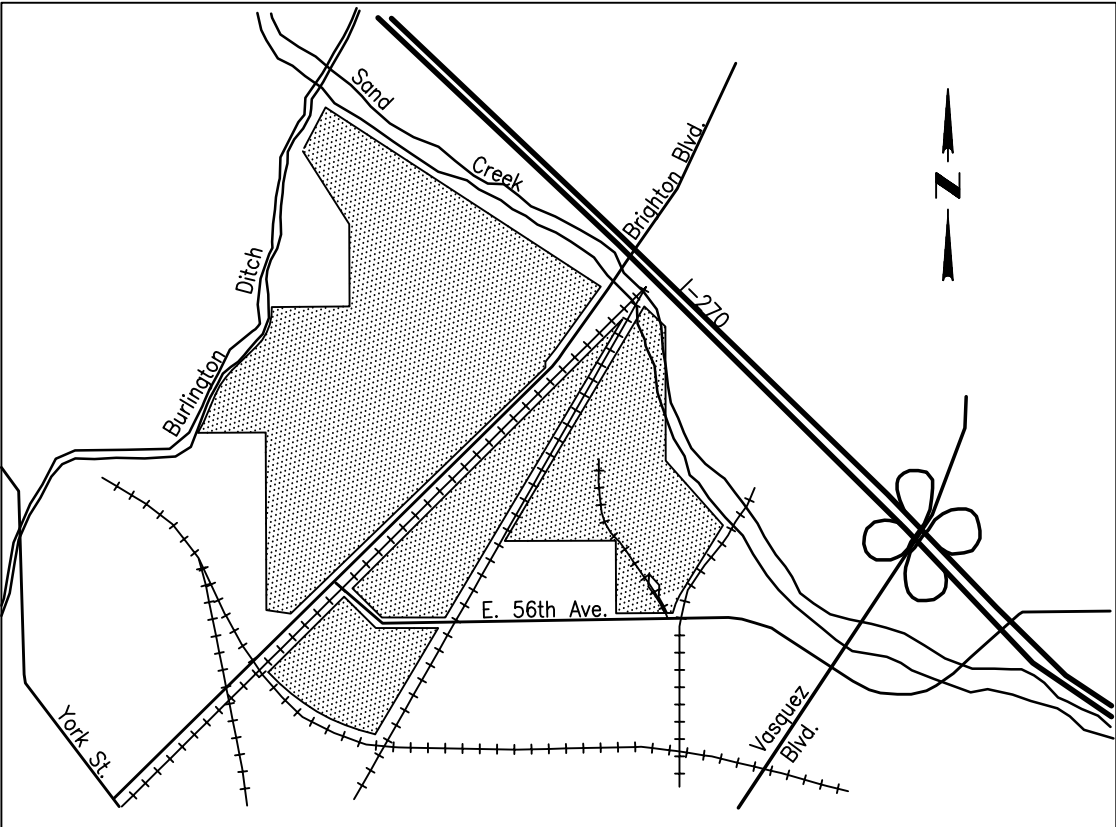
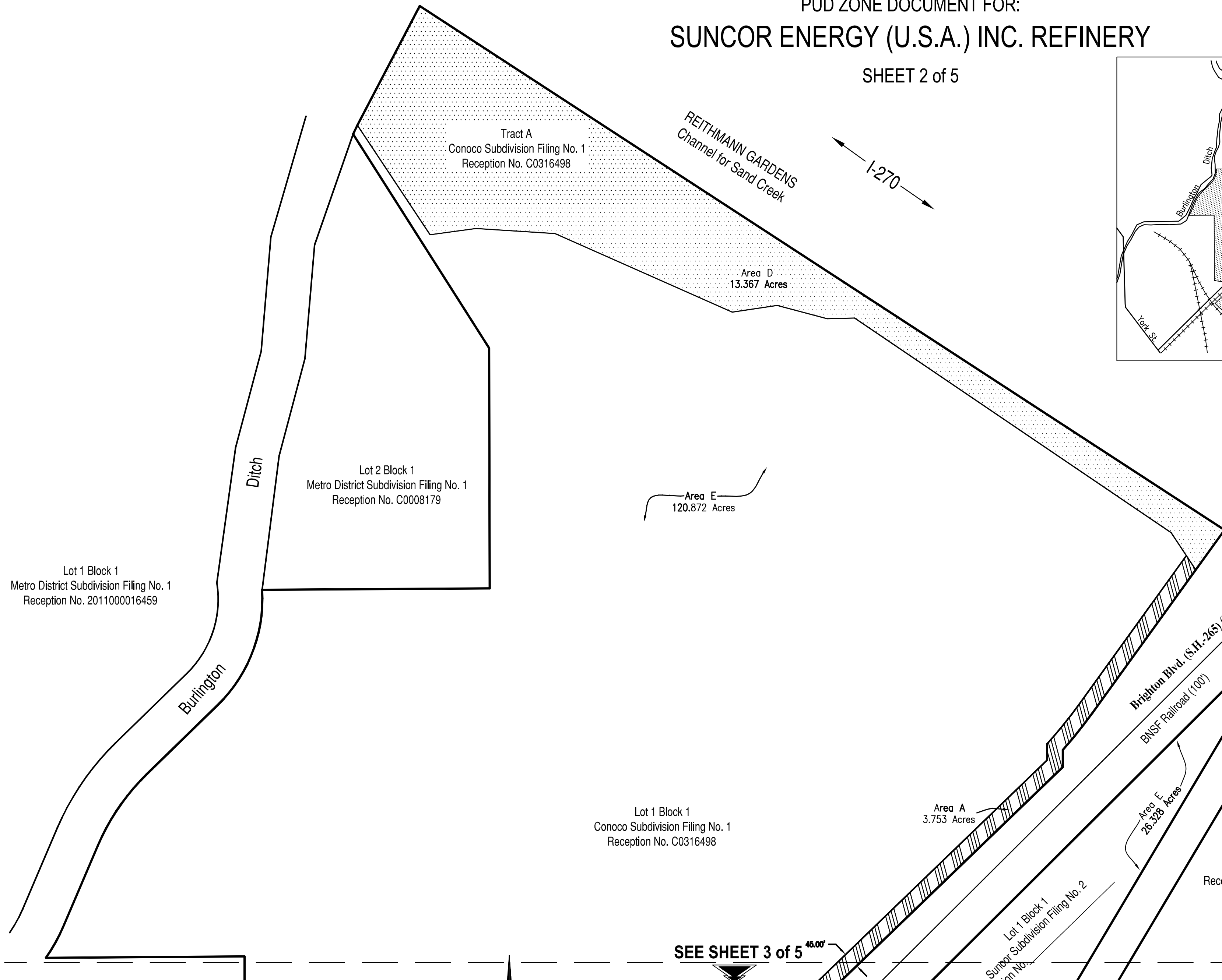


