

Section 11: Signs And Outdoor Advertising Devices

(orig. 2-10-58; am. 7-20-81; am. 2-6-84; am. 2-13-01; am. 4-20-10)

A. Intent and Purpose

1. This section is intended to provide for the orderly control of signs and outdoor advertising, to permit the use of signs and outdoor advertising necessary for adequate identification and direction in order to promote the health, safety and welfare of the citizens of Jefferson County, and to provide for commercial and industrial advertising under appropriate conditions. (orig. 7-20-81)
2. Contained in this section are the requirements for signs and outdoor advertising which are allowed in various zone districts. These include details pertaining to the size, shape, height, location, setbacks and construction of signs and other outdoor advertising. (orig. 7-20-81)

B. General

1. Regulation
 - a. No sign shall be erected, maintained, modified or continued unless it is in full compliance with the regulations for the zone district in which it is located and all applicable provisions and regulations of this Zoning Resolution, Colorado State Statutes and Federal regulations. (orig. 7-20-81)
 - b. No sign shall be placed in the right-of-way of any public street/road or highway except as specifically provided for in parts of this section of this Zoning Resolution. (orig. 2-10-58; am. 7-20-81; am. 7-23-02; am. 12-17-02; am. 9-15-09)
2. Signs and outdoor advertising devices located in the vision clearance triangle shall comply with the specifications as noted in the Definitions Section of this Zoning Resolution. A Variance to this restriction may be granted by the Board of Adjustment under the provisions of Section 4 of this Zoning Resolution. Traffic safety shall be considered in any Variance decision. (orig. 7-20-81; am. 12-17-02; am. 7-1-03)
3. Sign Permits
 - a. No sign, except for those not subject to permits listed below, shall be erected or modified without a permit issued by the Zoning Administrator or his/her appointed designee. The location and placement of signs may be reviewed and assessed as part of the Site Development Plan Process. A sign permit is still required prior to the installation of any sign. (orig. 7-20-81; am. 6-14-88; am. 7-23-02; am. 12-17-02)
 - b. Prior to construction of a sign requiring a permit, an application for a permit for such shall be filed with Planning and Zoning and shall include the following information: (orig. 7-20-81; am. 7-23-02; am. 12-17-02)
 - (1) Application form completed and signed by the property owner or authorized agent. (orig. 7-20-81; am. 5-3-94)
 - (2) Plot plan drawn to scale showing property boundaries of the lot, parcel or tract with all existing structures, vision clearance triangles and location of proposed sign. (orig. 7-20-81; am. 9-15-09)
 - (3) Elevational drawing, picture, or rendering of the sign and/or building wall showing the height, area, dimensions and appearance of the proposed sign. (orig. 7-23-02; am. 04-04-06; am9-15-09)
4. Fees: Accompanying each application for a sign permit shall be a nonrefundable processing fee in an amount established by the Board of County Commissioners. (orig. 7-20-81; am. 5-3-94)

C. Prohibited Signs or Advertising Devices (orig. 7-20-81; am. 7-23-02)

The following types of signs or advertising devices are expressly prohibited in all districts unless specifically permitted in a Planned Development (P-D) District or as part of a special event. (orig. 7-20-81; am. 11-19-91; am. 2-13-01)

1. Portable or wheeled signs or advertising devices (e.g. sandwich boards), except for operable and licensed motorized vehicles and licensed trailers used in the pursuit of regular day to day business having the name of the permitted use and service(s) offered or the name of the permitted use for hauling of materials, equipment, and/or merchandise. (orig. 7-20-81; am. 7-23-02)
2. Balloons, banners, or similar types of lighter-than-air objects tethered to the ground or wall by lines or other method. (orig. 7-20-81; am. 7-23-02; am. 04-04-06)
3. Search lights. (orig. 7-20-81)
4. Signs or advertising devices consisting of any mechanical or electrical moving, flashing, blinking, rotating or otherwise animated parts or lighting, except for holiday decorations and time and/or temperature devices. (orig. 7-20-81)
5. Billboards and off-premise signs (excluding Tourist-Oriented Directional Signs or Bus Benches permitted and approved pursuant to the Policies and Procedures Manual and temporary development signs as permitted within this section.). (orig. 11-19-91; am. 7-23-02; am. 12-17-02; am 04-04-06)
6. Roof signs. (orig. 7-23-02)

