

TABLE 4-1.4.3 RURAL AREA/RURAL TOWN CENTER PLANNING AREA LIGHTING STANDARDS			
fc = foot candle			
	Single-Family/Attached Multi-Family Residential	Commercial, Office, Industrial, B-1, B-3, B-4, I-1, I-2, MU	Public, Semi Public Use, Schools, Churches
<b>Maximum initial horizontal illumination</b>	Building entries and parking lots: 5 fc	Building entries and parking lots: 5 fc Under canopies: 15 fc	Building entries and parking lots: 5 fc
<b>Maximum initial lamp lumens rating for all cut-off luminaries</b>	3,500 lumens	13,500 lumens (250 watts on 35 foot poles)	8,500 lumens
<b>Post-curfew maximum initial horizontal illuminance rating</b>	Entry lights may be left on. All other lighting except for parking lot and pedestrian circulation in commons areas shall be turned off.	Landscape, building façade and non-circulation lighting shall be turned off.  Parking lots with more than 2 poles and pedestrian circulation lighting shall be reduced to security levels*.	
<b>Controls</b>	Required post curfew	Required post curfew	Required post curfew
<b>Maximum allowable pole height (includes base and luminaries)</b>	Parking lots: 20 feet All other areas: 15 feet	Parking lots: 25 feet Parking lots ≥ 5 acres: 35 feet All other areas: 20 feet	Parking lots within or adjacent to residential zones: 20 feet All other areas: 25 feet
Notes: *Security levels may include one of the following as determined by the Planning Division Manager: 1) 1 fc or less, 2) 80 percent reduction in lighting equipment left on, or 3) one pole mounted fixture near the main entrance(s).			

### 4-1.5. Signs

#### A. INTENT

This Section 4-1.5 is designed to provide regulations for the erection and maintenance of signs. The general objectives of these regulations are to enhance the health, safety, welfare and convenience of the public and to achieve the following:

1. To promote the safety of persons and property by providing that signs not create a hazard due to collapse, fire, collision, decay or abandonment, and do not create traffic hazards by confusing or distracting motorists, by impairing the driver's ability to see pedestrians, obstacles or other vehicles, or to read traffic signs.
2. To promote the efficient communication of sign messages that provide information most needed and sought by the public, and to ensure that persons exposed to signs are not overwhelmed by the number of messages presented and are able to exercise freedom of choice to observe or ignore those messages according to the observer's purpose.

3. To protect the public welfare and to enhance the appearance and economic value of the landscape by protecting scenic views. In addition, signage shall not create a nuisance to persons using the public right-of-way, and shall not create a nuisance to occupancy of adjacent and contiguous property by their brightness, size, or height.
4. To preserve and promote the visual and aesthetic quality of the county in order to enhance citizen's quality of life, provide a favorable investment climate, and implement the goals of the County's adopted comprehensive plan.
5. To serve as general guidelines for the administration of signs through the Planned Unit Development process on rezoning and/or Detailed Development Plan applications, such as a Specific Development Plan.
6. To comply with all federal and state laws promoting freedom of speech and expression and content-neutral regulation of signs, as interpreted by relevant court decisions.

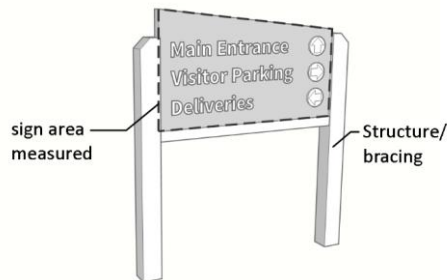
**B. GENERAL PROVISIONS**

1. A sign permit shall be required from the PWD Building Division for all signs exceeding six square feet in area ~~or six feet in height~~, unless otherwise exempted by regulations within this Section 4-1.5. In addition, a sign permit shall be required at any time the sign area is increased, and any time a static message sign is converted to an electronic message sign, or vice versa. Applications for sign permits shall be made to the Arapahoe County Department of Public Works and Development. Upon receipt of such application the Department shall act on the application within 60 days of the date of receipt of the application. Permit applications for any proposed sign shall be issued if the proposed sign meets the requirements of this Sign Code.
2. Freestanding signs permitted by these regulations shall be no taller than six feet to the top of the sign structure, unless otherwise permitted, and the sign face shall be no larger than 48 square feet per face.
3. All requests for a sign permit shall be accompanied by a drawing that is fully dimensioned, showing the sign structure ~~and message~~, and a site plan showing the location, setbacks, height and sign area of all proposed and existing signage.
4. Sign permit fees shall be established by the Board of County Commissioners and paid to the PWD Building Division.
5. Signs within PUDs shall comply with the provisions set forth within the General and/or Specific Development Plan for the parcel, as approved and/or amended by the Board of County Commissioners or otherwise as provided under the Land Development Code, except that no PUD may be approved to allow for the installation of a new billboard sign or to convert an existing billboard sign to an electronic message board billboard sign. These Sign Regulations shall govern if the General and/or Specific Development Plans do not address provisions required by these regulations (~~i.e.~~, permits, prohibited signs, definitions, ~~etc.~~).
6. These regulations recognize other regulations pertaining to signage, such as the State of Colorado, Department of Highways, "~~Rules and Regulations Pertaining Governing to~~ Outdoor Advertising ~~in Colorado~~," ~~effective January 1, 1984, 2 CCR 601-3~~, as may be amended. Where any provision of these regulations cover the same subject matter as other regulations, the more restrictive regulation shall apply.
7. Sign Area Measurement
  - a. Area to be Measured  
The structure or bracing of a sign shall be omitted from the measurement unless the structure or bracing is made part of the message or face of the sign. Where a sign

(including but not limited to an awning sign) has two display faces placed back-to-back, the area of only one face shall be included in determining the area of the sign.

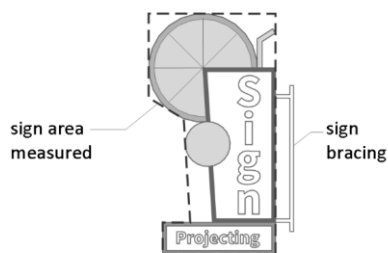
**b. Sign With Backing**

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 creating the smallest single perimeter enclosing the display surface or face of the sign including the frame, backing, face plates, nonstructural trim or other component parts if not used for support.



**c. Signs Without Backing**

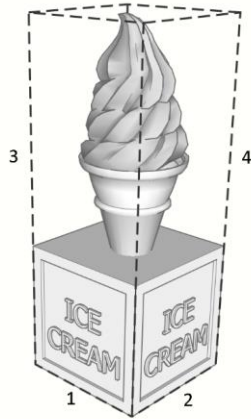
The area of all signs without backing or a background, material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas creating the smallest single perimeter enclosing the limits of each letter, word, written representation (including any series of letters), emblems, logos or figures of similar character including the frame, face plates, nonstructural trim or other component parts if not used for support.



**d. Three-dimensional Signs<sup>379</sup>**

The sign area of a three-dimensional sign shall be calculated as 50 percent of the surface area of the smallest four-sided box that could enclose the vertical features of the sign.

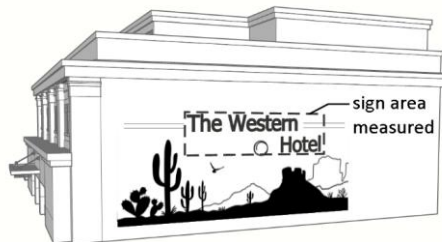
<sup>379</sup> New in Spring 2023.



$$\text{sign area} = ((1 \times 3) + (2 \times 4)) \times 50\%$$

**e. Murals<sup>380</sup>**

The sign area of a mural shall be calculated as that area of the mural used to identify the owner or sponsor of the mural or the building on which it is displayed.



