

ORDINANCE NO: 1976

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INTRODUCED BY: AMADOR, BENSON, CARSON, BULLOCK, DOUGLAS,  
FORD, MCELDFOWNEY, TETER

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AN ORDINANCE AMENDING VARIOUS SECTIONS OF THE LAND DEVELOPMENT CODE RELATED TO SIGNS

WHEREAS, the City Council of the City of Commerce City adopted the Land Development Code by Ordinance 1720; and

WHEREAS, the Land Development Code became effective March 1, 2009; and

WHEREAS, the ongoing application and interpretation of the Land Development Code has identified areas where additional regulation and/or clarification are needed; and

WHEREAS, the City Council of the City of Commerce City wishes to address those areas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF COMMERCE CITY, COLORADO AS FOLLOWS:

**SECTION 1.** That Sections 21-8225(3) and 21-8500(4)(b) of the Land Development Code are hereby deleted.

**SECTION 2.** That subparagraph (1) of Section 21-8420 of the Land Development Code is hereby deleted and that the remaining subparagraphs are renumbered (1) through (5), consecutively.

**SECTION 3.** That the following sections of the Land Development Code are hereby amended to read as follows:

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**Sec. 21-8230. Temporary Window Signs.**

**(1) Prohibitions. \* \* \***

(b) Occupy more than 25 percent of any window area.

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**(3) Special Considerations.**

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(c) When determining the maximum permitted number and the maximum permitted area of permanent signs, temporary

window signs shall not be taken into account unless otherwise specified or regulated in this land development code. However, in no case shall a permanent, temporary, or combination of such window signs cover more than 25 percent of any individual window area.

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**Sec. 21-8235. Banners.**

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- (2) **Banners on developed lots without buildings or on agricultural lots.** Non public event banners shall be permitted without obtaining a permit, provided:
- (a) No more than one non permitted banner shall be located on the property;
  - (b) The banner must pertain to an event or operation occurring on the property;
  - (c) The banner must be adequately secured, and may be secured to stakes;
  - (d) No banner shall exceed 40-square feet in area; and
  - (e) The top of any banner shall not be located more than 8-feet from grade.
- (3) **Banners on non single-family residential buildings.** Non public event banners shall be permitted on buildings that are located in any non single-family residential district without obtaining a permit, provided:
- (a) No more than one banner shall be suspended from any building;
  - (b) Banners shall be suspended from the building in which the business, organization, or individual is located to which the banner refers;
  - (c) No banner shall exceed 40-square feet in area; and
  - (d) No banner listed as a prohibited sign in section 21-8600 shall be permitted, even on a temporary basis.

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**Sec. 21-8420. Informational Signs.**

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- (6) **Number.** Unless the director determines a greater number is needed for a development that is 20 acres or more in size, no more than six informational signs shall be permitted on any property.

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**Sec. 21-8430. Changeable Copy Signs.**

- (1) **Types.** \*\*\*

- (e) Electronic reader boards and digital displays. An electronic reader board component of a sign shall be allowed as a use-by-right. A digital display sign shall be allowed with a use-by-permit. The reader board or digital display component shall be no more than one-third of the total sign face or 30-square feet, whichever is less. The text on an electronic reader board or digital display may be changed no more frequently than one time per seven seconds.

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#### **Sec. 21-8450. Temporary Signs.**

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- (2) **Residential Builder Signs.** Each builder in a subdivision or development may have an informational sign located at each entrance from a collector street or an arterial street to the subdivision for each type of housing unit to be built (e.g. single-family, townhouse, and condominium), provided that each sign:
  - (a) Has a maximum area of no more than 100 square feet;
  - (b) Has a maximum height of 12 feet;
  - (c) Is located at least 25 feet from the public right-of-way; and
  - (d) Is not lighted.

Such sign may remain in place as long as there continues active initial sales of the types of housing shown on the sign.

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- (4) **Model Home Signs.** Each builder within a subdivision or development may have the following types of model home signs and each sign may remain until the model home is sold to a private buyer.
  - (a) **Group Signs.** Each builder may have one monument, one wall, and up to six shark fins in their model home complex, provided the signs comply with the following standards.
    - (i) **General Standards.** All signs must:
      - (a) be located on a model home lot;
      - (b) have a minimum setback of ten feet; and
      - (c) not be lighted.
    - (ii) **Area Standards.**

- (a) No monument sign shall exceed a maximum area of 40-square feet; and
- (b) No wall sign or individual shark fin shall exceed a maximum area of 20-square feet;
- (iii) Height Standards. No monument or shark fin shall exceed eight feet in height.
- (iv) Color and Theme. All shark fins must be the same color and theme.

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- (e) “Coming soon” signs. Each builder in a subdivision or development may have one coming soon sign per lot, provided that such sign:
  - (i) Does not exceed five square feet in area; and
  - (ii) Does not exceed three feet in height.

