to match more common practice.

~~F.—SPECIFIC PROVISIONS—OFFICE AND INDUSTRIAL USES~~

~~1.—Single Tenant Office Building~~

~~An office building containing a single tenant shall be allowed a maximum of three fascia signs. The tenant shall be allowed to place more than one fascia sign on a building elevation (up to the maximum of three fascia signs), but in no event shall the total square footage of fascia signage placed on any one building elevation exceed 64 square feet. Only one Top of Building Sign per elevation is permitted. One freestanding sign per street frontage is permitted.~~

~~2.—Multi Tenant Office Building~~

~~An office building containing more than one tenant shall be allowed fascia signage and Top of Building signage at the same rate as permitted for the single tenant office building. Two freestanding signs per street frontage are permitted.~~

~~G.—SPECIFIC PROVISIONS FOR HOTEL/MOTEL AND HOSPITAL USES~~

~~1.—Fascia Signage~~

~~Hotels/motels and hospitals shall be permitted a maximum of three fascia signs. The total square footage of fascia signage per building elevation shall not exceed 120 square feet or the square footage of the allowable letter height times one half (1/2) the length of the building elevation containing the fascia sign, whichever is less.~~

~~2.—Freestanding Project Identification Sign~~

~~One freestanding sign per street frontage shall be permitted provided that the sign does not exceed six feet in height, nor 48 square feet per face.~~



Update Definitions - Revisions



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Sign, Projecting

A sign affixed to a building wall that projects from the building face, generally at right angles to the building. Projecting signs are: primarily oriented toward vehicular traffic, typically taller than they are wide; located in higher traffic volume areas.

Revised from Blade Sign for internal consistency

Sign Height

The vertical distance from the average finished grade below the sign (excluding **any berming beneath the sign that is not required by this Code**) to the highest point on the sign structure. **Average finished grade is measured at the midpoint of a line extending between two points directly below the lowest point on each side of the sign face.**

Sign, Logo

A sign exhibiting a distinctive symbol ~~which identifies a business.~~



Update Definitions - Revisions



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Sign, Billboard

Any permanent freestanding sign that is of a dimension exceeding forty-eight (48) square feet per sign face or exceeding six (6) feet in height above ground level **and that is not otherwise specifically authorized by Section 4-1.5.F.2 (Freestanding Signs)**. Billboard signs ~~will often, but are not required to, be~~ are often oriented towards a public street or highway.





Update Definitions – New Definitions

Agricultural Entry Feature definition:

A structure made up of vertical supports located on either side of the primary vehicle entrance driveway to a property zoned A-1 or A-E and a horizontal element joining the tops of the two vertical supports, and in which the surface of the vertical supports and horizontal element has a width of at least two feet when viewed from the public or private street from which the entry driveway departs.





Update Definitions – New Definitions

Mural

A painting on the side of a building, wall, or structure, that does not meet the definition of a Sign.

Pole Signs

A sign that is mounted on a freestanding pole or other support so that the bottom edge of the sign face is at least three feet or more above grade. A “pole sign” does not include a flag mounted on a flagpole.

Vehicle Signs

A car, truck, trailer, or other similar motorized or non-motorized vehicle, whether or not operable, with a sign or other advertising device painted on or otherwise affixed to such car, truck, trailer, or other similar motorized or non-motorized vehicle that is parked and visible from the public-right-of-way and used primarily as a sign and not as a vehicle.



Update Definitions – Remove Definitions



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Political Signs
Directional Signs
Directory Signs
Identification Signs
Project Identification Signs
Special Area/Theme Signs
Off-Premise Signs





Planned Sign Program Revisions

Staff is proposing revisions to the Planned Sign Program to clarify which certain requirements in the sign regulations can or cannot be altered and to what extent.

Billboards are not permitted, no change in EMC standards and restrict EMC locations

The revisions also remove the requirement for Board of County Commissioners approval and propose administrative approval to allow for faster processing and avoid potential claims of impermissible prior restraints.

1. The Zoning Administrator shall consider applications for a Planned Sign Program based on criteria stated in this Section 5-4.4 and after review and recommendation by the Public Works and Development Department.
2. The Zoning Administrator shall make a decision to approve, approve with conditions, or deny the application within 60 days after submittal of a complete application.