PUD ZONE DOCUMENT FOR:
SUNCOR ENERGY (U.S.A.) INC. REFINERY

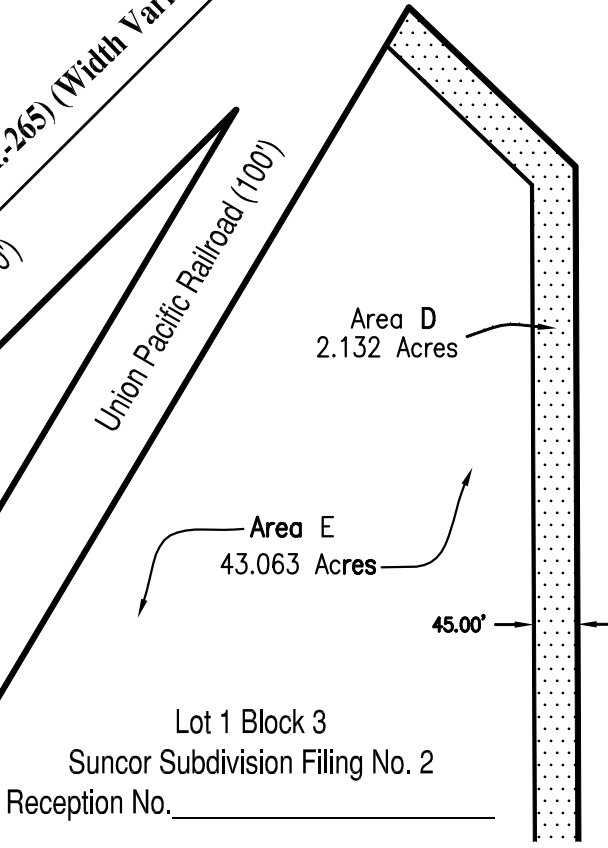
SHEET 2 of 5



VICINITY MAP
1"=2000'

SYMBOL LEGEND

- Parcel Boundary
- Area A
- Area D
- Area E



SEE SHEET 3 of 5

CAD REF. NO:

A	04/18/2012	PUD ZONE SUBMITTAL			
ISU	DATE	DESCRIPTION	BY	CKD	APD
SUNCOR ENERGY <i>COMMERCE CITY REFINERY</i>					
SITE PLAN					
APPD:	DATE:	AREA:	UNIT:		
NO.: SHEET-02			ISSUE: A		

PUD ZONE DOCUMENT FOR:
SUNCOR ENERGY (U.S.A.) INC. REFINERY

SHEET 3 of 5

SEE SHEET 2 of 6

SEE SHEET 2 of 5

Packaging Corp. of America Subdivision
 Reception No. B478625

Lot 1, Block 1
 Conoco Subdivision Filing No. 1
 Reception No. C0316498

Area A
 3.753 Acres

Area E
 120.872 Acres

Brighton Blvd. (S.H. 265) (Width Varies)
 BNSF Railroad (100')

