

CITY OF STEAMBOAT SPRINGS, COLORADO

ORDINANCE NO. 3043

AN ORDINANCE AMENDING CHAPTER 26 OF THE STEAMBOAT SPRINGS REVISED MUNICIPAL CODE BY AMENDING ARTICLE 5 SIGNS, SECTIONS 502, 503, 504, 505, 507, 508, 509, 510, AND 511 AND ARTICLE 7 DEVELOPMENT PROCESS, SECTIONS 711, 712, 717, AND 718; TO UPDATE THE SIGN CODE, AND AMEND THE SIGN PERMIT, SIGN PLAN, AND MAJOR AND MINOR ADJUSTMENT PROCESSES, PL20240137.

WHEREAS, the City Council adopted the current Sign Code as Ordinance No. 2776 on November 17, 2020; and

WHEREAS, the City Council adopted the Community Development Code as Ordinance No. 2624 on November 14, 2017; and

WHEREAS, the City Planning Staff have worked with the development community to identify minor amendments and areas of the sign code that need clarity; and

WHEREAS, the Sign Permit process can be improved for clarity, efficiency and accuracy to better serve the Sign Permit community; and

WHEREAS, the City hereby commits to regular, ongoing review of the Community Development Code so that the provisions contained therein are relevant and applicable to the community at any given point in time and to amend the Community Development Code when inconsistencies or errors are found; and

WHEREAS, the Planning Commission held a public hearing on December 11, 2025 and recommended City Council adopt the CDC Text Amendment to Article 5 and Article 7.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF STEAMBOAT SPRINGS, COLORADO:

SECTION 1. Article 5 of the Community Development Code shall be amended noted in Exhibit A.

SECTION 2. Article 7 of the Community Development Code shall be amended as noted in Exhibit A.

SECTION 3. All ordinances heretofore passed and adopted by the City Council of the City of Steamboat Springs, Colorado, are hereby repealed to the extent that said ordinances, or parts, thereof, are in conflict herewith.

SECTION 4. If any section, subsection, clause, phrase or provision of this Ordinance is, or the application thereof to any person or circumstance, shall to any extent, be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases and provisions of this Ordinance, or the application thereof to any person or circumstance, shall remain in full force and shall in no way be affected, impaired or invalidated.

SECTION 5. The City Council hereby finds, determines, and declares that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety.

SECTION 6. This Ordinance shall take five effect (5) days after its publication following final passage, as provided in Section 7.6 of the Steamboat Springs Home Rule Charter.

SECTION 7. A public hearing on this ordinance shall be held on January 20, 2026 at 5:00 P.M. in the Citizens Hall meeting room, Centennial Hall, Steamboat Springs, Colorado.

INTRODUCED, READ AND ORDERED published, as provided by law, by the City Council of the City of Steamboat Springs, at its regular meeting held on January 6, 2026.



**Steve Muntean, President
Steamboat Springs City Council**

ATTEST:

**Julie Franklin, CMC
City Clerk**

FINALLY READ, PASSED, AND APPROVED January 20, 2026.



**Steve Muntean, President
Steamboat Springs City Council**

ATTEST:

**Julie Franklin, CMC
City Clerk**

Exhibit A

PL20240137 Sign Permit process update, CDC Text Amendment

Language to be added to the CDC noted as **[add:] or blue bold**, deleted language noted as **[delete:] or red bold**, changed language noted as **[change:] or green bold**, moved language noted as **[move:] or purple bold**, existing CDC language that will remain is in black.

Article 5 Signs

1) Amend Section 502.D Incentives, Reduction of Nonconforming Signs:

4. Sign Area Alteration

[begin delete:] An existing sign that exceeds the sign area standard may be reduced in area so that it is no more than ten percent over the standard. The sign may be altered without an Adjustment process. The altered sign shall meet all other standards. [end delete.]

[begin add:] An existing sign that exceeds the sign area standard may be replaced with a new sign that is no more than twenty percent over the standard. The new sign may be placed without an Adjustment process. [end add.]

5. Sign Height Alteration

[begin delete:] An existing sign that exceeds the sign height standard may be reduced in height so that it is no more than ten percent over the standard. [end delete.]

[begin add:] An existing sign that exceeds the height standard may be reduced in height to a maximum of ten percent over the standard or replaced with a new sign that is no more than ten percent over the standard. The sign may be altered without an Adjustment process. The altered sign shall meet all other standards. [end add.]