**d.f. All Other Signs or Combinations of Signs**

The area of any sign having parts both with and without backing shall be measured by determining the total area constituting the smallest single perimeter enclosing the limits of either of the following combinations:

- i. The display surface or face of the sign including all frames, backing, face plates, nonstructural trim: or
- ii. Other component parts not otherwise used.

**8. Illumination and Color**

Illuminated signs shall be illuminated by lighting internal to the sign. If this is not possible, the source of illumination shall be shielded and shall not cause glare on

<sup>380</sup> New in Spring 2023.

adjacent properties. Top of ~~Building Facade~~ Signs located on office and industrial buildings shall not be illuminated after 10 p.m. or before 6 a.m.

**9. Public Right-of-Way**

All signs erected in public rights-of-way by the federal, state, or local government or by a public agency authorized by the federal, state, or local government for the purpose of controlling or directing the traveling public shall be exempt from the provisions of these Regulations.

**10. Maintenance**

Signs and sign structures shall be maintained by their owners at all times in a state of good repair, with all braces, bolts, clips, supporting frame and fastenings free from deterioration, insect infestation, rot, rust, or loosening. Signs shall be able to safely withstand the maximum wind pressure for the area in which they are located. The County Building Inspector shall have the authority to order the repair, alteration, or removal of a sign or sign structure which constitutes a hazard to life or property. In the event that such a sign has not been removed, altered, or repaired within 30 days after written notification from the Director of PWD or a designated representative, or the County Zoning Administrator or a designated representative, the County shall have the authority to remove said sign or structure at the expense of the owner of the premises on which the sign is located, without liability to the County.

**C. SIGNS NOT REQUIRED TO OBTAIN PERMITS**

The following types of signs are allowed without need to first obtain a sign permit from the County:

- 1.** Any official and legal notice issued by, or any sign or notice required to be installed by, any government, public body, person, officer, or court in performance of a public duty or in giving any legal notice.
- 2.** Any interior sign located within an activity and/or structure and ~~not visible from a public right-of-way or adjacent property at least 18 inches horizontally inside any exterior window, door, or wall surface.~~
- 2-3.** Any signs placed in or on a window or the glass portion of a door and intended to be visible from a public right-of-way or adjacent property, provided that such all such signage, measured together, do not exceed 25 percent of the glass surface on or in which it is located.<sup>381</sup>
- 3-4.** Any tablet, plaque, or cornerstone etched or carved into or onto buildings.
- 4-5.** One sign per building surface that does not exceed two square feet in size and does not project more than six inches from the building surface.
- 5-6.** Any temporary sign erected for a period not to exceed 90 consecutive days in a calendar year, that does not exceed six square feet in size and does not exceed four feet in height on any lot or property where the primary use is a single-, two-, or multi-family residential structure. These temporary signs shall not be required to meet the minimum yard setback requirements of the districts in which they are located, but shall not impair visibility for traffic movement.
- 6-7.** Any temporary sign erected for a period not to exceed 90 consecutive days in a calendar year, that does not exceed 32 square feet in size, and that does not exceed four feet in

<sup>381</sup> Added Fall 2023.

height on any property where the primary use is agricultural, commercial or industrial. These temporary signs shall not be required to meet the minimum yard setback requirements of the zoning districts in which they are located, but shall not impair visibility for traffic movement.

~~7-8.~~ ~~Any t~~Temporary site or building decorations that are displayed for a period of not more than 60 consecutive days and not more than 60 days in any one year.

~~8-9.~~ Any sign that is located on a lot where the primary use is commercial or industrial, that is oriented primarily for viewing by persons travelling within the lot (and not from a public street or right-of-way), that does not exceed 10 square feet in size and does not exceed four feet in height. The signs allowed under this paragraph shall not be required to meet the minimum yard setback requirements of the zoning district in which they are located, but shall not impair visibility for traffic movement.

~~9-10.~~ ~~Any f~~Flags that are located on a lot where the primary use is single-, two-, or multifamily residential structure(s) and that do not exceed 20 square feet in size and are mounted on a pole that does not exceed 35 feet in height or the maximum height permitted in the zoning district in which the lot is located, whichever is less.

~~11.~~ ~~Any f~~Flags that are located on a lot or parcel where the primary use is agricultural, commercial, or industrial and that do not exceed 50 square feet in size and are mounted on a pole that does not exceed 50 feet in height or the maximum height permitted in the zoning district in which the lot or property is located, whichever is less.

~~10-12.~~ ~~Any murals, provided that the sign area of the mural (as defined in Section above), when measured together with all other facia signs on the same building façade, does not exceed the maximum permitted size of a facia signs on that building façade.~~<sup>382</sup>

#### D. SIGNS PROHIBITED IN ALL DISTRICTS

The following types of signs are not permitted in any zoning district in unincorporated Arapahoe County:<sup>383</sup>

~~1. Signs on which a message appears on more than 2 faces.~~

~~2-1.~~ Signs constituting a traffic hazard.

No person shall install or maintain or cause to be installed or maintained any sign that simulates or imitates in size, color, lettering, or design any traffic sign or signal, or that includes any other words, phrases, symbols and/or characters that may interfere with, mislead or confuse traffic or otherwise create a traffic hazard.

~~3-2.~~ Signs on public property.

Signs are prohibited on any street, median, island, parkway, sidewalk utility pole, tree, traffic control sign post, traffic signal, any other official traffic control device, within or projecting over any public road right-of-way, or on or projecting over any other public property without the approval of the government or public entity that owns or regulates traffic or activities on that public property, except that signs on bus benches and transit shelters that conform with this Section 4-1.5 shall be permitted.

~~4-3.~~ Obscene or unlawful materials.

<sup>382</sup> Added Fall 2023.

<sup>383</sup> Prohibition on signs with messages on more than two faces was deleted in Fall 2023 because revised regulations allow three-dimensional signs.

It shall be unlawful for any person to exhibit, post or display, or cause to be exhibited, posted, or displayed upon any sign, anything of an obscene nature, or unlawful activity (as defined by the Colorado Revised Statutes, as amended, or as interpreted by the courts of the State of Colorado or the United States).

**5.4.** Signs ~~on doors, windows, or fire escapes~~ interfering with fire safety.

No sign shall be installed or maintained so as to prevent access to or interfere with free ingress to or egress from any door, window or fire escape. No sign of any kind shall be attached to a stand pipe or fire escape, except those signs required by other codes or ordinances.

**6.5.** Animated or moving signs.

**7.6.** Interior and/or exterior signs visible from a public right-of way consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited, however this does not include electronic message boards that comply with this Chapter 4-1.5.

**8.7.** Billboard signs.

**8.** Vehicle signs.

**9.** Flags, banners or other devices designed or allowed to wave, flap or rotate with the wind that do not comply with Sections 4-1.5.C.94-1.5.C.94-1.5.C.8, 4-1.5.C.104-1.5.C.104-1.5.C.9, 04-1.5.F.34-1.5.F.5, 4-1.5.F.44-1.5.F.44-1.5.F.6, and/or 4-1.5.F.54-1.5.F.54-1.5.F.7.

**10.** Signs in proximity to utility lines.

No sign shall be constructed or maintained that has less horizontal or vertical clearance, or that is located within any required easement width, from authorized communication or energized electrical power lines, than that required by the laws of the State of Colorado and regulations duly promulgated by agencies of the state or electric utilities authorized to serve Arapahoe County.

**11.** Portable signs that are not permanently affixed to any structure on the site or permanently mounted to the ground.

**12.** Any signs emitting sound that is not a Menu Board Sign.

**13.** Roof-mounted signs or signs which project above the highest point of the building.

**14.** Signs attached to a building which project perpendicularly from the building a distance of more than 18 inches.

**15.** Signs attached parallel to the wall of a building, but mounted more than 18 inches from the wall.

**E. SIGNS DISPLAYED ON ~~RESIDENTIAL AND AGRICULTURAL~~ AND RESIDENTIAL PROPERTIES**

**1.** For lots and parcels in an agricultural or residential zoning district, and on which the primary use is agricultural or residential, the following on-premise signs shall be allowed on agriculturally or residentially zoned properties:

- a.** One sign per dwelling that does not exceed two square feet in area. No permit is necessary for this type of sign.