Recommendation



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Considering the findings and other information provided herein, Staff and the Planning Commission recommends approval of Case No. LDC24-002, Sign Regulations, subject to the following stipulation:

1. Staff, with the approval of the County Attorney, may correct typographical errors and make such revisions to the Code amendment as are necessary to incorporate the approved amendment into the Land Development Code for publication.





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Discussion & Questions





Fascia Signs

Maximum Allowable Fascia Signage =
Maximum Letter Height

X

2/3 the length of fascia/building elevation

Maximum Letter Height is determined by measuring the distance between the nearest adjacent public ROW and the location of the fascia upon which the sign is to be placed

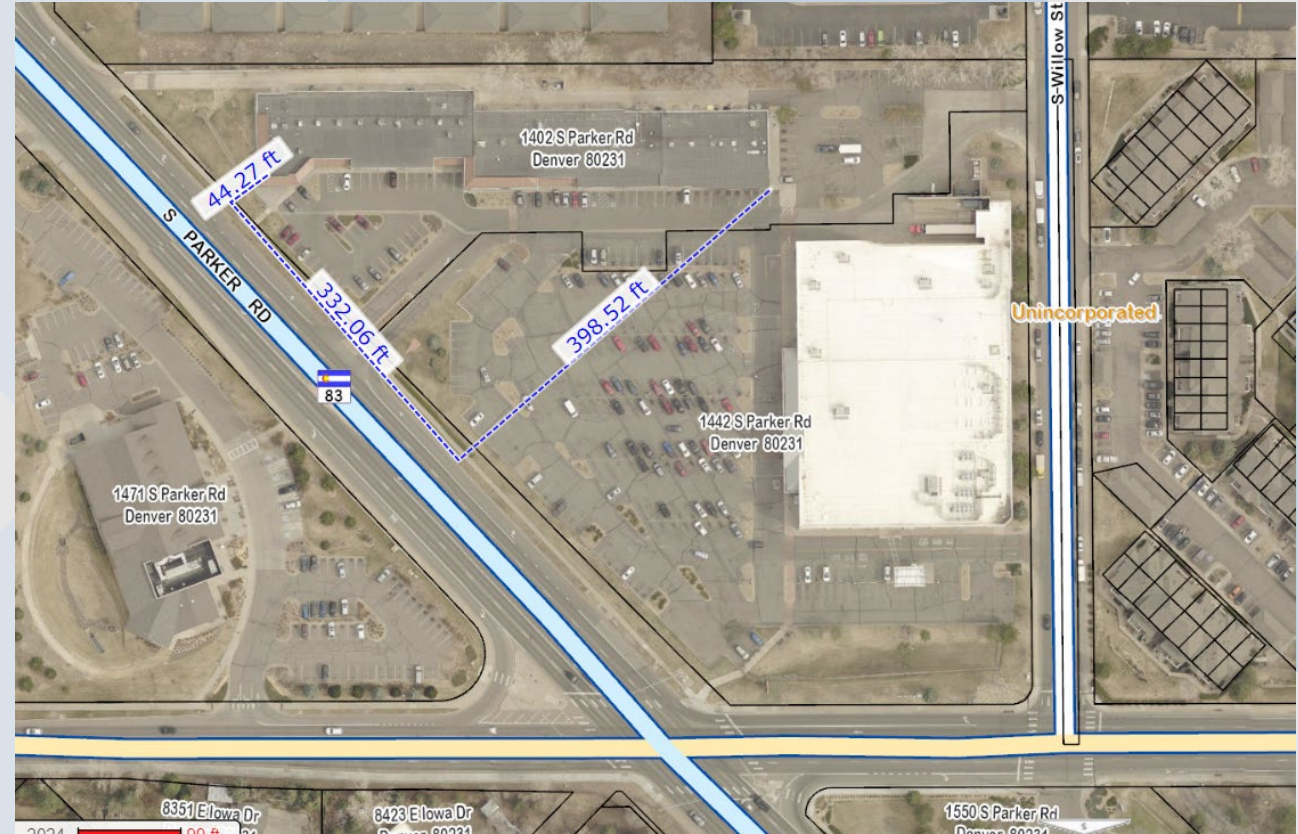


TABLE 4-1.5.1 LETTER HEIGHT FOR SIGNS

Distance from R-O-W (feet)	Signs Between Top of Storefronts and Second Level Finish Floor (inches)	Top of Building Signs (inches)
0 - 50	12	18
51 - 100	18	24
101 - 150	24	30
151 - 200	30	36
201 - 250	36	42
251 - 300	42	48
301+	48	48



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