6. Change to Sign Location

If a legally nonconforming sign proposes no alterations other than a change of location, the sign may be moved to a conforming location without an Adjustment process. **[begin delete:] The moved sign shall meet all other standards. [end delete.]**

7. Cabinet/Box Removal

A nonconforming Cabinet/Box sign may be removed and replaced with a different sign type of the same size without an Adjustment process. **[begin delete:] The new sign shall meet all other standards. [end delete.]**

8. Reduction of Pole Signs

a. A Pole sign may be reduced to a maximum of 10 feet in height without approval of an Adjustment. **[begin delete:] if the altered sign complies with all other Freestanding sign requirements. [end delete.]**

b. **[begin add:] A pole sign may be removed and replaced with a Freestanding sign with the same sign area. The new sign shall meet all other standards of a Freestanding sign. [end add.] [begin delete:] A pole sign may be removed and the sign area from the pole sign may be added to other existing signs on the site without an Adjustment process. Existing signs shall be increased by no more than 10% over the standard area for the sign. [end delete.]**

2) Amend Section 503:

503 CONTEXT AREAS **[begin delete:] ESTABLISHED [end delete.]**

3) Amend Table 503-1:

Context Areas	Applicable Zone Districts					
Single-Family Residential (SFR)	OR	RE	RN	RO	MH	T2-NE
Multiple-Family Residential (MFR)	RR	MF	T3-NG1	T3-NG2		
Base Area (BA)	G					
Town Center Commercial (TCC)	CO	T4-NC	T5-TC	[begin add:] T5-VC [end add.]		
Pedestrian Commercial (PC)	CY	CK	CN	[begin add:] T4-NX [end add.]		
Commercial Corridor (CCR)	CC	CS				
Industrial (IC)	I					

¹ The Context Area for a PUD zone district or SD transect zone shall be determined at the time of adoption of the PUD or SD zoning. If the Context Area was not determined at the time of zoning adoption, the Director shall assign the Context Area that is most consistent with the PUD or SD zoning.

² If the Context Area for a specific lot is determined by the Director to be inconsistent with the surrounding area, the Director may assign a different Context Area to the specific lot.

³ The Context Area for a property with overlay zoning **[begin delete:] of LFR or EC [end delete.]** shall be assigned based on the underlying zone district unless otherwise determined by the Director.

4) Amend Section 503.H Context Area Town Center Commercial (TCC):

General Description

The Town Center Commercial Context Area includes downtown historic areas and future town center areas to the west. Downtown is connected to the City’s cultural heritage and is a vibrant commercial corridor that serves residents and visitors. West of town, the T4-NC and T5-TC transect zones will be a developing town center that may include patterns and character similar to those found downtown. Town Center Commercial includes retail, office, restaurant, residential, institutional, lodging/accommodation, and other non-residential uses with frequent interaction, pedestrian activity, and on-street parking. This Context Area includes a focus on preserving historic heritage and downtown character while anticipating new compatible development.

The Town Center Commercial Context Area includes the Commercial Old Town (CO) zone district and the Neighborhood Center (T4-NC) **[begin add:] Village Core (T5-VC), [end add.]** and Town Core (T5-TC) transect zones.

5) Amend Section 503.I Context Area Pedestrian Commercial (PC):

General Description

While similar to the TCC Context Area, the Pedestrian Commercial Context Area should accommodate a mix of uses, function as a transition to areas of different density, and be pedestrian oriented with lower vehicle speeds and on-street parking. A range of uses, including single family and multiple family residential, retail, service, restaurant, office, medical office, and institutional uses, is anticipated in these areas.

The Pedestrian Commercial Context Area includes the Commercial Yampa (CY-1, CY-2), Commercial Oak (CK-1, CK-2) and Commercial Neighborhood (CN) zone districts **[begin add:] and the Neighborhood Mixed (T4-NX) transect zone. [end add.]**

6) Amend Section 504.B Permitting Procedures:

Table 504-1 organizes specific signs by type and category and indicates permitting procedures by Context Area.

1. ~~Permitted Signs (P)~~ **Structural Sign Permit (S)**
~~Permitted sign types are sign types allowed with a Sign Permit.~~
Structural Sign Permits are for those signs that require structural attachment to a structure, building, or to the ground.
2. ~~Limited Signs (L)~~ **Non-Structural Sign Permit (NS)**
~~Limited sign types are sign types that, when in compliance with all applicable standards, are allowed without a Sign Permit. Sign owners are encouraged to submit a Sign Compliance form for Permanent Limited sign types.~~ **Non-Structural Sign Permits are for those signs that do not require structural attachment to a structure, building, or to the ground.**
3. ~~Signs Allowed by~~ **Major Adjustment (A)**
~~Some sign types may only be allowed in specific Context Areas by a with approval of a Major Adjustment. Signs allowed approved by Major Adjustment also require a Sign Permit.~~
Signs may be allowed in specific Context Areas with approval of a Major Adjustment. Signs approved by Major Adjustment also require a Sign Permit.