- b. One temporary sign per primary structure containing a residential dwelling that is not a multifamily dwelling, that does not exceed six square feet in area, that does not exceed four feet in height (including posts), and that is not illuminated. These signs shall not be required to meet minimum yard setback requirements of the zone district in which they are located, but shall not impair visibility for traffic movement. No permit is necessary for this type of sign.
- c. Temporary signs on vacant lots or parcels of land, provided that the total surface area of all such signs (does not exceed 100 square feet per lot or parcel, provided that the total surface area of any one sign does not exceed 50 square feet, and provided that the signs are set back at least 10 feet from the property boundaries and the public rights of way.
- d. One temporary sign per street frontage on each lot containing a primary structure with a multifamily or non-residential use, provided that the total surface area of each sign does not exceed 32 square feet per face (a maximum of two faces are permitted for each sign) and does not impair traffic visibility.

**2.** In Agricultural zoning districts A-E and A-1;

- a. ~~One~~ additional sign per permitted use, accessory use, special exception use or use by special review shall be permitted per street frontage, provided the total surface area of such signs does not exceed 50 square feet per lot or parcel; and

~~e.b.~~ One sign on an Agricultural Entry Feature, provided the sign area does not exceed 40 square feet and the height does not exceed 20 feet.<sup>384</sup>

**2.3.** ~~In any zoning districts other than the A-E or A-1 districts, one~~ sign located at each entrance to a residential subdivision, neighborhood or community, from an adjacent public street, provided that the surface area of each sign does not exceed 40 square feet, the maximum height of such signs shall not exceed six feet, and the signs are located so as not to impair vehicular visibility.<sup>385</sup>

**3.4.** Temporary signs located at the entrance to an approved subdivision where dwelling units are under construction or approved to be constructed; provided that no more than one sign is located adjacent to each street abutting the subdivision and that the total surface area of each sign face do not exceed 32 square feet. This type of sign shall be located at least 10 feet from the public right of way, but otherwise shall not be required to meet minimum yard setback requirements of the zoning district in which it is located and shall not remain erected after the last dwelling unit is sold, rented or leased.

**4.5.** One temporary sign per model home within an approved residential subdivision, provided that the surface area of each sign does not exceed 16 square feet. Such signage shall be located at least 10 feet from the public right of way, and shall not remain erected after the last model home is sold, rented or leased.

**F. GENERAL PROVISIONS FOR ALL PRIMARY USES NOT AGRICULTURAL OR RESIDENTIAL**

The following standards apply to all signs that are not addressed by Subsection E (Signs Displayed on Agricultural and Residential Properties), provided, however, that if these standards conflict with more specific standards in Subsections G (Specific Provisions—Office and Industrial Uses), H (Specific Provisions for Hotel/Motel and Hospital Uses), I (Specific

<sup>384</sup> Added Fall 2023, together with a definition of agricultural entry feature.

<sup>385</sup> Revised Fall 2023 to avoid overlap with Agricultural Entry Feature sign allowance.



Provisions for Multi-Tenant Retail Uses ~~Specific Provisions for Retail Uses~~ or J (Specific Provisions for WCFs), the provisions of Subsections G, H, I, or J, shall apply.<sup>386</sup>

**5. Fascia Signage Message Letter Heights**

The maximum allowable height of fascia messages sign lettering shall be determined by measuring the distance between the nearest adjacent public right of way and the location of the fascia upon which the fascia sign is to be placed, at the rates shown in the table below. Up to 10 percent of the width of the fascia may be occupied by message content up to one and one-half (1 ½) times the maximum height of the message height shown in the table below.

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

**6.1. Fascia Signs Signage Maximum Sign Area and Location<sup>387</sup>**

The maximum allowable sign area for any fascia sign shall be measured by multiplying the permitted letter height (converted to feet) by two thirds the length of the fascia or building elevation upon which such sign is to be placed, provided, however, that no fascia sign shall exceed 200 square feet, unless otherwise stated in this Section 4-1.5 (see Sections 4-1.5.G, 4-1.5.H, and 4-1.5.I for additional limitations).

- a. In cases where a property user has two structures, one of which is accessory, whether attached or not, and more than one structure faces the same adjacent public right-of-way, only one of the structures will be permitted fascia signage.
- b. Fascia signage is permitted on each primary building façade as shown in the table below:

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.

<sup>386</sup> Introductory text added for clarity in Spring 2023. Per discussion with staff, regulation of letter heights based on location and distance from street were deleted in Fall 2023. These types of standards are generally not included in newer sign codes.

<sup>387</sup> Special fascia sign allowances for Office, Industrial, Hotel/Motel, Hospital, and single-tenant Retail uses deleted in Fall 2023 to match more common practice.

<b>TABLE 4-1.5.2: PERMITTED FASCIA SIGNS</b>			
Type of Fascia Sign	Zoning District	Maximum Number of Fascia Signs	Maximum Sign Area
	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	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.
	I-1, I-2		
	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	

~~c.~~ Fascia signs shall not overlap or cover features of the building, such as cornices, eaves, windows, door frames, columns and other decorative elements.

d. Fascia signage shall not be permitted to be placed above the first floor elevation for the structure upon which it is placed, unless otherwise specifically permitted in this Section 4-1-5 by Subsection b below.

~~a-e.~~ Fascia signs shall not overlap or cover features of the building, such as cornices, eaves, windows, door frames, columns and other decorative elements. Fascia signs may be placed on commercial buildings in only two locations: (1) the space between the top of storefronts and the second finish floor and, (2) the tops of building fascia (a Top of Façade sign).

~~b.f.~~ Top of Building Façade Signs may not be located on building elevations facing residentially zoned property that adjoins or is adjacent located across a public or private street from to residential zoned property. Top of Building Signs shall not be visible from residences located within one-half mile of the building.<sup>388</sup>

**7.2. Additional Freestanding Signs<sup>389</sup>**

a. Up to two freestanding signs per access points to a public right-of-way shall be permitted for each lot or parcel, or for contiguous lots or parcels under common ownership or control, provided that the included property contains at least 10 acres in land, the primary use of the property is institutional, commercial, or industrial, or a combination of such uses, as shown in the table below. ~~each allowed additional~~

<sup>388</sup> Provisions on Top of Façade signs significantly revised Fall 2023.

<sup>389</sup> Revised and formatted as table in Spring 2023 to allow greater sign area and height for those signs located on larger parcels and on higher traffic streets.

sign does not extend more than six feet above ground level, and the total surface area of each sign does not exceed 48 square feet per sign face.

**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.
10 to 100 acres	Arterial/Freeway ≥ 400 ft.	1	10 ft.	80 sq. ft.
	Local	2	6 ft.	64 sq. ft.
	Collector	2	8 ft.	72 sq. ft.
More than 100 acres containing primary civic or institutional use <sup>390</sup>	Arterial/Freeway	2	10 ft.	80 sq. ft.
	Collector or Arterial/Freeway	2	25 ft.	100 sq. ft.

- b. Permanent freestanding signs must be set back a minimum distance of five feet from all adjacent public road rights-of-ways and five feet from side and rear property lines property lines.<sup>391</sup>
- c. All permanent freestanding signs shall be accessory to an allowed non-residential use on a lot or parcel within the zone district and no freestanding sign may be the principal use on any lot or parcel of property.<sup>392</sup>

**8.3. Banners<sup>393</sup>**

- a. Banners may be displayed on properties with a non-residential or multi-family residential use where single family use is not the principal permitted use.
- b. Display of banners shall not exceed a cumulative total of 90 days per calendar year.
- c. Banners-Properties with a primary non-residential use shall not exceed 50 square feet in size, and shall be limited to one banner shall be allowed and shall be limited

<sup>390</sup> Large parcel category and allowances added Fall 2023.