D. Signs Or Advertising Devices Not Requiring Permits

1. Bulletin Boards: Bulletin boards not over 20 square feet in area for public, charitable or religious institutions where the same are located on the premises of said institutions. (orig. 7-20-81)
2. Construction or Real Estate Signs: Temporary ground or wall signs not extending outside the property line and not more than 6 square feet per face in area which identify or advertise new construction, remodeling, rebuilding, sale, rental or lease of a designated structure or land area for a permitted use on which the signs are located. Only one (1) sign shall be allowed per customer access, shall not be illuminated and shall be removed on completion of construction, remodeling, sales or lease. A permit is required for signs which identify or advertise developments. (orig. 7-20-81; am. 7-23-02; am. 9-15-09)
3. Holiday and Seasonal Decorations: Signs in the nature of decorations, clearly incidental and customary and commonly associated with any national, local or religious holiday or season; provided that such signs shall be displayed for a period of not more than 60 consecutive days and may be of any type, number, area, height, location, illumination or animation. (orig. 7-20-81; am. 7-23-02)
4. Landmarks
 - a. Signs which meet all of the following criteria: (orig. 6-14-88)
 - (1) Have existed at the same location since January 1, 1969, as a prominent and identifying feature or monument that is commonly used as a general point of reference for determining one's location, excluding billboards. (orig. 6-14-88)
 - (2) Be visible from a distance of 3 miles or more from a highway or major thoroughfare. (orig. 6-14-88)
 - (3) Possess unique physical characteristics such as size, configuration, color, texture, lighting, artistic style or other unique characteristics. (orig. 6-14-88)

- (4) That a petition, containing at least 100 written signatures of Jefferson County residents 18 years of age or older, be received by the Zoning Administrator or his/her appointed designee for official certification as a landmark sign. (orig. 6-14-88; am. 12-17-02)
 - b. Official certification as a landmark shall become void if the landmark sign is moved. (orig. 6-14-88)
 - c. Official certification as a landmark sign shall become void if the landmark sign is substantially damaged or destroyed and not repaired or replaced within 90 days from the date of notification by the Zoning Administrator or his/her appointed designee. (orig. 6-14-88; am. 12-17-02)
5. Memorial Signs: Memorial signs or tablets, names of buildings and date of erection when cut into any masonry surface or inlaid so as to be part of the building or when constructed of bronze or other incombustible material. (orig. 7-20-81)
 6. Occupant/Cautionary Signs: Signs containing the name(s) of occupant(s), address of the premises and signs of danger or a cautionary nature. These signs shall be limited to wall and ground signs which are no more than 2 square feet in area per sign face and may be illuminated either by a concealed light source or internal illumination. Signs identifying an address and/or occupant name(s) shall be limited in number to two (2) and shall be located within 5 feet of the most visible entrance (either to the site or the structure), contain a minimum lettering or numbering height of 6 inches for non-residential uses and 4 inches otherwise, shall be made of non-combustible material, and shall contain lettering or numbering in a color that contrasts with the background of the structure or fence upon which it is affixed. Wall signs may be attached to any structure and/or fence. Signs of a danger or cautionary nature shall be limited to one (1) sign every one hundred (100) feet on the property lines or on any fence or other permitted structure that lies within the property lines. (orig. 7-20-81; am. 7-23-02; am. 04-04-06; am. 9-15-09)
 7. On-Site Informational Signs: Signs commonly associated with and limited to information relating to the permitted use on the lot on which the sign is located. These signs shall be limited to 1 wall and ground sign for each permitted use which are not more than 2 square feet per sign in area and may be illuminated either by a concealed light source or internal illumination. (orig. 7-20-81; am. 04-04-06)
 8. Political Signs: Signs which do not exceed 6 square feet in area that announce the candidacy for election to various governmental offices or state a position concerning political issues. These signs shall not be placed in public rights-of-way, on public utility poles, or placed on private property without permission of the landowner, shall not be illuminated and shall be removed within 10 days after the day of election to which they pertain. (orig. 7-20-81; am. 04-04-06)
 9. Public Signs: Signs required or specifically authorized for a public purpose, notice or posting by any law or statute. These signs may be of any type, number, area, height above grade and location authorized by the law or statute under which the signs are erected. (orig. 7-20-81)
 10. Window Signs: Signs in or painted on the display window of a business which are incorporated with a display of merchandise or a display relating to services offered which do not exceed twenty-five percent (25%) of the total area of the window in which they are displayed. (orig. 7-20-81; am. 7-23-02)
 11. Time and/or Temperature Devices: Devices which provide only date, time, and temperature information which do not exceed 8 square feet in area and which do not exceed the height of structures or ground sign to which attached. (orig. 7-20-81; am. 7-23-02)
 12. Special Event Signs: Temporary signs provided they are located within the property lines and a Special Event Permit has been issued in compliance with the requirements of the Special Events Section of this Zoning Resolution. Special event signs shall comply with the sign requirements of the underlying zone district except that a maximum of two (2) banners (which may be double-faced) shall be permitted and the total combined area of all faces shall not exceed 100 square feet in area. Grand opening banners or similar type signs shall be allowed for a period of no longer than 48 hours, shall be single-faced and shall not exceed 50 square feet in area All signs shall be removed