Lot 1 Block 1
 Suncor Subdivision Filing No. 2
 Reception No. _____

Area E
 26.328 Acres

Lot 1 Block 3
 Suncor Subdivision Filing No. 2
 Reception No. _____

Area E
 43.063 Acres

Area D
 2.132 Acres

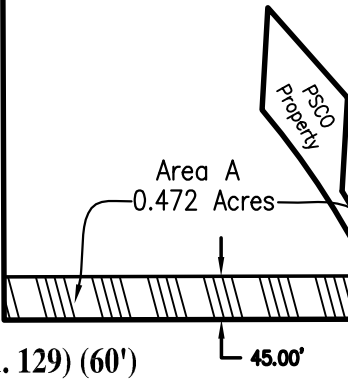
Area B
 0.891 Acres

E. 56th Ave. (County Rd. 129)

Area C
 0.922 Acres

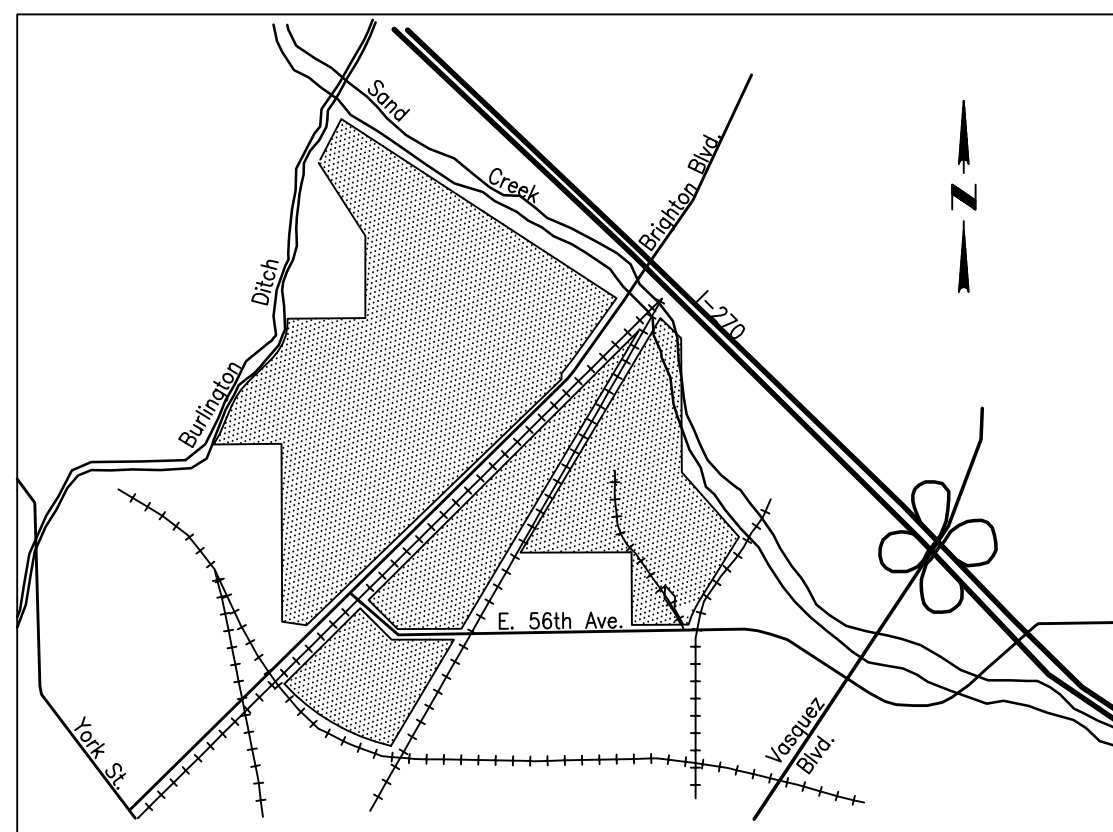
Area E
 17.670 Acres

Lot 1 Block 2
 Suncor Subdivision Filing No. 2
 Reception No. _____

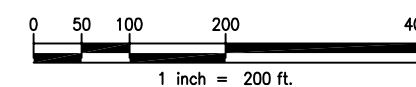


SYMBOL LEGEND

- Parcel Boundary
- Area A
- Area B
- Area C
- Area D
- Area E



VICINITY MAP
 1"=2000'



CAD REF. NO:

A	04/18/2012	PUD ZONE SUBMITTAL		
ISU	DATE	DESCRIPTION	BY	CKD/APD



SITE PLAN

APPD: DATE:	AREA:	UNIT:
NO.: SHEET-03		ISSUE: A

PUD ZONE DOCUMENT FOR: SUNCOR ENERGY (U.S.A.) INC. REFINERY

SHEET 4 OF 5

LAND USE SCHEDULE

Key: R = Use-by-Right, C = Conditional Use Permit, P = Use-by-Permit, X = Not Permitted, None = No Zoning Requirement, Code = Commerce City Land Development Code, as the same may be amended from time to time, N/A = Not Applicable