<sup>391</sup> Added Fall 2023.

<sup>392</sup> Added Fall 2023.

<sup>393</sup> Reorganized and revised Fall 2023. Requirement to obtain a temporary use permit was deleted.

~~to a total of one banner sign not exceeding 50 square feet in area~~ per business, organization, or tenant.

- ~~d. Banners for P~~roperties ~~where the primary use is a~~ multi-family structure(s) ~~residential primary us~~ shall not exceed ~~one~~ 50 square foot ~~in size and shall be limited to one banner~~ banner per street frontage.
- ~~e. Banners shall be securely mounted to wall or structure on the premises, or to . Banners may be allowed on~~ fencing for projects currently under construction, ~~but freestanding banners are not permitted. Banners are never allowed to be freestanding.~~
- ~~f. Banners must be maintained in good repair at all times. These Banners may be authorized through an application for temporary use permit in accordance with this Land Development Code.~~

#### **9.4. Flag Banners/Feather Flags**

Flag banners/feather flags shall be allowed at a rate of two per business, organization, or tenant, provided that each banner and feather flag does not exceed 20 square feet in area, does not exceed 10 ~~square feet~~ in height, is placed in a landscaped area, is set back at least 10 feet from each public right-of-way, and does not impede sidewalk pedestrian traffic ~~or vehicle driver sightlines~~. Flag banners/feather flags shall not be placed in any public right-of-way. These Flag banners/feather flags may be authorized through an application for temporary use permit in accordance with this Land Development Code.

#### **10.5. Flags or Banners on Light Poles**

Flags may be installed interior to a development, or banners may be attached to existing light poles interior to a development, provided that the flag or banner is not on or overhanging a public right-of-way and provided that the flag or banner does not exceed 15 square feet in size. These flags or banners may be authorized through an application for temporary use permit in accordance with this Land Development Code.

#### **11.6. Electronic Message Boards<sup>394</sup>**

For any sign type that is proposed to have or be an electronic message board, the Electronic Message Board must meet the following performance and location standards:

- a. The information displayed on the sign face of an electronic message board during any one dwell time must be a complete message, symbol, picture or other communication and shall be shown in its entirety at one time. No message, symbol, picture or other communication visible on the sign face shall require a change in words, devices, symbols, etc., or additional words, devices, or symbols, etc., to complete the message, symbol, picture or other communication during a subsequent dwell time. At no time may the sign face flash, blink, rotate, or feature animated/moving images or text. The minimum dwell time for a message, symbol, picture or other communication on a sign face is one (1) minute and no electronic message board sign face may be changed more than once every one minute. The message, symbol, picture or other communication on the sign face may include multiple colors. The message, symbol, picture or other communication display shall be static or any transition must occur instantaneously or over a period of no more than one (1) second while the sign face is being changed.~~The information displayed~~

<sup>394</sup> Significantly revised in Spring 2023.

- on the sign face must be a complete message, thought and/or advertisement and shall be shown in its entirety at one time.
- b. Electronic message boards must be equipped with a sensor or other device that is programed to determine the ambient illumination and automatically dim the display according to ambient light conditions. No message shall visible on the sign face shall require a change in words, devices, symbols, etc. or additional words, devices, or symbols, etc., to complete its message or meaning.
  - c. ~~At no time may the sign~~ No electronic message board may exceed a brightness level of 0.3 foot-candles above ambient light. Electronic message boards shall have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion, except as permitted by this Subsection 8 ~~face~~ ~~No portion of the sign may flash, blink, or rotate or change except as permitted by this Subsection 8.~~
  - d. Electronic Message Boards are not permitted for Billboards. ~~The sign face may not be changed more than once every five minutes and may include multiple colors, and each change between images shall occur in less than one second. The entire display must be turned off while the sign face is being changed.~~
  - e. The area of a permitted sign face that may be an Electronic Message Board shall not exceed:
    - i. Up to 50 percent or each permitted sign face on a Freestanding Sign; and
    - ii. Up to 25 percent of each permitted sign face on a Wall Sign or Window Sign; up to a maximum of 48 square feet.
  - f. ~~No portion of a Top of Façade Sign, Canopy Sign, or other permitted sign may be an Electronic Message Board.~~
  - g. Electronic Message Boards are allowable only for signs that are otherwise permitted in in B-3, B-4, B-5, I-1 and I-2 zoning districts, as well as in commercial or industrial areas of a Planned Unit Development, provided that the PUD does not otherwise prohibit Electronic Message Boards.
  - h. Nonconforming signs shall not be converted to Electronic Message Boards.
  - a. Lighting shall conform to chart below. For purposes of this chart, a “nit” is a measure of illumination of a light emitting diode (LED) equal to one candela per square meter:
    - i. Candela per square meter shall mean a unit of measurement referring to the illumination of exposed LED (light emitting diode) lighting and also referred to as nits.
    - ii. The intensity of the LED display shall not exceed the levels specified in the table below:

TABLE 4-1.5.2 LED DISPLAY INTENSITY		
Intensity levels (nits)		
Color	Daytime	Nighttime
Red only	3,150	1,125
Green only	6,300	2,250
Amber only	4,690	1,675
Full color	7,000	2,500

**7. Menu Board Signs**<sup>395</sup>

Structures with a drive-through facility shall be permitted one additional sign at the entrance to or for each area connected to a drive-through lane, provided that:

- a. The sign face, which may be divided into multiple panels, is oriented towards the drive-through lane;
- b. The maximum area of the sign face does not exceed 36 square feet;
- c. The height of the sign does not exceed six feet; and
- d. If the sign is located on a lot abutting any lot with a residential use, any speaker in or operated in conjunction with the sign is oriented to direct sound away from the residential use, and the sound emitted from that speaker does not exceed 55 dBA between 7:00 am and 7:00 pm, and does not exceed 50 dBA as measured on the nearest lot line abutting a lot with a residential use.

**8. Canopy Signs**<sup>396</sup>

Canopy structures designed to provide weather protection for patrons using an Auto Service Station or Car Wash or a Parking Lot may contain signs on any vertical face of the canopy roof structure that faces a public right-of-way, provided that the signage does not occupy more than 75 percent of the vertical height of the face and does not occupy more than 25 percent of the horizontal width of the vertical face to which it is attached.

**9. Projecting Signs**<sup>397</sup>

Projecting signs are permitted for any property in a Mixed-Use zoning district, provided that a minimum vertical clearance of eight feet is maintained over each sidewalk or walkway and a minimum vertical clearance of 11 feet six inches is maintained above each street or public right-of-way. A projecting sign may not be installed as a Top of Façade Sign. The area of a projecting sign shall count towards the maximum allowable area of fascia signs on the building façade to which it is attached.

**10. Three-Dimensional Signs**<sup>398</sup>

Three-dimensional, free-form, sculptural, and other non-planar signs are permitted for any property in a Mixed-Use zoning district, provided that a minimum vertical clearance of eight feet is maintained over each sidewalk or walkway and a minimum vertical clearance of 11 feet six inches is maintained above each street or public right-of-way. A three-dimensional sign may not be installed as a Top of Façade Sign. The area of a freestanding three-dimensional sign shall count towards the maximum allowable area of freestanding signs on the site, and the area of a wall mounted three-dimensional sign shall count towards the maximum allowable area of fascia signs on the building façade to which it is attached.

**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

<sup>395</sup> New in Spring 2023. Revised for clarity and to match statutory noise levels for residential areas Fall 2023.

<sup>396</sup> New in Spring 2023.

<sup>397</sup> New in Spring 2023. Revised from Blade Sign in Fall 2023 for internal consistency.