within 24 hours of cessation of the special event. Banners shall be permitted on-site only and shall not contribute to or create debris off-site. (orig. 2-13-01; am. 7-23-02; am. 12-17-02; am. 04-04-06)

13. Tourist-Oriented Directional and Trailblazer Signs: Signs approved by the Zoning Administrator or his/her appointed designee and authorized pursuant to C.R.S. §43-1-401 through 420, as amended, and located in State or County rights-of-way. These signs shall conform to State rules and regulations, in addition to the following: (orig. 7-23-02; am. 12-17-02)
 - a. Properties which share a common boundary with a State right-of-way and are visible from that right-of-way are not eligible for a tourist-oriented directional sign. (orig. 7-23-02)
 - b. Other off-premise signs for a business shall be removed prior to the approval of a tourist-oriented directional sign for that same business. (orig. 7-23-02)
 - c. Trailblazer signs shall be permitted within the County right-of-way for a business only if there is a tourist-oriented directional sign within the State right-of-way for that same business. (orig. 7-23-02)
 - d. Tourist-oriented directional signs, unless approved before July 23, 2002, shall not be permitted on State Highway 74. (orig. 7-23-02)
14. Bus Bench Signs: Signs that are part of a bus bench in unincorporated Jefferson County which bus bench shall be reviewed, approved and authorized pursuant the Policies and Procedures Manual, as amended. (orig. 7-23-02; am. 12-17-02)
15. Directional Signs: Wall and ground signs giving parking and traffic directions. These signs shall be no more than 5 square feet per face in area and may be illuminated either by a concealed light source or internal illumination. Ground signs shall be no more than 42 inches in height above grade. (orig. 7-20-81; am. 7-23-02; am. 04-04-06)
16. Entry Feature Signs: Signs located on an entry feature. These signs shall be reviewed as part of the miscellaneous permit for the entry feature. Multiple signs per entry feature are allowed, provided the total sign square footage does not exceed the sign area permitted for a ground sign in the applicable zone district. The signs can be illuminated either by a concealed light source or internal illumination. (orig. 04-04-06)
17. Home Occupation Signs: Signs associated with a permitted home occupation. These signs shall be reviewed as part of the miscellaneous permit for the home occupation. One wall sign not to exceed 4 square feet is permitted. These signs shall not be illuminated. (orig. 04-04-06)

E. Signs Permitted In All Zone Districts

Construction, Real Estate or Development Signs: Temporary ground signs advertising the construction, remodeling, development, sale, rental or lease of a designated structure or land. (orig. 7-20-81; am. 7-23-02)