Table 1

General Requirements	Area A	Area B	Area C	Area D	Area E
Total Acres: 229.80	4.23	0.89	0.92	15.50	207.97
Location	Brighton Blvd and NE side of 56 th	North Side of 56 th	South Side of 56 th	Sand Creek	Internal Refinery Property
Minimum Lot Size (square feet)	50,000	50,000	50,000	50,000	50,000
Maximum Lot Size (square feet)	None	None	None	None	None
Minimum Lot Frontage (feet)	80	80	80	80	80
Maximum Refinery Process Equipment ⁽¹¹⁾ Height and Utility ⁽¹⁶⁾ Height (feet)	40	15	N/A	15	300
Maximum Building Height (feet)	40	25	30	30	75
Maximum Above Ground Storage Tank Height (feet)	20	N/A	N/A	20	60
Maximum Substation Building ⁽¹⁴⁾ Height (feet)	40	25	25	25	40
Maximum Telecommunications Structure Height (feet)	N/A	N/A	N/A	N/A	100
Maximum Substation Equipment ⁽¹⁵⁾ Height (feet)	60	40	40	40	60
Maximum Outdoor Storage Height (feet)	Code	Code	Code	Code	30
Maximum Height to Stack Mobile Storage Containers (number)	1	1	1	1	2
Maximum Height to Stack Mobile Office Structures (number)	2	N/A	2	N/A	2
Maximum Height to Stack Temporary Living Quarters (number)	2	N/A	N/A	N/A	2
Minimum Setbacks – Refinery Process Equipment, Primary Office Structures and Accessory Structure (feet)	3	0	3	0	0
Minimum Setbacks – Primary Office Structures (feet)	10	N/A	10	N/A	0
Minimum Setbacks – Above Ground Storage Tanks (feet)	10	N/A	N/A	10	0
Minimum Setbacks – All Other Structures (feet)	3	0	10	0	0
Minimum FAR Requirement	None	None	None	None	None
Fence, Wall and Gate Requirements	Fence, Gate and Wall requirements shall be governed by the Code, except that the maximum height shall be 8 feet in Areas A, B, C and D, and 15 feet in Area E. Fences and walls may be constructed on the Property line, and gates may be constructed on the Property line, provided such gates are not used for routine access to the Property resulting in vehicles backing up into the public right-of-way. Gates used for routine access to the Property and which would result in vehicles backing up into the public right-of-way shall be set back from the Property line 50 feet.				
Use Table	Area A	Area B	Area C	Area D	Area E
⁽¹⁾ Petroleum Refining	R	R	X	X	R
⁽²⁾ Primary Office Structure	R	X	R	X	R
⁽³⁾ Above Ground Storage Tank	R	X	X	R	R
⁽⁴⁾ Mobile Office Structures	R	X	R	X	R
⁽⁵⁾ Mobile Storage Containers	R	R	R	R	R
⁽⁶⁾ Outdoor Storage	R	R	X	R	R
⁽⁷⁾ Telecommunications Facilities	X	X	X	X	R/P
⁽⁸⁾ Temporary Living Quarters	R for less than 3 months / P for more	X	X	X	R for less than 3 months / P for more
⁽⁹⁾ Accessory Uses	R	R	R	R	R
⁽¹⁰⁾ Accessory Structures	R	R	R	X	R
⁽¹²⁾ Railroad Services	R/C	R/C	R/C	R/C	R/C
⁽¹³⁾ Substations	R	R	R	R	R
⁽¹⁶⁾ Utilities	R	R	R	R	R

- D. Interpretation of this PUD shall be the sole responsibility of the City. In the event of a conflict between this PUD and ordinances or requirements in the Code, this PUD shall control. Otherwise, the Code shall control.
- E. Nothing in this PUD shall prevent the owner/operator of the refinery located on the Property from complying with all federal, state, and local requirements that govern Petroleum Refining.
- F. A PUD Permit shall not be required for (a) Mobile Office Units, Mobile Storage Containers, Outdoor Storage or Temporary Living Quarters or related Accessory Uses and Structures, or (b) Petroleum Refining, Above Ground Storage Tanks, and Substations/Substation Equipment or related Accessory Uses and Structures, to the extent such uses are proposed in Areas containing such uses or structures on the date this PUD is recorded. A PUD Permit shall be required for all other uses.
- G. Parking requirements for new publically accessible areas shall be as provided in the Code; otherwise, the parking provisions in the Code shall not apply to uses on the Property.
- H. To the extent safety requirements and other relevant engineering codes and standards require otherwise, the lighting provisions of the Code shall not apply in Area E.
- I. Landscaping and Open Space requirements, if any, shall be as set forth in applicable public improvement agreements as may be entered into between the City and the Property owner. With respect to Area D only, the obligations of the Property owner with respect to any such landscaping requirements, vegetation or revegetation under the Code or otherwise shall be deemed satisfied to the extent the Property owner complies with any outstanding plans, orders, permits, licenses, agreements or consent orders issued, promulgated, prescribed or agreed to by the Sandcreek Regional Greenway Authority, the United States Army Corp of Engineers or other governmental authority, agency or instrumentality having jurisdiction over Area D. If a structure intended for regular human occupancy is developed on Area D and no such inconsistent outstanding plan, order, permit, license, agreement or consent order exists with respect to that portion of Area D subject to development, the landscaping provisions of the Code shall apply, but only to that portion of Area D immediately adjacent to the structure proposed for development, and only with respect to that portion of the structure facing either I-270 or facing Brighton Blvd., but only if the structure is within 40 feet of Brighton Blvd.
- J. Any reference in this PUD to the "Director" shall mean the Director of Community Development or his/her designee.
- K. Nothing in this PUD shall prevent the Property owner from meeting applicable fire and building code requirements.
- L. To the extent any portion of the Property is located within either the Floodway or Floodway Fringe, the provisions of the Floodplain Overlay District in the Code shall govern development in such areas.