<sup>398</sup> New in Spring 2023. Availability extended to Commercial zoning districts Fall 2023.

~~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.~~

~~H.G. SPECIFIC PROVISIONS FOR MULTI-TENANT RETAIL USES<sup>399</sup>~~

~~1. — Single Tenant Retail Buildings~~

~~A building containing one retail tenant shall be permitted a maximum of three fascia signs and one freestanding sign. The freestanding sign shall not exceed six feet in height or 48 square feet per face.~~

~~Multi-Tenant Retail Buildings~~

A building containing more than one retail tenant shall be permitted one fascia sign per entrance. Each tenant is allowed one fascia sign per storefront facing a public and/or private right-of-way. If the primary entrance to a multi-tenant retail building does not face a public right-of-way and if the rear of said building does not have an entrance but does face a public right-of-way, the rear fascia of the tenant's lease space may contain a fascia sign. Such fascia sign square footage shall not exceed one-half (1/2) of the size of the fascia sign located above the primary entrance to the lease space.

~~H.H. SPECIFIC PROVISIONS FOR WCFs<sup>400</sup>~~

Wireless communication facilities (WCF) shall be permitted only the signs allowed under Section 4-1.5.C, except as otherwise regulated by the use specific standards for WCFs in Section 3-3.5. Owners/Operators are encouraged to provide emergency maintenance response information.

~~I. Off-Premise Signs~~

~~1.I. BUS STOP OR TRANSIT SHELTER<sup>401</sup>~~

Bus stop or transit shelter signs shall be permitted in all zoning districts, and shall not be larger than the bench on which they are placed. At any officially recognized public bus or transit shelter, no more than one bench or transit shelter may be placed within the public

<sup>399</sup> Special allowance for single-tenant retail buildings deleted in Fall 2023 as unnecessary; revised standard allowances apply.

<sup>400</sup> Updated "CMRS Facilities" to "WCFs."

<sup>401</sup> Reorganized in Fall 2023 due to deletion of off-premise sign category.

right-of-way following issuance of applicable County permit. However, a maximum of two bus benches shall be permitted at any officially recognized public bus stop located along a designated arterial roadway. Bus bench and transit shelter signs shall be maintained in good condition. This paragraph does not authorize advertising on buildings or light rail stations.

**2. Freestanding Signs**

~~Permanent freestanding signs are permitted in B-3, B-4, B-5, I-1, and I-2 zoning districts, and within a Planned Unit Development, subject to an approved sign permit, provided that these signs meet the following criteria:~~

- ~~a. Except as otherwise provided in these sign regulations, one permanent freestanding sign is permitted per lot or parcel of property. Permanent freestanding signs shall not extend more than six feet above ground level and shall not exceed forty-eight square feet in sign area per face.~~
- ~~b. Permanent freestanding signs must be set back a minimum distance of five feet from all adjacent public road rights-of-ways and five feet from side and rear property lines property lines.~~
- ~~c. All permanent freestanding signs shall be accessory to an allowed non-residential use on a lot or parcel within the zone district and no freestanding sign may be the principal use on any lot or parcel of property.~~
- ~~d. Permanent freestanding signs proposed as electronic message boards must comply with the provisions of Section 4-1.5(f)(3).~~
- ~~e. Applicants for any permanent freestanding sign permit must obtain all applicable State of Colorado or CDOT approvals and all building permits required under the Arapahoe County building Code prior to erecting the sign.~~

**K.J. BILLBOARD SIGNS<sup>402</sup>**

1. Billboard signs, because of their size, design, visual impact along public roadways and potential interference with public safety are not permitted within unincorporated Arapahoe County, Colorado.
2. Any Billboard sign existing prior to May 19, 2019 shall be a non-conforming use as provided in Section 6-4.6 of this Land Development Code and shall be subject to such provision of the Land Development Code.

**L.K. NONCONFORMING SIGNS**

Nonconforming sign provisions are found in Section 6-4.6.

**L. PLANNED SIGN PROGRAM**

Some flexibility and deviation from this Section 4-1.5 (Signs) can be approved through the approval of a Planned Sign Program pursuant to Section 5-4.4.

**1. Intent**

~~A Planned Sign Program is intended to allow some flexibility and deviation from this Section 4-1.5 (Signs) in the location, design, number, size, and materials of signs permitted for freestanding signage for residential and nonresidential uses, as part of a cohesive sign package. Applicants may include, but are not limited to Metropolitan Districts, Master Developers, Business Improvement Districts, Neighborhood Associations, and/or Homeowners Associations. Except as set forth below, it is not the~~

<sup>402</sup> Former category of Off-premise Signs standards deleted in Fall 2023, since revisions to the freestanding sign regulations now allow for on-premise freestanding signs to serve this purpose.



~~intent of these provisions to alter the permitted sign area for any residential or nonresidential use or for any Billboard sign. Under this Section 4-1.5.N, an alternative sign package may be allowed as part of a comprehensive Planned Sign Program, notwithstanding the fact that such signs may not conform to all the specific sign regulations found elsewhere in this Land Development Code.~~

~~2. Purpose~~

- ~~a. To allow one or more contiguous lots or parcels under single or multiple ownership that contains at least 25 acres in land to create a branding or community identity program;~~
- ~~b. To reallocate sign area allowed for freestanding signs;~~
- ~~c. To allow for deviations from sign height, size, and setback requirements in this Section 4-1.5 (Signs).~~

~~3. Criteria~~

~~In addition to any other criteria to be considered by the Public Works and Development Department and the Planning Commission related to the approval of an application for a Planned Sign Program, the following criteria shall be considered:~~

- ~~a. The application shall be made on behalf of an entire defined development area; individual businesses within a development may not apply for a Planned Sign Program.~~
- ~~b. The Planned Sign Program may include standard templates for individual business signs as part of a coordinated sign plan.~~
- ~~c. All signage shall be designed to be clean and to minimize visual clutter, with a minimal number of colors on the face of the sign;~~
- ~~d. The proposed Planned Sign Program assures that the color scheme, lettering style and materials used in signs within the sign program are consistent with and coordinated within the Planned Sign Program area;~~
- ~~e. The proposed signage shall present a cohesive and unified identity for the Planned Sign Program area;~~
- ~~f. The proposed sign program does not negatively impact the safety of motorists and pedestrians and shall be developed in a manner compatible with the surrounding environment;~~
- ~~g. The proposed sign program is compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or infrastructure;~~
- ~~h. The total signage as presented shall be architecturally integrated;~~
- ~~i. The height of individual freestanding signs within a Planned Sign Program for areas greater than 250 acres shall not exceed 55 feet for non-residential uses or 25 feet for residential uses;~~
- ~~j. The height of individual freestanding signs within a Planned Sign Program for areas between 25 and 250 acres shall not exceed 35 feet for non-residential uses or 12 feet for residential uses;~~
- ~~k. The sign copy for each sign shall not exceed 40 percent of each individual sign area shown on the plan set;~~
- ~~l. Monument style signs shall be designed with architecturally compatible bases and shall avoid a top-heavy appearance;~~
- ~~m. No pole-mounted signs are permitted;~~

- ~~n.~~ An applicant who desires to include a sign program into a PUD shall do so either concurrent with the zoning amendment development review process or by a PUD modification development review process as provided for in this Code.
- ~~o.~~ Landscaping shall be included with the Planned Sign Program and shall be designed to minimize negative visual impact of the base of monument and ground signs;
- ~~p.~~ Signs, including associated lighting, shall be designed to minimize negative visual impacts to the adjacent properties;
- ~~q.~~ Signage may be allowed in the public right of way, on a case by case basis, subject to review and approval of the County Engineering Services Division;
- ~~r.~~ Signage contained within the Planned Sign Program shall not include signs with changeable messaging;
- ~~s.~~ Sign materials may be flexible, such as canvas or fabric, if approved as part of a Planned Sign Program;
- ~~t.~~ If an alternative setback is requested, such request shall be proposed as part of the Planned Sign Program;
- ~~u.~~ Signs approved as part of the Planned Sign Program and located adjacent to State Highways may be subject to additional requirements of the State of Colorado Department of Transportation (CDOT); and
- ~~v.~~ The Planning Commission may impose appropriate and reasonable conditions on the approval of any Planned Sign Program, including, but not limited to conditions which alter sign configurations, reduce sign area, relocate signs, or require other design modifications based upon the application's conformance with the criteria outlined in this Section 4-1.5.N.3.