(5) **Air-Filled Devices.** FAA licensed hot-air balloons and other air-filled, special, non-lighted advertising devices that meet the definition of sign in article XI (Measurements and Definitions) of this land development code, shall be permitted under the following conditions: . . .

(6) **Banners. \*\*\***

- (d) **Banners on developed lots without buildings or on agricultural lots.** In addition to the standards contained in subparagraph (a), the following standards apply to developed lots without buildings and agricultural lots.
  - (i) No more than one non permitted banner shall be located on the property;
  - (ii) The banner must be adequately secured, and may be secured to stakes; and
  - (iii) The top of any banner shall not be located more than 8-feet from grade.
- (e) No banner shall exceed 40-square feet.
- (f) No banner shall project above the roofline of the building to which it is attached.
- (g) No more than two banners shall be permitted on any lot.
- (h) Banners shall not be displayed in excess of 30-consecutive days or 60 days in any 1-year period for any particular business.
- (i) All banners shall be removed at the expiration of the permit period.

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(8) **Grand Opening Signs.** In addition to any other sign allowed by this article, the city may issue a temporary sign permit for the use of up to two of the following

four types of signs for a period not to exceed 45 calendar days for a business to announce its initial or re-opening:

- (a) One wall banner sign with an area of 20 square feet or less;
- (b) Pennants;
- (c) Up to two shark fins per street frontage, provided that such shark fins do not exceed eight feet in height or 20 square feet in area; or
- (d) Balloons, provided that they are not displayed more than 20 feet from grade level and do not exceed three feet in diameter.

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**Sec. 21-8510. Business Centers.**

Monument signs identifying retail, business centers, or office/industrial/technical parks or centers shall contain the name, address, and logo or trademarks of the office park or center. Such signs may include the name of not more than 12 of the tenants therein, with said names to be integrated into the overall design of the sign with the name of the center utilizing at least 20 percent of the sign area.

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**SECTION 6.** That the following sections of Table VIII-2 of the Land Development Code are hereby amended to read as follows:

<b>Church/Religious Institution (Non-Residential Zone Districts)</b>						
Sign Schedule	Sign Type	Maximum # Allowed	Maximum Size (Square Feet)	Maximum Height	Setback	Supplemental Standards/Regulations
Development Identification	Wall	Interior lots are allowed a maximum of 2. Corner lots are allowed a maximum of 3 with an area not to exceed the total sign area permitted for 2 signs.	30sf minimum or 1sf sign area for each linear foot of building or tenant frontage, not to exceed 100sf in area. Signs composed of individual raised letters may contain	See Section 21-8410	Same as building.	Within a multi-tenant center; refer to commercial uses – multiple businesses in single or multiple buildings section.

			2sf of sign area for each linear foot of building or tenant frontage, not to exceed 200sf in area.			
	Monument	1	32sf per side	6 feet	10 feet	For property less than 2 acres in size.
	Monument	1	60sf per side	8 feet	10 feet	For property 2 to 10 acres in size.
	Monument	1 per street frontage with a maximum of 2. Signs to be identical in design.	100sf per side	20 feet	25 feet	For property greater than 10 acres in size.

<b>Institutional Uses (Includes hospitals, health care facilities, civic clubs, lodges, etc.)</b>						
Sign Schedule	Sign Type	Maximum # Allowed	Maximum Size (Square Feet)	Maximum Height	Setback	Supplemental Standards/ Regulations
Individual Building Identification	Monument	1 per street frontage or parking lot frontage for each building	8sf	6 feet	10 feet	Intended to provide assistance to visitors to find a specific building or unit.
	Wall	1 per street frontage or parking lot frontage for each building	8sf	See Section 21-8410	Same as building	
Overall Complex Identification	Monument	1	50sf	6 feet	10 feet	For these uses located in residential zone districts.
	Wall	1 per street frontage	50sf	See Section 21-8410 with a maximum height of 20 feet.	Same as building	
Overall Complex Identification	Wall	Interior lots are allowed	30sf minimum or	See Section 21-8410.	Same as building	For these uses located in non-

		a maximum of 2. Corner lots are allowed a maximum of 3 with an area not to exceed the total sign area permitted for 2 signs.	1sf sign area for each linear foot of building or tenant frontage, not to exceed 100sf in area. Signs composed of individual raised letters may contain 2sf of sign area for each linear foot of building or tenant frontage, not to exceed 200sf in area.			residential zone districts.
	Monument	1	32sf per side	6 feet	10 feet	For these uses located in non-residential zone districts and less than 2 acres in size.
	Monument	1	60sf per side	8 feet	10 feet	For these uses located in non-residential zone districts and between 2 and 10 acres in size.
	Monument	1 per street frontage with a maximum of 2. Signs to be identical in design.	100sf per side	20 feet	25 feet	For these uses located in non-residential zone districts and greater than 10 acres in size.
Project Directory	Monument	1 per street entrance	50sf	6 feet	10 feet	No product or business advertising may be placed on the sign.