DEFINITIONS/USE STANDARDS

- (1) "Petroleum Refining" means the processing, blending and production of petro-chemical products, blended petro-chemical products and intermediate products from crude oil and blending components; operations conducted for the removal, isolation, control, disposal or recycling of hazardous waste, hazardous air pollutants, criteria air pollutants, other hazardous substances, by-products and water in connection with such processing, blending and production; and terminaling and distribution operations conducted in connection with the foregoing.
- (2) "Primary Office Structure" means any primary and permanent office building containing the day-to-day office responsibilities occurring on the Property.
(i) New Primary Office Structures located in Area E are not required to meet the Commercial Design Standards set forth in the Code.
- (3) "Above Ground Storage Tanks" means an above ground vessel used for the bulk containment of a solid, gas, or liquid that is directly related to Petroleum Refining.
(i) Above ground storage tanks shall be regulated by the relevant engineering codes and those standards unique to the oil and gas petroleum refining industries without limitation. Above Ground Storage Tanks shall not be metallic in color nor have a metallic finish.
- (4) "Mobile Office Structures" means factory-fabricated transportable buildings that are designed to arrive at a site ready for occupancy, except for minor unpacking, anchoring, and connection to utilities and used for office related functions for employees and contractor personnel directly related to the Petroleum Refining operations.
(i) Mobile Office Structures shall not require Temporary Use Permits, but shall require a building permit if required by the City Building Code.
- (5) "Mobile Storage Containers" means sealable storage containers (e.g. shipping containers) used for the purpose of temporary storage of goods, materials, equipment, and/or waste, excluding roll-off trash collection containers.
- (6) "Outdoor Storage" has the same meaning given such term in the Code, except that outdoor storage of natural materials such as rock, dirt, gravel and landscaping materials occurring within Area E shall not be considered Outdoor Storage for purposes of this PUD.
(i) Short term storage of construction materials associated with active construction activities, which is permitted in all areas, does not constitute Outdoor Storage.
- (7) "Telecommunication Facilities" means a self-supported facility owned and operated by the Property owner or by a 3rd party under lease agreement or permit, and which transmits or receives electromagnetic signals. It includes antennas, cables, wires, conduit, microwave dishes, and other types of equipment for the transmission or receipt of such signals; telecommunication towers or similar structures supporting said equipment; equipment buildings; parking area; and other accessory development. In addition, it shall mean structures and equipment providing for the transmission of wireless communications utilizing frequencies authorized by the Federal Communications Commission for paging systems, enhanced specialized wireless telecommunications, personal communication services, and cellular phones.
(i) Regulations not addressed by this PUD for Telecommunication Facilities shall be governed by the regulations for such facilities as set forth in the Code.
(ii) Unless the Director determines otherwise, new Telecommunication Facilities that are not co-located shall require a Use-by-Permit to be approved by the Board of Adjustment and co-located Telecommunication Facilities may be approved administratively.

- (8) "Temporary Living Quarters" means temporary housing for employees of the Property owner or contract workers retained by the Property owner on a short term basis due to work stoppages or turnaround activities and necessary in order to ensure the safe operation of the refinery.
(i) Temporary Living Quarters shall not be used for permanent living quarters. If Temporary Living Quarters are required for more than one successive 3-month period during any one calendar year, the Property owner shall submit an application for a Use-by-Permit to the City's Board of Adjustment.
(ii) Temporary Living Quarters shall only be used by the Property owner's employees, contractors and vendors.
(iii) The Property owner shall make all Temporary Living Quarters open for inspection by the City or an independent contractor working on behalf of the City when requested. The cost of all such inspections shall be paid by the Property owner.
(iv) Temporary Living Quarters shall require a building permit if required by the City Building Code.
- (9) "Accessory Uses" mean uses that are devoted to, incidental to, and in support of specified uses-by-right.
(i) In the case of Petroleum Refining, accessory uses means uses that are devoted to, incidental to, and in support of the petro-chemical industry, including without limitation maintenance and service of vehicles and equipment used on the Property in connection with Petroleum Refining, chemical, metal, non-metallic and machinery manufacturing, bio-fuel production and blending, research and development activities, employee and contractor personal services.
- (10) "Accessory Structures" means structures subordinate, incidental or devoted to facilitating the specified uses-by-right, including guard houses and other structures related to a primary use-by-right.
(i) In the case of Petroleum Refining, Accessory Structures mean those structures supporting the primary use of Petroleum Refining (excluding Refining Process Equipment). Guard houses shall be located such that waiting vehicles do not back up into the public right-of-way.
- (11) "Refinery Process Equipment" means piping, pipe racks, vessels, valves, junction boxes, pumps, towers, blowers, compressors, filters, processing units, low-voltage instrumentation, boilers, furnaces, heaters, heat exchangers, retention ponds, storage tanks, and other similar equipment and structures used or to be used in connection with Petroleum Refining (including those structures primarily intended to provide shelter for the foregoing equipment but excluding Substations), together with all foundations and supporting structures for the foregoing.
- (12) "Railroad Services" means those uses that are related to the operation of train services and shall include railroad spurs, rail transportation and support facilities incidental and customary to rail yards, and emergency repair of rail cars and locomotives.
(i) The requirement to obtain Conditional Use Permit approval shall apply only to new Railroad Services proposed following the date this PUD is recorded.
(ii) The requirement to obtain a Conditional Use Permit for new railroad services shall not include the addition of any future RTD passenger trains.
- (13) "Substations" means Substation Buildings and Substation Equipment used to facilitate electrical distribution to areas located both inside and outside the Property.
- (14) "Substation Buildings" means structures primarily intended to house and protect Substation Equipment.
- (15) "Substation Equipment" means free standing or roof-mounted wiring transformers, stacks, switching gear, instrumentation and other similar electrical distribution equipment used to facilitate electrical distribution.
(i) Substation Equipment shall not be considered to be a part of the Substation Building for the purposes of calculating Substation Building height under this PUD. Instead, Substation Equipment height is depicted separately in the Substation Equipment Height category.
(ii) Where Substation Equipment is roof mounted, Substation Equipment height shall mean the total height of the Substation Building and the Substation Equipment.
- (16) "Utilities" means piping, pipe racks, vessels, valves, junction boxes, pumps, towers, blowers, compressors, filters, treatment units, low-voltage instrumentation, heaters, retention ponds, storage tanks, and other similar equipment and structures used or to be used in connection with water treatment and other similar utility-type activities (including those structures primarily intended to provide shelter for the foregoing equipment, but excluding Substations), together with all foundations and supporting structures for the foregoing.