**4. Application and Submittal Requirements**

- ~~a.~~ Application and Submittal Requirements for a Planned Sign Program are found in the Development Application Manual, Section 2-10.

**5. Approval Required**

- ~~a.~~ Applicants for a Planned Sign Program shall obtain approval of a Planned Sign Program from the Board of County Commissioners prior to any signs being erected in or upon any structure or property. All signs erected or maintained within the structure or property shall conform at all times to the approved Planned Sign Program.
- ~~b.~~ The Planning Commission shall consider applications for a Planned Sign Program based on criteria stated in this Section 4-1.5.N.1 to 4-1.5.N.7 and after review and recommendation by the Public Works and Development Department.
- ~~c.~~ After Planning Commission review and recommendation of the Planned Sign Program, the item shall be placed on the consent agenda of the Board of County Commissioners for review and approval.
- ~~d.~~ Any deviations from an approved Planned Sign Program shall be unlawful unless and until a revised Planned Sign Program is approved by the Planning Division Manager and/or Board of County Commissioners.

**6. Individual Sign Permits**

Individual sign permits, along with all applicable fees, are required for signs contained within an approved Planned Sign Program. The sign permit is separate and distinct from any additional permit required by the Building Division, Planning Division or other agency within the County.

~~7. — Amendment to an Existing Planned Sign Program~~

~~a. — Administrative Amendment~~

~~The Planning Division Manager may administratively approve revisions to a Planned Sign Program, provided the proposed amendment does not alter the approved sign area, the height of any individual sign, or the setbacks.~~

~~b. — Full Amendment~~

~~c. — Modifications that fall outside of an Administrative Amendment shall follow the same provisions for approval of a Planned Sign Program. Approval of Amendments to an Existing Sign Program  
Provided that the proposed amendment complies with the applicable provisions of this Land Development Code, the proposed amendment will be approved.~~

~~M. — REVOCATION OF A SIGN PERMIT~~

~~1. — Any signs found not to be in conformance with this provision of this Section 4-1.5 (Signs) shall be subject to revocation of the sign permit. No refund of any fees will be made if the permit is revoked under the provisions of this Section 4-1.5.O.~~

**4-1.6. Operation and Maintenance Standards**

**A. TRASH CONTAINERS, DUMPSTERS, ROLL-OFFS**

**1. Residential Use, Scheduled Trash Pick-Up**

No Trash Container/Dumpster used for regularly scheduled trash pick-up from a residence shall be located within the front setback of any residential dwelling for more than a 24 hour period. All Trash Containers/Dumpsters shall be covered at all times. Residential Dumpsters used for weekly, biweekly or monthly trash removal are PROHIBITED unless in compliance with the following criteria:

- a. No more than one small (not to exceed five cubic yards) Trash Container/Dumpster may be permitted for regularly scheduled trash pick-up for each residential unit.
- b. Trash Container/Dumpster shall not be located in the public right-of-way for trash pick-up.
- c. Trash Container/Dumpster must be located behind the front building line of a residence on days not scheduled for trash pick-up and must be placed in an area, or otherwise screened, to prevent visibility from the right-of-way or from a neighboring residential property.

**2. Agricultural Use, Scheduled Trash Pick-Up**

Agricultural properties are allowed one (not to exceed 20 yards) Trash Container/Dumpster, provided the Dumpster is on a scheduled pickup on at least a monthly basis, and is covered at all times and maintained in order to eliminate odors, blowing trash, rodent problems, or other nuisances or hazards.

**3. Commercial or Multi-Family Residential Use, Scheduled Trash Pick-Up**

Commercial and Multi-Family Residential Trash Containers/Dumpsters must comply with applicable Development Plan (PDP, FDP, ASP or other approved plan) and setback criteria and screening requirements and other Design Principles of this Chapter specific to Trash Containers or Dumpsters and Trash Enclosures. Trash Containers/Dumpsters must be covered at all times to prevent odors, blowing of trash, rodent problems, or other nuisances or hazards.

The TRC shall interpret these regulations in a way that strongly discourages filling within the flood fringe. The TRC shall consider all technical and scientific evaluations, the Provisions for Flood Damage Prevention specified in Section 4-3.5, and the following relevant factors:

- i. The danger to life and property due to flooding or erosion damage;
- ii. The danger that materials may be swept onto other lands to the injury of others;
- iii. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- iv. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- v. The compatibility of the proposed use with existing and anticipated development;
- vi. The importance of the services provided by the proposed facility to the community;
- vii. The relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area;
- viii. The availability of alternative locations for the proposed use that is not subject to flooding or erosion damage;
- ix. The necessity to the facility of a waterfront location, where applicable.
- x. The impacts of such requests on other properties; and
- xi. In the case of substantial improvements/damage, and repairs to existing structures, the continued reasonable economic use of the property.

#### 5-4.4. Planned Sign Program<sup>425</sup>

##### A. INTENT

A planned sign program is intended to allow some flexibility and deviation from the County's Sign Code in the location, design, number, size, and materials of individual signs permitted for freestanding signage for residential and nonresidential uses, as part of a cohesive sign package. Applicants may include, but are not limited to Metropolitan Districts, Master Developers, Business Improvement Districts, Neighborhood Associations, and/or Homeowners Associations. Except as set forth below, it is not the intent of these provisions to alter the total permitted sign area for any residential or nonresidential use or to allow for any Billboard sign. ~~Under this section, an alternative sign package may be allowed as part of a comprehensive planned sign program, notwithstanding the fact that such signs may not conform to all the specific sign code regulations found elsewhere in this Land Development Code.~~

##### B. PURPOSE

- ~~1. To allow business, industrial and office parks, commercial shopping centers, and residential developments, under single or multiple ownership, to create a branding or community identity program.~~
- ~~2. To reallocate sign area allowed for freestanding signs on nonresidential parcels and within residential developments;~~

<sup>425</sup> STAFF: Edited for consistency with Section 4-1.5.N, but we strongly urge you not to repeat this content in both sections.

- ~~3.~~ To allow for deviations from height, size, and setback requirements permitted in the County's Sign Regulations;
- ~~4.~~ This Section applies to areas greater than 25 acres, under single or multiple ownership;
- ~~5.~~ Individual businesses within a development may not apply for a Planned Sign Program; and
- ~~6.~~ Planned Sign Programs may include standard templates for individual business signs as part of a coordinated sign plan; however individual business signage shall not be included as part of the planned sign program and will require a separate sign permit.
1. To allow one or more contiguous lots or parcels under single or multiple ownership that contains at least 25 acres in land to create a branding or community identity program;
2. To reallocate permitted freestanding sign area between or among permitted freestanding signs;
3. To reallocated permitted freestanding sign area to increase maximum fascia sign area facing the same public or private street as the freestanding sign, provided that the maximum fascia sign area on that building façade otherwise provided by this LDC may not be increased by more than 50 percent, and provided that the reallocation may not increase the maximum size of any Top of Façade Sign.<sup>426</sup>
4. To allow for deviations from sign height, size, and setback requirements in this Section 4-1.5 (Signs).