~~4. Signs Allowed by Alternative Compliance~~

~~A sign may vary standards using the Alternative Compliance process in Section 507.B. Permitted sign types shall be approved for Alternative Compliance by a Sign Permit. Limited sign types that vary standards by Alternative Compliance are required to complete a Sign Compliance form.~~

7) Remove and replace Table 504-1.

~~Table 504-1~~

~~Table 504-.1 Permitted and Limited Sign Types~~

Sign Type	Context Areas						
	SFR	MFR	BA	TCC	PC	CCR	IC
Permanent Sign Category							
Awning/Canopy		P	P	P	P	P	A
Display			L	L	L	L	A
Free Form			P	P	P	P	A
Freestanding 1	P	P	P		P	P	P
Incidental	L	L	L	L	L	L	L
Integral	L	L	L	L	L	L	L
Marquee			P	P	A	A	A
Portable		A	L	L	L	L	A
Projected			P	P	A	A	
Projecting 2	P		P	P	P	A	A
Wall 2	P	P	P	P	P	P	P
Window 2	P		L	L	L	L	A
Temporary Sign Category							
Banner			P	P	P	P	A

Yard Sign, Large	P 3	P	P	P	P	P	P
Yard Sign, Small	L	L	L	L	L	L	L
Yard Sign, Small, Limited Time	L	L	L	L	L	L	L

1 In the SFR Context Area, Freestanding Signs are allowed for a neighborhood or a nonresidential lot. Freestanding Signs are prohibited for single-family or two-family residential uses.

2 See Section 509.N Home Occupation Signage Standards for signs in the SFR Context Area. These sign types are prohibited for lots or buildings without an approved Home Occupation use.

3 In the SFR Context Area, a Large Yard Sign is only allowed for an approved subdivision, multiple-family residential development, or non-residential development.

[end delete.]

[begin add:]

Table 504--.1 Sign Permit by Sign Type

Sign Type	Context Areas						
	SFR	MFR	BA	TCC	PC	CCR	IC
Permanent Sign Category							
Awning/Canopy		S	S	S	S	S	S, A
Display, Drive-Through			S	S	S	S	S, A
Display, Walk up			NS	NS	NS	NS	
Free Form			S	S	S	S	S, A
Freestanding 1	S	S	S		S	S	S
Incidental	NS	NS	NS	NS	NS	NS	NS
Integral	NS	NS	NS	NS	NS	NS	NS
Marquee			S	S	S, A	S, A	S, A
Portable		NS, A	NS	NS	NS	NS	NS, A
Projected			S	S	S, A	S, A	
Projecting 2	S		S	S	S	S, A	S, A
Wall 2	S	S	S	S	S	S	S
Window 2	S		NS	NS	NS	NS	NS, A
Home Occupation	NS	NS	NS	NS	NS	NS	NS
Historic	S	S	S	S	S	S	S
Temporary Sign Category							
Banner			NS	NS	NS	NS	NS, A
Yard Sign, Large	S3	S	S	S	S	S	S
Yard Sign, Small, Limited Time	NS	NS	NS	NS	NS	NS	NS

1 In the SFR Context Area, Freestanding Signs are allowed for a neighborhood or a nonresidential lot. Freestanding Signs are prohibited for single-family or two-family residential uses.

2 See Section 509.N Home Occupation Signage Standards. These sign types are prohibited for lots or buildings without an approved Home Occupation use.

3 In the SFR Context Area, a Large Yard Sign is only allowed for an approved subdivision, multiple-family residential development, or non-residential development.

[end add.]

8) Delete Section 504.E.