GENERAL NOTES:

- A. This PUD Zone Document (this "PUD") describes the permitted land uses and development standards for the Suncor Refinery property described in the legal description on the Cover Sheet (the "Property"). Unless specified otherwise, these standards replace, augment or modify the requirements set forth in the Commerce City Land Development Code as adopted or amended ("Code"). Capitalized terms used herein and not defined have the meanings given such terms in the Code. Except as provided in this PUD, the Property shall comply with other applicable City land development regulations, ordinances, and requirements.
- B. The Property is divided into five areas as follows: Area A, Area B, Area C, Area D and Area E. The permitted uses and physical restrictions applicable to each area are as set forth herein. To the extent any single use or structure is located in more than one area, the most restrictive regulations shall apply.
- C. Any primary or accessory land use not specifically permitted by this PUD is prohibited. The Property owner may amend the permitted uses and/or physical restrictions specified herein by processing with the City a PUD Zone Document Amendment.

A	04/18/2012	PUD ZONE SUBMITTAL			
ISU	DATE	DESCRIPTION	BY	CKD	APD



USE STANDARDS, PERFORMANCE STANDARDS SIGN STANDARDS

APPD: DATE:	AREA:	UNIT:
NO.: SHEET-04		ISSUE: A

CAD REF. NO:

PERFORMANCE STANDARDS

Uses permitted in this PUD may be undertaken and maintained only in conformance with the following performance standards (The "Performance Standards"). The Performance Standards shall not apply for short duration times associated start-up, shut-down, malfunction and other upset conditions in connection with Petroleum Refining operations. An applicant for a use permitted by the PUD may be required to submit evidence that such use complies with these standards by providing to the City, among other things, a report prepared by an expert who is fully qualified to give the required information. The cost of such expert services shall be the applicant's responsibility.

- Vibration. Uses that generate vibrations in violation of this section shall be cushioned or isolated to prevent generation of vibrations. Uses shall be operated in compliance with the following provisions:
 - Uses shall not generate ground vibration that is perceptible without instruments by the average person at any point along or beyond the Property line of the parcel containing the activities;
 - Uses shall not generate vibrations that cause discomfort or annoyance to reasonable persons.
 - Uses shall not generate ground vibration that interferes with the operation of equipment and facilities of adjoining parcels.
 - Vibrations from temporary construction/demolition and vehicles that leave the Property (i.e. trucks and trains) are exempt from the provisions of this section.
- Noise. Uses and activities shall be conducted so that any noise generated on the Property will not violate the noise regulations adopted by the City.
- Air Pollution. Activities governed by this PUD are regulated by the Environmental Protection Agency and Colorado Department of Public Health and the Environment under applicable federal and state air pollution standards. Access to all public documentation regarding compliance with federal and state air pollution standards shall be provided to the City upon request.
- Odor. Uses allowed in this PUD shall not result in the creation of odors of such intensity and character off the Property so as to be detrimental to the health and welfare of the general public or that interferes unreasonably with the comfort of surrounding residential property owners. In addition, all odorous emissions shall comply with all applicable provisions of federal and state requirements.
- Dust. Activities governed by this PUD are regulated by the Environmental Protection Agency and Colorado Department of Public Health and the Environment under applicable federal and state particulate emission standards. Access to all public documentation regarding compliance with federal and state particulate emission standards shall be provided to the City upon request.
- Electromagnetic Radiation. Except in connection with a use permitted by this PUD, it shall be unlawful to operate, or cause to be operated, any source of electromagnetic radiation for such purposes as communications, experimentation, entertainment, broadcasting, heating, navigation, therapy, vehicle velocity measurement, weather survey, aircraft detection, topographical survey, personal pleasure, or any other use directly or indirectly associated with these purposes.
- Hazardous Materials. All activities relating to the handling, treatment, storage and disposal of hazardous materials shall comply with all federal and state statutes, codes and regulations as well as any applicable safety, fire, and building codes adopted by the City for the use and storage of the hazardous materials involved. Adequate precautions shall be taken to protect against negative impacts of hazardous materials release off the Property, using commercially feasible and available technology.
- Glare and Heat. No direct or sky-reflected glare, whether from lights or from high temperature mechanical or chemical processes such as combustion or welding, shall be permitted to unreasonably interfere with the use of adjacent residential property. These Performance Standards shall not apply to signs or floodlighting or parking areas otherwise permitted by this PUD. There shall be no emission or transmission of heat or heated air so as to unreasonably interfere with the comfort of surrounding residential property owners.