**C. APPROVAL CRITERIA**

In addition to any other criteria to be considered by the Public Works and Development Department and the Planning Commission related to the approval of an application for a Planned Sign Program, the following criteria shall be considered:

1. The application shall be made on behalf of an entire defined development area; individual businesses within a development may not apply for a Planned Sign Program.
- ~~1-2.~~ The Planned Sign Program may include standard templates for individual business signs as part of a coordinated sign plan.
- ~~2-3.~~ All signage shall be designed to be clean and to minimize visual clutter, with a minimal number of colors on the face of the sign;
- ~~3-4.~~ The proposed Planned Sign Program shall assure that the color scheme, lettering style and materials used in signs within the sign program are consistent with and coordinated within the business/office/industrial park, commercial shopping center, or residential community;
- ~~4-5.~~ The proposed signage shall present a cohesive and unified identity for the business/office/industrial park, commercial shopping center, or residential community Planned Sign Program area;
- ~~5-6.~~ The proposed sign program does shall not negatively impact the safety of motorists and pedestrians and shall be developed in a manner compatible with the surrounding environment;
- ~~6-7.~~ The proposed sign program is shall be compatible with surrounding land uses and the neighborhood and will not create a substantial adverse impact on adjacent properties or infrastructure;
8. The total signage as presented shall be architecturally integrated;

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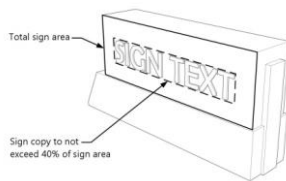
<sup>426</sup> Added Fall 2023.

~~7.9.~~ 7.9. The total signage area of all signs shall not exceed the sum of the maximum sign areas that would otherwise be permitted on the property;<sup>427</sup>

~~8.10.~~ 8.10. The height of individual freestanding signs within a Planned Sign Program for areas greater than 250 acres shall not exceed 55 feet for mixed use/non-residential uses or 25 feet for residential uses;

~~9.11.~~ 9.11. The height of individual freestanding signs within a Planned Sign Program for areas between 25 and 250 acres shall not exceed 35 feet for mixed use/non-residential uses or 12 feet for residential uses;

~~10.~~ All signage in the Planned Sign Program shall be for the purpose of identifying the business/ office/industrial park, commercial shopping center, or residential community and shall not include a corporate logo for an individual business or company;



~~11.12.~~ 11.12. The sign copy for a sign shall not exceed 40 percent of each individual sign area shown on the plan set;

~~12.13.~~ 12.13. Monument-style signs shall be designed with architecturally compatible bases and shall avoid a top-heavy appearance;

~~13.~~ No pole-mounted signs are permitted;

~~14.~~ Signage within the Planned Sign Program may serve as directional or way-finding signage for the business, industrial or office park, commercial shopping center, or residential community and shall not include a corporate logo for an individual business or company;

~~15.14.~~ 15.14. An applicant who desires to include a sign program into a PUD shall do so either concurrent with the zoning amendment development review process or by a PUD modification development review process as provided for in this Code.

~~16.15.~~ 16.15. Landscaping shall be included with the Planned Sign Program and shall be designed to minimize negative visual impact of the base of monument and ground signs;

~~17.16.~~ 17.16. Signs, ~~and including~~ associated lighting, shall be designed to minimize negative visual impacts to the adjacent properties;

~~18.17.~~ 18.17. Signage may be allowed in the ~~r~~Right-of-~~w~~Way, on a case-by-case basis, subject to review and approval of the County Engineering Services Division ~~and as part of an approved Planned Sign Program~~;

~~18.~~ Signage ~~contained within the Planned Sign Program~~ shall not include signs with ~~changeable messaging~~any sign that rotates or changes position;

~~19.~~ Changeable message signs may not include Electronic Message Centers and may only be located at entrances to a residential subdivision or a parcel or group of contiguous parcels containing a primary civic or institutional use;<sup>428</sup>

~~20.~~ No change in Electronic Message Center standards otherwise applicable to the parcel is permitted;<sup>429</sup>

~~21.~~ Signage shall not include any pole sign;

~~19.22.~~ 19.22. Signage shall not include any Billboard signs;<sup>430</sup>

<sup>427</sup> New in Spring 2023.

<sup>428</sup> Added Fall 2023.

<sup>429</sup> Added Fall 2023.

<sup>430</sup> New in Spring 2023.

~~20-23.~~ Sign materials may be flexible, such as canvas or fabric and content may be seasonal, if approved as part of a Planned Sign Program;

~~21-24.~~ If an alternative sign setbacks may be requested, such request shall be proposed as part of the Planned Sign Program;

~~22-25.~~ Signs approved as part of the Planned Sign Program and located adjacent to State Highways may be subject to additional requirements of the State of Colorado Department of Transportation (CDOT); and

~~23-26.~~ The Planning Commission may impose appropriate and reasonable conditions on the approval of any Planned Sign Program, including, but not limited to, conditions which alter sign configurations, reduce sign area, relocate signs, or require other design modifications based upon the application's conformance with the criteria outlined in this section 5-4.4.C.

**D. ~~PLANNED SIGN PROGRAM APPLICATION~~ APPLICATION AND SUBMITTAL REQUIREMENTS**  
Requirements for an application for a Planned Sign Program are contained in the Development Application Manual.

~~a.~~ Application and Submittal Requirements for a Planned Sign Program are found in the Development Application Manual, Section 2-10.

~~b.~~ Applications for Planned Sign Programs shall follow the application process outlined in Section 5-2.1.B.

**GENERAL PROCEDURES**

**~~2.~~ Application Process**

~~Applications for Planned Sign Programs shall follow the application process outlined in Section 5-2.1.B.~~

**E. ~~BOARD APPROVAL REQUIRED~~<sup>431</sup>**

~~1.~~ Applicants for a planned sign program shall obtain approval of a Planned Sign Program from the Zoning Administrator prior to any signs being erected in or upon any structure or property.

~~2.~~ All signs erected or maintained within the structure or property shall conform at all times to the approved planned sign program.

~~1.~~ Once an application is determined to be complete, it will be scheduled for consideration before the Planning Commission at a public hearing. Notice of the public hearing shall be provided as required in Section 5-2.2. The Planning Commission shall consider applications for a planned sign program based on criteria stated in this Section and after review and recommendation by the Public Works and Development Department.

~~3.~~ 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.

~~4.~~ 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.<sup>432</sup>

<sup>431</sup> Revised from requirement for Board Approval in Fall 2023. Administrative approval allows for faster processing and avoids potential claims of impermissible prior restraints

<sup>432</sup> Added Fall 2023.

- ~~2. After Planning Commission review and recommendation of the planned sign program, the item shall be placed on the consent agenda of the Board of County Commissioners for review and approval.~~
- ~~3. Applicants for a planned sign program shall obtain approval of a planned sign program from the Board of County Commissioners prior to any signs being erected in or upon any structure or property. All signs erected or maintained within the structure or property shall conform at all times to the approved planned sign program.~~
- ~~4. Any deviations from an approved planned sign program shall be unlawful unless and until a revised planned sign program is approved by the Planning Division Manager and/or Board of County Commissioners.~~

#### F. INDIVIDUAL SIGN PERMITS

Individual sign permits, along with all applicable fees, are required for signs contained within an approved ~~P~~planned ~~S~~sign ~~P~~program. The sign permit is separate and distinct from any additional permit required by the Building Division, Planning Division or other agency within the County.

#### G. AMENDMENT TO AN EXISTING PLANNED SIGN PROGRAM

##### 1. ~~Administrative Amendment~~

~~The Planning Division Manager may administratively approve revisions to a ~~P~~planned ~~S~~sign ~~P~~program, provided the proposed amendment does not alter the approved sign area, the height of any individual sign, or the setbacks.~~

##### 2. ~~Full Amendment~~

~~Modifications that fall outside of an Administrative Amendment shall follow the same provisions for approval of a ~~P~~planned ~~S~~sign ~~P~~program.~~

##### 1. ~~Submittal Requirements for Planned Sign Program Amendments are found in the Development Application Manual, Planned Sign Program.~~

##### 3. ~~Approval if Compliant~~

~~Provided that the proposed amendment complies with the applicable provisions of this Land Development Code, the proposed amendment will be approved.~~

#### H. REVOCATION OF A SIGN PERMIT

1. Any signs found not to be in conformance with the Planned Sign Program shall be subject to revocation of the sign permit.
2. No refund of any fees will be made if the permit is revoked under the provisions of this Section.

