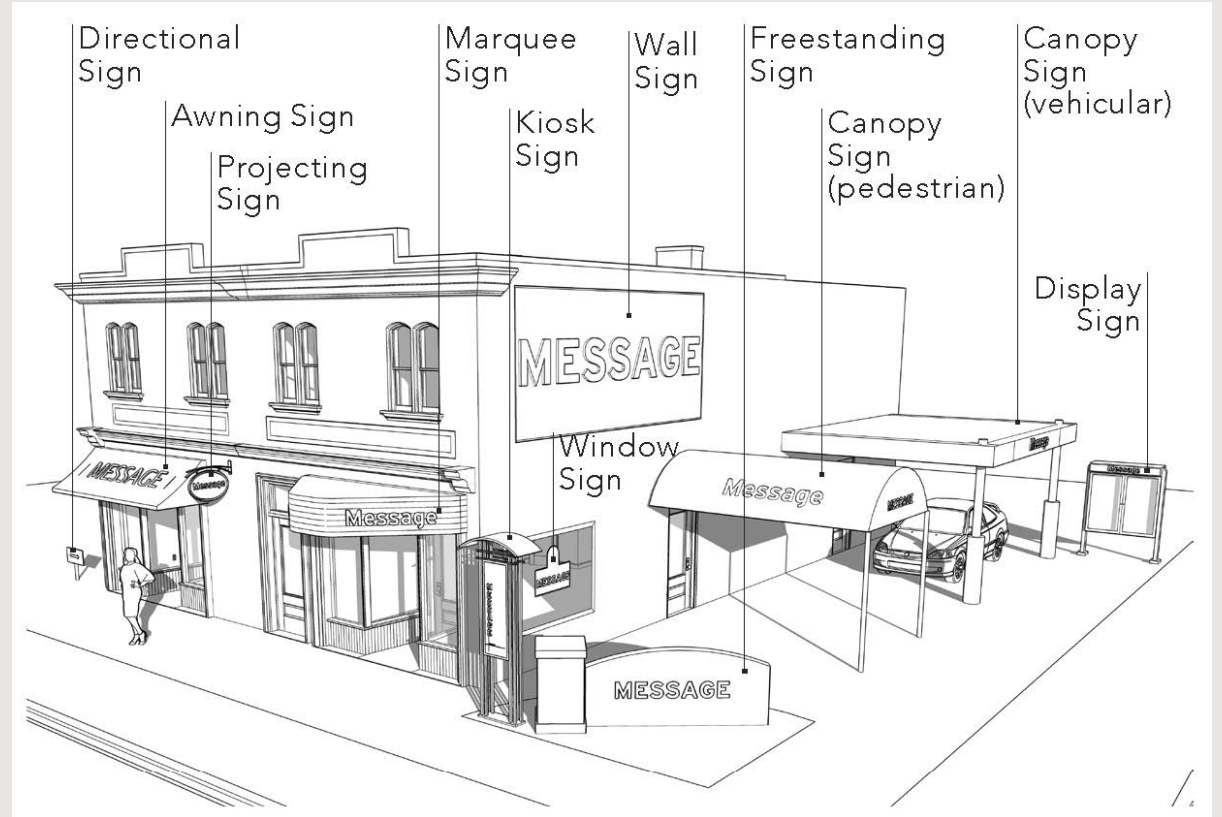


COMMERCE CITY SIGN CODE UPDATE 2022



City Council

November 21, 2022



CONSULTANT TEAM

- Gerald Dahl, Murray Dahl Beery Renaud LLP
- Martin Landers, Plan Tools LLC
- Russell + Mills Studios

PROJECT SCOPE

- Revise and update the current sign code
- Obtain and implement suggested revisions from stakeholders: sign companies and staff
- Compliance with US Supreme Court decisions
- Incorporate best practices

PROJECT SCHEDULE

PROJECT / SCHEDULE

Commerce City Sign Code Update

2022

Phase	February	March	April	May	June	July	August	September	October
Phase 1: Code Diagnosis	■								
Phase 2: Code Update			■						
Phase 3: Code Adoption						■			
						●		■	◆ ●