SIGN STANDARDS

Sign Definitions:

Banner means a Sign made of fabric or other non-rigid material with no enclosed framework.

Building Wall Sign means a Sign that contains the Property owner's name and/or logo and is mounted flat against a building wall and does not project more than 12 inches from the wall

Contractor Sign means a Sign communicating general information about current construction, alteration, or repair projects on the property.

Directional Sign means a Sign exclusively communicating guidance to a destination (i.e. enter, exit, one-way, etc).

Electronic Reader Board means a Sign with fixed or changing text and/or numbers composed of a series of lights that may be changed through electronic means.

Entrance means an access point to the Property accessible by vehicle or pedestrians from an adjacent public right-of-way.

Entrance Signs mean Signs permitted in each Area per Entrance.

Informational Sign means a Sign which communicates facility identification or facility information regarding use, parking, trespassing, addressing or similar matters.

Life Safety Sign means a Sign communicating messages of warning, danger, or caution (i.e. explosive, hard-hat area, etc).

Free Standing Type A Sign means a Sign that is mounted on a freestanding pole or poles or other support structure where the bottom of the Sign is less than or equal to 10-feet from the ground surface.

Free Standing Type B Sign means a Sign that is mounted on a freestanding pole or poles or other support structure where the bottom of the Sign is more than 10-feet from the ground surface.

Sign means any devise that is used to advertise, announce, direct, or communicate a message after being constructed, erected, assembled, affixed, painted, or placed on any structure or piece of land.

Tank Sign means any Sign painted on the side of a storage tank and visible by the general public.

PUD ZONE DOCUMENT FOR: SUNCOR ENERGY (U.S.A.) INC. REFINERY

SHEET 5 OF 5

Temporary Sign means a Sign intended and used for the temporary notification of activities on the premises.

Wall means a free standing wall made of CMU or other similar material, which is not attached to a building or other structure.

General Notes to Sign Standards:

- Signs with a Sign Area of less than 10 square feet are not required to obtain a sign permit.
- Signs containing the Suncor's name and/or logo shall count towards the maximum number of Signs set forth herein. Signs not containing the Suncor's name and/or logo shall not count toward the maximum number of Signs set forth herein, but such Signs must otherwise meet the bulk standards for the Sign type.
- Only Signs erected or substantially modified after the effective date of this PUD shall be required to obtain a sign permit as set forth herein.
- Sign Area for an individual letter Sign shall be measured by encompassing all the letters on the Sign face (except for letters stating a street address, provided such lettering does not exceed 10 square feet) in a rectangle or square and measuring the area of said rectangle or square. The Sign support shall not be included in calculating the Sign Area, unless such support is made part of the message or face of the Sign. The area of any Sign contained within a can, cabinet or frame shall be determined by calculating the total area of the Sign including the can, cabinet or frame.
- Signs located in Areas A, B, C and E shall be setback 10 feet from adjacent public right-of-way.
- Any Sign with a Sign Area greater than 10 square feet in Area A, Area B or Area C shall be required to obtain a sign permit.

Entrance Signs Standards – Area A, Area B, Area C and Area E:

- All Entrances, whether existing on the effective date of this PUD or subsequently approved, shall be entitled to the maximum number of Entrance Signs set forth herein.
- Up to 2 Free Standing Type A Signs and 1 Free Standing Type B Sign are permitted in Area A, Area B, Area C or Area E per Entrance.
- A total of 4 signs (Directional Signs, Information Signs or Life Safety Signs) per entrance are permitted on Walls, fences, or gates in Area A, Area B and/or Area C, each with a Sign Area no greater than 15 square feet.

Area A, Area B, and Area C Sign Standards:

Banner Standards:

- Area A shall be limited to a maximum of 3 Banners at any one time.
- Area B and Area C shall be limited to a maximum of 2 Banners in each Area at any one time.
- Banners shall be limited to a maximum Sign Area of 40 square feet.
- Other than Banners identified in Note 7 below, all banners must be attached to a building.
- No Banners shall be displayed above the roof line of the building to which it is attached.
- Except for Banners described in Note 7, all Banners are required to obtain a temporary sign permit when displayed for longer than 30 days. Banners shall not be displayed for more than 1 consecutive 60 day period in any calendar year.
- Banners related to turn around operations, active construction projects, or for directing personnel are not required to obtain a temporary sign permit and may be displayed for the duration of the project. Banners related to these operations may be attached to a fence, Wall, gate or pole. When not attached to a building, these Banner types shall not be displayed more than 15-feet from above the ground surface.