1. A permit shall be issued for one (1) year and shall be renewable for additional one-year periods. For developments, a permit shall be renewable until all improvements have been sold, leased, or occupied. Application for renewal shall be accompanied by complete and detailed information concerning the status of the development, i.e., numbers of homes unsold, and projection of total completion of project. (orig. 7-20-81)
2. These temporary signs must be removed upon completion of construction, remodeling, sales, rental or lease. For developments, these signs shall be removed upon completion of all initial sales in the development. (orig. 7-20-81)

3. These temporary ground signs are of two types, on-premise and off-premise, and shall not be illuminated, shall be setback 10 feet from any lot line, shall be no more than 50 square feet per face and 12 feet in height and shall conform to the requirements specified in the table below. (orig. 7-20-81; am. 7-23-02; am. 04-04-06)

	Location	Maximum Number of Signs
On-Premise	The sign shall be on the land where the construction, remodeling, development, sale, rental or lease of a designated structure is permitted.	1 single or double-faced sign per customer access to the development. All builders within the development shall be included in this one sign.
Off-Premise	Limited to use with developments only and shall display only the name and logo of the development and developer, directional information, either graphic and/or written and shall require permission of the landowner.	4 single or double-faced signs for each development, spaced a minimum of 300 feet from any other sign.

F. Specific Zone District Sign Regulations

1. All Zone Districts (orig. 7-23-02)
 - a. Signs shall be clearly incidental, customary and commonly associated with a permitted use in the zone district and shall be located on the same lot as such permitted use. (orig. 7-20-81)
 - b. Signs may be illuminated. However, such illumination shall be either by a downcast, concealed light source or internal illumination and shall comply with the requirements of the Lighting Section of this Zoning Resolution. (orig. 7-20-81; am. 7-23-02, am. 04-04-06; am. 9-15-09)
2. Residential Zone Districts (CD-LR, CD-MR,R-1, R-1A, R-1B, R-1C, R-2, R-3, R-3A, R-4, M-H, MR-1, MR-2, MR-3, SR-1, SR-2 and SR-5) (orig. 7-20-81; am. 7-23-02; am. 11-4-03, 04-04-06)
 - a. Maximum Number of Signs per Lot: One single or double-faced-sign. (orig. 7-20-81; am. 7-23-02)
 - b. Total Sign Area Per Lot: 25 square feet. (orig. 7-20-81; am. 7-23-02)
 - c. Setback from lot lines: 10 feet (am. 04-04-06)
 - d. Sign Characteristics Table: (orig. 7-20-81; am. 7-23-02)

Type	Maximum Sign Area (subject to Total Sign Area per Lot)	Maximum Sign Height
Wall	30% of signable area	Wall height to which sign is attached.
Projecting	12 square feet	Wall height to which sign is attached.
Ground	25 square feet per face in signable area	8 feet

3. Agricultural and Conservation Zone Districts (A-1, A-2, A-35 and C-O) (orig. 7-20-81; am. 7-23-02, 04-04-06)
 - a. Maximum Number of Signs per Lot: One single or double-faced ground sign for each lot line adjacent to a street and any combination of other authorized signs subject to maximum sign area requirements. (orig. 7-20-81; am. 7-23-02; am. 5-20-08)
 - b. Total Sign Area Per Lot: 200 square feet. (orig. 7-20-81; am. 7-23-02)
 - c. Setback from lot lines 10 feet (am.04-04-06)

d. Sign Characteristics Table (orig. 7-20-81; am. 7-23-02)

Type	Maximum Sign Area (subject to Total Sign Area per Lot)	Maximum Sign Height
Wall	30% of signable area	Wall height to which sign is attached.
Projecting	12 square feet	Wall height to which sign is attached.
Ground	50 square feet per face in area	12 feet

4. Commercial, Industrial and Mineral Conservation Zone Districts (CD-O/LI, CD-RS, CD-RM, CD-MU, RC-1, R-C, C-1, C-2, I-1, I-2, I-3, I-4, and M-C) (orig. 7-20-81; am. 7-23-02; am. 04-04-06)

a. Maximum Number of Signs per Lot (orig. 7-20-81; am. 7-23-02; am. 04-04-06)