[begin delete:]

504.E Historic Signs

1. Historic Sign Permit

- a. An Historic Sign Permit shall be issued by the Planning Director for:
 - i. A sign designated as an Historic Resource or Local Landmark on the Local Register; or
 - ii. A sign determined by the Historic Preservation Commission to be important to or a contributing feature of an Historic Resource, Local Landmark, or Contributing Property.
 - iii. An obsolete sign designated as an Historic Resource or Local Landmark, or determined to be a contributing feature of an Historic Resource or Local Landmark.
- b. An Historic Sign Permit shall document:
 - i. Parties responsible for ownership and maintenance; and
 - ii. Location of the sign on the lot; and
 - iii. Condition of the sign, including but not limited to its materials (neon, wood, etc.) and manner (age, location, dimensions, illumination, etc.); and
 - iv. Other information relevant to the sign.
- c. An Historic Sign Permit shall be revoked by the Planning Director upon a finding that one of the following has occurred:
 - i. The sign's Historic Resource or Local Landmark designation has been revoked; or
 - ii. The sign has been altered in a manner that results in it no longer being important to or a contributing feature of an Historic Resource, Local Landmark, or Contributing Property.

2. Historic Sign Standards

- a. Maintenance shall be consistent with Section 508.D of this Article.
- b. Alteration or demolition of an Historic Sign shall comply with Section 111 and Section 112.
- c. Signs with an approved Historic Sign Permit shall be excluded from maximum sign area.
- d. Signs with an approved Historic Sign Permit shall be exempt from any limitations for a lot, use or project area as listed in this Section.

[end delete.]

9) Section 504.C Exempt Signs: Move 504.C.3 to 504.C.4, add a new exemption as 503.C.3 for small yard signs.

[begin add:] 3. Small Yard Signs

Small Yard Signs shall meet standards in Section 508 and 510.C. [end add.]

[begin move:] 4. Vehicle Signs

The purpose of this standard is to manage vehicle signs when the vehicle is being used for off premises advertising. Vehicle signs shall meet standards in Section 508.B and are subject to the following limitations:

- a. Vehicle signs shall display a product or activity offered by a use on the lot or within the project area where the vehicle is located; and
- b. Vehicle signs shall be painted on or otherwise similarly adhered to a vehicle; and
- c. Any vehicle displaying a vehicle sign shall meet all legal requirements and be regularly operated; and
- d. Any vehicle displaying a vehicle sign shall not be used for storage; and
- e. An off-premises vehicle sign is prohibited, excluding vehicles temporarily parked for the purpose of actively conducting business. [end move.]

10) Amend section 505.B Sign Types, Historic Sign.

Historic Sign. [begin delete:] A sign designated as having historical significance by an approved Historic Sign Permit. [end delete.] [begin add:] As defined in accordance with Section 509.O. [end add.]

11) Amend Section 507 Organization of Standards.

507.A.2. Standards shall only be varied **[begin delete:] through the [end delete.] [begin add:] by [end add.]** Adjustment or Alternative Compliance unless otherwise explicitly stated.

507.B.2. Alternative Compliance

Alternative Compliance provides an acceptable alternative that is assumed to result in development that achieves the purpose of the standard. Alternative compliance shall be evaluated through the development review process and shall not require an Adjustment.

a. Applicability

Alternative Compliance may be requested for any standard in this Article unless specifically exempted, prohibited, or **[begin delete:] by Section 504. [end delete.] [begin add:] limited by 507.B.2.b. [end add.]**

b. Limitations to Alternative Compliance

Alternative Compliance does not apply to: **[begin delete:] and shall not be used for: [end delete.]**

i. Any **[begin delete:] change [end delete.] [begin add:] variation [end add.]** that requires an Adjustment.

ii. Any **[begin delete:] change [end delete.] [begin add:] variation [end add.]** that creates a nonconformity or results in an increase of a nonconformity.

iii. **[begin delete:] Signs approved as part of a Sign Plan. [end delete.]**

iv. **[begin delete:] Signs that have been approved by an Adjustment. [end delete.]**

v. Anything that is prohibited within this Article.

vi. **[begin delete:] Nonconforming, [end delete.] [begin add:] Any change to an [end add.]** abandoned or illegal sign. **[begin delete:] signs. [end delete.]**

c. Criteria for Approval

Alternative Compliance may be approved by the Planning Director upon a finding that the alternative meets the following criteria:

vii. Alternative or innovative practices have been implemented that are equal to or better than the intent and purpose of the **[begin delete:] Section, Standard, or this Article [end delete.] [begin add:] standard [end add.]**; and

i. The proposed sign will have no adverse impact on adjacent properties or uses; and

ii. The proposed sign does not pose a threat to public health, safety, or welfare; and

iii. **[begin delete:] Either there are practical difficulties, hardships, or unusual aspects of the lot; or [end delete.] [begin add:] There is a practical difficulty, hardship, or unusual aspect of the lot; and [end add.]**

iv. The proposed sign is in substantial conformance with **[begin add:] all other [end add.]** standards in this Article; and **[begin delete:] is [end delete.]**

v. **[begin add:] The proposed sign is [end add.]** consistent with the Context Area.