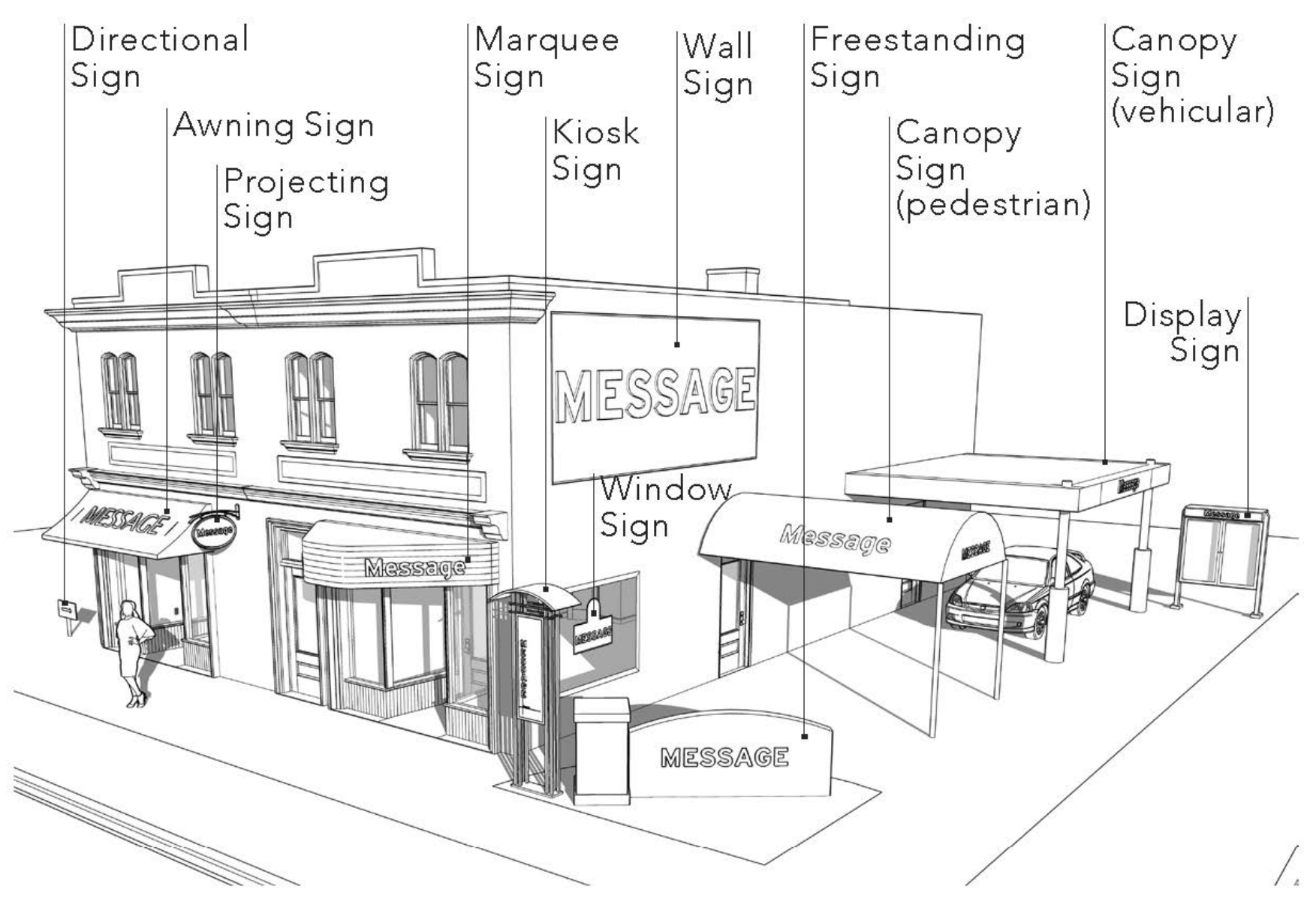
Legend

- Planning Commission Study Session: July 19, 2022
- City Council Study Session: September 26, 2022
- ◆ Planning Commission Public Hearing: October 4, 2022
- City Council Public Hearing: TBD

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- DIVISION 1: GENERAL PROVISIONS
- DIVISION 2: ADMINISTRATION AND PROCEDURES
- DIVISION 3: GENERAL SIGN REQUIREMENTS
- DIVISION 4: PERMANENT SIGN STANDARDS
- DIVISION 5: TEMPORARY SIGN STANDARDS

PERMANENT SIGN TYPES



GENERAL SIGN REQUIREMENTS

Sec. 21-8300.