Directional Sign Standards:

- The Planning Division may choose not to review Directional Sign permits.
- There shall not be a maximum number of Directional Signs mounted as Free Standing Type A Signs.
- Directional Signs shall not contain the Suncor name and/or logo.
- Directional Signs related to turn around operations or active construction projects may be displayed for the duration of the project.
- Directional Signs shall be limited to a maximum Sign Area of 20 square feet per side.
- When attached to a building, Directional Signs shall not be displayed above the roofline of the building to which it is attached.
- When not attached to a building, no Directional Sign shall be displayed in excess of 20-feet from above the ground surface.

Electronic Reader Board (ERB) Sign Standards:

- The maximum number of ERB Signs shall be limited to 1 per Area.
- ERB Signs shall not be displayed more than 20-feet above the ground surface.
- ERB Signs shall be limited to a maximum Sign Area of 50 square feet or 33 percent of any total Sign Area, whichever is less.
- The message of an ERB Sign must remain consistent for 9 consecutive seconds.
- ERB Signs are prohibited from displaying videos, pictures, or animation of any kind.

Informational Sign Standards:

- The Planning Division may choose not to review Informational Sign permits.
- There shall not be a maximum number of Informational Signs mounted as Free Standing Type A Signs.
- Informational signs may contain the Suncor name and/or logo.
- Informational Signs shall be limited to a maximum Sign Area of 25 square feet per side.
- When attached to a building, Informational Signs shall not be displayed above the roof line of the building to which it is attached.
- When not attached to a building, no Informational Sign shall be displayed in excess of 20-feet above the ground surface.

Life Safety Sign Standards:

- The Planning Division may choose not to review Life Safety Sign permits.
- There shall not be a maximum number of life safety Signs mounted as Free Standing Type A Signs.
- Life safety Signs shall not contain the Suncor name and/or logo.
- When attached to a building, life safety Signs shall not be displayed above the roof line of the building to which they are attached.
- When not attached to a building, no Life Safety Signs shall be displayed in excess of 20-feet above the ground surface.

Type A Free Standing Sign Standards:

- Type A Free Standing Signs shall not exceed 20-feet in height.
- Type A Free Standing Signs shall be limited to a maximum Sign Area of 50 square feet per side.
- The base of a Type A Free Standing Sign shall be at least 25% of the length and width of the Sign which it supports.
- The base of a Type A Free Standing Sign shall be a similar color, style, and material of the Sign which it supports.

Type B Free Standing Sign Standards:

- Type B Free Standing Signs shall not exceed 40-feet in height.
- Type B Free Standing Signs shall be limited to a maximum Sign Area of 50 square feet per side.
- The base of a Type B Free Standing Sign shall be at least 25% of the length and width of the Sign which it supports.
- The base of a Type B Free Standing Sign shall be a similar color, style, and material of the Sign which it supports.

Building Wall Sign Standards:

- Building Wall Signs shall be located on the walls of buildings.
- The maximum number of permanent Building Wall Signs shall be limited to 1 per street frontage.
- The length of a Building Wall Sign shall not exceed 75% of the length of the wall on which it is located (i.e. if the wall is 100-feet in length, the Building Wall Sign shall not exceed 75-feet in length).
- Cabinet Building Wall Signs shall be limited to 1 square foot of sign area for each linear foot of wall frontage (i.e. if there is 100 feet of wall frontage, the Sign has a maximum square footage of 100 square feet).
- Individual letter Building Wall Signs shall be limited to a maximum Sign Area of 2 square feet for each linear foot of wall frontage (i.e. if there is 100 feet of wall frontage, the Sign shall not exceed a Sign Area of 200 square feet).
- In cases where there is less than 30 feet of linear frontage, Building Wall Signs shall be permitted up to 30 square feet.
- In no case shall a Building Wall Sign exceed a Sign Area of 250 square feet.

Area D: Sign Standards:

- All Signs in Area D shall be governed by the Code, except that 6 Informational Signs, each with a Sign Area of less than 15 square feet, shall be permitted on a fence within Area D.

Area E: Sign Standards:

- Signs located in Area E are not required to comply with the Code.
- No Sign shall be displayed more than 40-feet above ground surface.
- No Sign shall exceed a Sign Area of 130 square feet per side.
- There shall be a maximum number of 4 Free Standing Type B Signs in addition to the permitted Entrance Signs.
- There shall be a maximum number of 3 Tank Signs.
- New Tank Signs shall not exceed a Sign Area of 500 square feet.
- New Tank Signs shall be required to have an approved sign permit approved by only the planning department.
- The number of all other signs shall not be restricted.
- Banners may be attached to Refinery Process Equipment, provided such Banners are not displayed in excess of 15 feet above the ground surface or otherwise visible from the adjacent public right-of-way.

A	04/18/2012	PUD ZONE SUBMITTAL			
ISU	DATE	DESCRIPTION	BY	CKD	APD
COMMERCE CITY REFINERY					
USE STANDARDS, PERFORMANCE STANDARDS SIGN STANDARDS					
APPD: DATE:			AREA:	UNIT:	
NO.: SHEET-05				ISSUE: A	