- (1) Project or Center Identification signs: Two single-faced, or one double-faced ground sign per primary access. Such sign may include project/center name and address, and shall not include tenant identification.
- (2) Single-Tenant Building: One single-faced or double-faced ground sign per lot line adjacent to a street. Any number of wall or projecting signs subject to the sign area limitations outlined in this section. (orig. 7-23-02; am 04-04-06)
- (3) Multi-Tenant Building: One single-faced or double-faced tenant identification ground sign listing or identifying the businesses within the building, per lot line adjacent to a street. Any number of wall or projecting signs subject to the sign area limitations outlined in this section. (orig. 7-23-02)
- (4) Accessory Buildings (Including but not limited to garden centers, car washes, fuel pumping canopies): Three (3) wall signs. (orig. 7-23-02)

b. Setback: 8 feet. For setbacks on lot lines not adjacent to a street, the setback may be 5 feet. (orig. 7-20-81; am. 7-23-02; am. 04-04-06)

c. Materials: Ground sign material shall be similar to the architecture and materials of the building. (orig. 9-15-09)

d. Single Tenant Sign Characteristics Table (orig. 7-20-81; am. 7-23-02)

Type	Maximum Sign Area (subject to Total Sign Area per Lot)	Maximum Sign Height
Wall	1 square foot of total sign area per linear foot of building frontage* not to exceed 350 square feet total. No individual sign shall exceed 150 square feet. Each building will be allowed to have a minimum of 100 square feet of total sign area regardless of the amount of building frontage. However, if the building does not have 100 linear feet of building frontage the maximum individual sign size shall not exceed 50 square feet or 1 square foot of sign per linear feet of building frontage, whichever is greater.	Wall height to which sign is attached.
Accessory Building Wall Signs	50 square feet total sign area	Wall height to which sign is attached.
Projecting	12 square feet	Wall height to which sign is attached.
Center Identification	50 Square feet per face	12 feet
Building Identification	50 square feet per face	12 feet

*The longest building wall containing customer access will calculate building frontage.

e. Multi-Tenant Sign Characteristics Table (orig. 7-20-81; am. 7-23-02)

Type	Maximum Sign Area (subject to Total Sign Area per Lot)	Maximum Sign Height
Wall	1 square foot of total sign area per linear foot of tenant building frontage* not to exceed 350 square feet total. No individual sign shall exceed 150 square feet. Each tenant will be allowed a minimum of 50 square feet of total sign area regardless of tenant building frontage. Tenants that do not have building frontage will be allowed 1 wall sign not to exceed 50 square feet. The area of this sign will not be deducted from the total allowable sign area.	Wall height to which sign is attached.
Accessory Building Wall Signs	50 square feet total sign area	Wall height to which sign is attached.
Projecting	12 square feet	Wall height to which sign is attached.
Center Identification	50 square feet per face	12 feet
Tenant Identification	100 square feet per face	12 feet

*The longest building wall containing customer access will calculate tenant building frontage.

5. Planned Development (P-D) Zone Districts: Sign regulations for Planned Development Zone Districts shall be as stated in the Official Development Plan for the particular Planned Development. (orig. 7-20-81; am. 12-17-02)

G. Sign Area Measurement

1. Area to be Measured: The area of a sign shall be measured in conformance with the regulations as herein set forth; provided that the structure or bracing of a sign shall be omitted from measurement unless such structure or bracing is made a part of the message or face of the sign. Where there are not more than 2 faces of a ground sign and where the faces are back to back, parallel or at less than a 90-degree angle, the total area of the largest face shall determine the area of the sign. (orig. 7-20-81)
2. Signs 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 of such square, rectangle, triangle, portion of a circle or any combination thereof, which creates the smallest single continuous perimeter enclosing the extreme limits of the display surface or face of the sign, including all frames, backing, face plates, nonstructural trim or other component parts not otherwise used for support. (orig. 7-20-81)
3. 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 of each square, rectangle, triangle, portion of a circle, or any combination thereof, which creates the extreme limits of each word, written representation (including any series of letters), emblems or figures of similar character, including all frames, face plates, nonstructural trim or other component parts not otherwise used for support for parts of the sign having no backing. (orig. 7-20-81)