**Public Facilities/Uses (Includes fire and police stations, parks, schools, public transportation facilities, water treatment facilities, etc)**

Sign Schedule	Sign Type	Maximum # Allowed	Maximum Size (Square Feet)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Monument	1 per parcel of property.	50sf per sign	20 feet	10 feet	
	Wall	Interior lots are allowed a maximum of 2. Corner lots are allowed a maximum of 3 with an area not to exceed the total sign area permitted for 2 signs.	1sf sign area for each linear foot of building or tenant frontage, not to exceed 100sf in area. Signs composed of individual raised letters may contain 2sf of sign area for each linear foot of building or tenant frontage, not to exceed 200sf in area.	See Section 21-8410.	Same as building	

**Office Uses: For a single business on a single parcel that is not part of a commercial shopping center**

Sign Schedule	Sign Type	Maximum # Allowed	Maximum Size (Square Feet)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Wall	Interior lots are allowed a maximum of 2. Corner lots are allowed a maximum of 3 with an area not to	30sf minimum or 1sf sign area for each linear foot of building or tenant frontage, not to exceed 100sf in	See Section 21-8410.	Same as building	For these uses on property that is greater than 15 acres in size and has a total building area of at least 90,000 square feet, the allowable wall sign square footage may be increased by an additional 25%.

		exceed the total sign area permitted for 2 signs.	area. Signs composed of individual raised letters may contain 2sf of sign area for each linear foot of building or tenant frontage, not to exceed 200sf in area.			
	Monument	1	32sf per side	6 feet	10 feet	For these uses located on property that is less than 2 acres in size.
	Monument	1	60sf per side	8 feet	10 feet	For these uses located on property between 2 and 10 acres in size.
	Monument	1 per street frontage with a maximum of 2. Signs to be identical in design.	100sf per side	20 feet	25 feet	For these uses located on property that is greater than 10 acres in size.

**Commercial Uses: For a single business on a single parcel that is not part of a commercial shopping center**

Sign Schedule	Sign Type	Maximum # Allowed	Maximum Size (Square Feet)	Maximum Height	Setback	Supplemental Standards/ Regulations
Development Identification	Wall	Interior lots are allowed a maximum of 2. Corner lots are allowed a maximum of 3 with	30sf minimum or 1sf sign area for each linear foot of building or tenant frontage, not to	See Section 21-8410.	Same as building	For these uses on property that is greater than 15 acres in size and has a total building area of at least 90,000 square feet, the allowable wall

		an area not to exceed the total sign area permitted for 2 signs.	exceed 100sf in area. Signs composed of individual raised letters may contain 2sf of sign area for each linear foot of building or tenant frontage, not to exceed 200sf in area.			sign square footage may be increased by an additional 25%.
	Monument	1	32sf per side	6 feet	10 feet	For these uses located on property that is less than 2 acres in size.
	Monument	1	60sf per side	8 feet	10 feet	For these uses located on property between 2 and 10 acres in size.
	Monument	1 per street frontage with a maximum of 2. Signs to be identical in design.	100sf per side	20 feet	25 feet	For these uses located on property that is greater than 10 acres in size.

**Industrial Uses: For a single Business on a single parcel**

Sign Schedule	Sign Type	Maximum # Allowed	Maximum Size (Square Feet)	Maximum Height	Setback	Supplemental Standards/Regulations
Development Identification	Wall	Interior lots are allowed a maximum	30sf minimum or 1sf sign area for	See Section 21-8410.	Same as building.	For these uses on property that is greater than 15 acres in size and has a total building area of at least

		of 2. Corner lots are allowed a maximum of 3 with an area not to exceed the total sign area permitted for 2 signs.	each linear foot of building or tenant frontage, not to exceed 100sf in area. Signs composed of individual raised letters may contain 2sf of sign area for each linear foot of building or tenant frontage, not to exceed 200sf in area.			90,000 square feet, the allowable wall sign square footage may be increased by an additional 25%.
	Monument	1	32sf per side	6 feet	10 feet	For these uses located on property that is less than 2 acres in size.
	Monument	1	60sf per side	8 feet	10 feet	For these uses located on property between 2 and 10 acres in size.
	Monument	1 per street frontage with a maximum of 2. Signs to be identical in design.	100sf per side	20 feet	25 feet	For these uses located on property that is greater than 10 acres in size.

**SECTION 7.** Except as specifically modified herein, the provisions of the Land Development Code shall remain unchanged and in full force and effect.

INTRODUCED, PASSED ON FIRST READING AND PUBLIC NOTICE ORDERED THIS 7<sup>th</sup> DAY OF OCTOBER, 2013.

PASSED ON SECOND AND FINAL READING AND PUBLIC NOTICE ORDERED THIS 4<sup>th</sup> DAY OF NOVEMBER, 2013.

CITY OF COMMERCE CITY,  
COLORADO

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Sean Ford, Mayor

ATTEST:

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Laura J. Bauer, CMC, City Clerk