Sign Measurement.

(1) *Size.*

- (a) Can, cabinet, or frame measurement. 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.

Figure VIII-1. Measurement of Sign Can, Cabinet or Frame

- (2) Individual letter and logo measurement. The area of any sign displaying individual letters, logos or other such message components on a background (façade, wall, divisional wall, awning, or canopy) shall be measured by encompassing all such individual message components in a rectangle or square, or series of attached rectangles or squares.

Figure VIII-2. Individual Letter Measurement



PERMANENT SIGN TYPES

Sec. 21-8425 Freestanding Signs.

(1) General standards. The following standards apply to freestanding signs:

- (a) Only freestanding monument signs are permitted. Freestanding pole signs are prohibited.
- (b) Supporting structures for monument signs must be at least two-thirds the dimension of the width and thickness of the sign it supports.
- (c) For properties of ten acres or more, monument signs over 8 feet in height shall be placed no less than 175 feet from all residential district boundaries or any residential development.
- (d) All solar-powered monument signs are eligible for a 20% sign area bonus.
- (e) For properties with frontage on either I-76 or I-270, the allowable monument sign area and height may be increased by an additional 25%.
- (f) To the maximum extent feasible, a monument sign should be located in a planted landscaped area, which is of a shape, design, and size that will provide a compatible setting for the sign. The planted landscaped area shall be maintained by the property owner and can be counted as part of the landscape area.
- (g) All freestanding signs shall be appropriate in scale, proportion, material, and color to the character and architectural detail of the building and site.



TABLE VIII-6B. FREESTANDING SIGNS – COMMERCIAL/INDUSTRIAL/USE STANDARDS

Standard	< 2 Acre Site	2 – 10 Acre Site	>10 Acre Site
Permitted	Yes	Yes	Yes
Permit Required	Yes	Yes	Yes
Max. Number	1	1	1 per street frontage with a maximum of 2. Signs to be identical in design.
Max. Area	32 sq. ft.	60 sq. ft.	100 sq. ft./street frontage
Max. Height	6 ft.	8 ft.	20 ft.
Min. Setback	10 ft.	10 ft.	25 ft.
Illumination	Internally or externally lit	Internally or externally lit	Internally or externally lit

TEMPORARY SIGN TYPES



TEMPORARY SIGN STANDARDS

Sec. 21-8560. Yard Signs.

(1) *General standards.* The following standards apply to all yard signs:

(a) Yard signs shall not be erected or placed in parks, alleys or in a street or other public right-of way or place.

(2) *Use standards.* Yard signs are also subject to the use standards in Table VIII-16 below.



TABLE VIII-17. YARD SIGNS – USE STANDARDS

Standard	Residential	Non-Residential
Permitted	Yes	Yes
Permit Required	No	No
Max. Number	Unlimited within max. area requirements	1/building
Max. Area	6 sq. ft. per sign; 24 sq. ft. total	40 sq. ft
Max. Height	4 ft.	8. ft.
Max. Time Permitted	Unlimited	Unlimited
Illumination	No	No
Min. Setback	5 ft.	25 ft.

DEFINITIONS

1. **Sign** shall mean any advertising device, announcement, direction, or communication produced in whole or in part by the construction, erection, affixing or placing of a structure on any land or on any other structure, or produced by painting on or posting or placing any painted, lettered, pictured, figured or colored material on any building, structure or surface.
2. **Sign copy** shall mean the words, message, logo, symbols, figures or images on a sign.
 - a. Copy area shall mean the area that encloses the words, message, logo, symbols, figures or images on a sign.
 - b. Copy change shall mean replacement or alteration to any portion of a sign that includes copy. This includes any change that alters the script, size, color or arrangement of copy on a sign face, or replacement of a sign face. This does not include any change to manual changeable copy, such as menu boards.
3. **Sign height** shall be the vertical distance from established grade at the base of the sign to the highest element or the uppermost point on the sign or sign structure.
4. **Sign program** shall mean a design package that identifies a coordinated project theme of uniform design elements for all signs associated with a building, including color, lettering style, material, and placement.
5. **Sign, Sandwich Board** shall mean a non-wheeled movable advertising or business ground side constructed in such a manner as to form an “A” or a tent-like shape, hinged or not hinged at the top, with each angular face held at an appropriate distance by a supporting member.

NEXT STEPS

- Adoption and codification