## 5-5 EXCEPTIONS PROCEDURES

### 5-5.1. Special Exception Use

#### A. INTENT

To provide for uses within the unincorporated areas of Arapahoe County which require special review by the Board of Adjustment in order to determine their compatibility with surrounding principal permitted uses. Such uses commonly have the potential for various adverse impacts such as traffic congestion, noise, visual and aesthetic impacts which could undermine the integrity of the zoning district in which it would be situated and therefore could jeopardize the health, safety and welfare of the existing community.



## Chapter 7-2 Sign-Related Definitions<sup>72</sup>

### Flag Banners/Feather Flags

Any sign, banner, valance or advertising display constructed of cloth, canvas, fabric, or other light material, with or without frames.



### Mural<sup>73</sup>

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

### Sign

Any object or device containing letters, figures and/or other means of communication or part thereof, situated outdoors or indoors, of which the effect produced is to advertise, announce, communicate, identify, declare, demonstrate, direct, display, and/or instruct potential users of a use, product and/or service.

### Sign, Animated

Any sign, or any part thereof which changes physical position by means of movement or rotation.

### Sign, Banner

A temporary advertising sign which is not attached to a permanently mounted backing and/or which is allowed to wave, flap or rotate with the wind.



<sup>72</sup> Definitions for political signs, directional signs, directory sign, identification sign, project identification sign, and special area/theme sign deleted in Spring 2023 for internal consistency. Definition of off-premise sign deleted Fall 2023 for internal consistency.

<sup>73</sup> New in Spring 2023.

### **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 ~~Error! Reference source not found.4-1-5.F.2 (Error! Reference source not found.Freestanding Signs)~~.<sup>74</sup> Billboard signs ~~will often, but are not required to, be~~ often oriented towards a public street or highway.

### **Sign, Directional**

~~Any sign on a lot that directs the movement or placement of pedestrian or vehicular traffic with or without reference to, or inclusion of, the name of a product sold or service performed on the lot or in a building, structure or business enterprise occupying the same.~~

### **Sign, Directory**

~~A sign utilized on a parcel containing more than one legal use which lists the names and/or other information of the individual businesses located on the parcel.~~

### **Sign, Display Surface**

The display surface is the area made available by the sign structure for the purpose of displaying the advertising message and graphics.

### **Sign, Electronic Message Board**

An Electronic Message Board (EMB), when allowed, is a component or feature of an otherwise permitted sign that is capable of displaying words, symbols, figures or images that can be electronically changed by remote or automatic means.

### **Sign, Flashing**

Any directly or indirectly illuminated sign, either stationary or animated, which exhibits changing natural or artificial light or color effects by any means whatsoever.

### **Sign, Ground**

A sign structure supported by poles, uprights, or braces extending from or anchored into the ground but not attached to any part of the building.

### **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, Identification**

~~A sign on any lot containing more than one legal use which may be either ground sign or wall mounted, the contents of which is limited to the name, telephone number, location of the use upon the lot, hours of operation, service and/or products offered.~~

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<sup>74</sup> Revised for consistency with new Freestanding Sign standards in Fall 2023.

### **Sign, Illuminated**

A sign lighted by or exposed to artificial lighting either by lights on or within the sign or directed towards the sign.

### **Sign, Logo<sup>75</sup>**

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

### **Sign, Menu Board**

A sign placed adjacent to a "drive-through" lane which advertises products and prices of products intended to be purchased and/or picked up by purchasers while remaining in their vehicle, and which is located adjacent to the use or business selling said products.

### **Sign Message**

The thought or idea conveyed or expressed by the words, letters, insignia, figures, designs, fixtures, colors, motion, illumination, sound or projecting images or any combination thereof.

### **Sign, Off-Premises**

~~A sign advertising a land use, business, product or service not located or available upon the premises whereon the sign is located.~~

### **Sign, Permanent**

A sign constructed of durable material and affixed, lettered, attached to or placed upon a fixed, nonmovable, nonportable supporting structure.

### **Sign, Permanent Freestanding Sign**

Any permanent sign that is erected as an individual or stand-alone structure, not attached to a building, wall, or fence.



### **Sign Permit**

A permit issued for the erection, construction, enlargement, alteration, moving, improvement, removal, conversion, or demolition of any sign, issued pursuant to ~~these~~ [Regulations](#) [this Code](#).

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<sup>75</sup> [Modified to remove content-based regulation in Spring 2023.](#)

**Sign, Pole<sup>76</sup>**

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.



**Sign, Political**

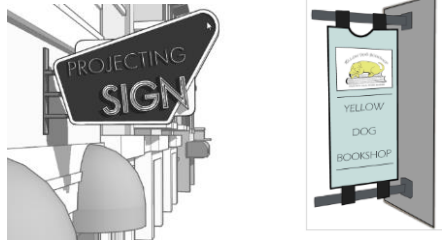
A sign advertising or promoting a candidate, political party, ballot issue or political issue to be voted upon at any public election.

**Sign, Project Identification**

A sign whose only message consists of the name and/or address of the development which is located on the parcel of land containing the project (i.e. Smith’s Shopping Center, Smith’s Office Park, The Smith Hotel, etc.).

**Sign, Projecting<sup>77</sup>**

A sign affixed to the face of a building or other structure, typically oriented at a right angle from the face to which it is attached



A sign which projects from a wall or roof and is supported by a wall or roof of a building.

<sup>76</sup> New in Spring 2023.

<sup>77</sup> New in Spring 2023. Revised from Blade Sign Fall 2023 for internal consistency.

### Sign, Roof

A sign upon or above the roofline or parapet of the building or structure.



### Sign, Special Area/Theme

~~A sign which identifies a unique, planned area of the County such as a Metro District, residential community, conglomeration of office parks, etc.~~

### Sign Structure

A sign structure shall include, but not be limited to, the supports, uprights, braces, backing, sign board, and framework designed to contain a sign message. Sign structure ~~is~~ does not ~~meant to~~ include the message conveyed by the sign.

### Sign, Temporary

Temporary signs shall include, but not be limited to, any exterior sign, banner, pennant, valance or advertising display:

- A. Which is constructed of cardboard, paper, cloth, canvas, fabric, plywood, light weight plastic or other light weight material, with or without frame; or
- B. Which is designed for short-term use, or to be moved about from place to place, or not permanently affixed to a nonmovable, non-portable supporting structure.
- C. "Temporary signs" shall not include signs placed in the open bed of a vehicle or printed, affixed, lettered, placed upon or attached to a vehicle.

### Sign, Top of ~~Building~~WallFacade

A sign located above the top row of windows and below the parapet edge or leading edge of the building roofline on a building three or more stories in height.

### Sign, Vehicle<sup>78</sup>

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.

### Sign, Wall

A sign attached to, painted on, or erected against a wall or parapet wall of a building, structure or fence whose display surface is parallel to the face of the building, structure or fence and whose height does not exceed the height of the wall, structure or fence to which said sign is attached, painted upon, or against which said sign is erected.

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<sup>78</sup> New in Spring 2023.



**Sign, Window**

A sign which is applied or attached to, or located within one foot of the interior of a window, which sign can be seen through the window from the exterior of the structure.



**Sign Without Backing**

Any word, letter, emblem, insignia, figure, or similar character or group thereof that is neither backed by, incorporated in, or otherwise made a part of any larger display area.