12) Amend Section 508 General Standards.

508.I Number of Signs

[begin delete:] The maximum number of allowable signs per use, lot, project area, or use shall be the aggregate number of all permanent and temporary signs allowed per lot, project area, or use. The aggregate number of signs on a lot, project area, or use shall not exceed the maximum allowable, unless otherwise approved. [end delete.]

[begin add:] The maximum number of signs per use, lot, or project area shall be the aggregate number of all permanent and temporary signs allowed. The aggregate number of signs for a use, lot, or project area shall not exceed the maximum unless otherwise approved. [end add.]

508.J Sign Area

~~The maximum sign area per lot, project area, or use shall be the aggregate sign area of all permanent and temporary signs allowed per lot, project area, or use. The aggregate sign area of all signs on a lot, project area, or use shall not exceed the maximum allowable, unless otherwise approved.~~

The maximum sign area per use, lot, or project area shall be the aggregate sign area of all permanent and temporary signs allowed. The aggregate sign area for a use, lot, or project area shall not exceed the maximum unless otherwise approved.

13) Amend Section 509.C, Display Sign.

Definition. One of the following:

~~Pedestrian-Oriented~~ **Walk-Up** Display Sign. A wall or portable sign located near an entrance to a nonresidential use, on which information may be displayed and changed.

~~Vehicle-Oriented~~ **Drive-Through** Display Sign. A freestanding or wall sign, designed to be read by occupants of vehicles in a drive aisle of a drive-through facility, on which information may be displayed and changed.

Sign Permit. Signs shall require a permit as specified in Table 504-1.

Standards	BA	TCC	PC	CCR
Pedestrian-Oriented Walk-Up Display Sign				
Per Nonresidential Use	1	1	1	1
Vehicle-Oriented Drive-Through Display Sign				
Per Nonresidential Use	May be allowed by Major Adjustment			4 max.
Sign Area				
Pedestrian-Oriented Walk-Up Display Sign	4 sf max			
Vehicle-Oriented Drive-Through Display Sign	May be allowed by Major Adjustment			25 sf max
Total Display Sign Area per Use	50 100 sf maximum			
Sign Height				
Pedestrian-Oriented Walk-Up Portable	4' max.			
Pedestrian-Oriented Walk-Up Wall	Pedestrian Level			
Vehicle-Oriented Drive-Through Freestanding	May be allowed by Major Adjustment			9'
Vehicle-Oriented Drive-Through Wall				Ground Story max.

Design				
Single-Face Sign	Allowed			
Cabinet/Box Sign	Allowed			
Changeable Message ²	Max. 100% of sf each display sign area			

²See Section 509.B for additional standards.

Illumination ³				
Internal	Allowed			
External	Allowed			

³See Section 508.E for additional standards.

Limitations				
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[begin delete:] Pedestrian-Oriented [end delete.] [begin add:] Walk-Up [end add.] Display Signs shall be located on a Pedestrian Active Building Frontage.

[begin delete:] Pedestrian-Oriented [end delete.] [begin add:] Walk-Up [end add.] Portable Display Signs shall meet location standards for Portable Signs, see Section 509.I.

[begin delete:] Vehicle-Oriented [end delete.] [begin add:] Drive-Through [end add.] Freestanding or Wall Display Signs shall be located on an internal drive aisle.

14) Amend Section 509.E, Freestanding Sign.

Standards						
	SFR	MFR	BA	PC	CCR	IC
Illumination ⁷						
Internal	[begin delete:] Prohibited [end delete.] [begin add:] Allowed⁸ [end add.]	Allowed	Allowed	Allowed	Allowed	Allowed
External	Allowed					

⁷See Section 508.E for additional standards.

[begin add:] ⁸Internal Illumination only allowed for Changeable Message Signs. [end add.]

15) Amend Section 509.F, Incidental Sign.

[begin add:] Sign Permit. Signs shall require a permit as specified in Table 504-1. [end add.]

[begin delete:]

Sign Area						
Per sign	1.5 sf	1.5 sf	1.5 sf	1.5 sf	1.5 sf	1.5 sf
Total Sign Area per Use	6 sf	12 sf	15 sf	12 sf	12 sf	12 sf

[end delete.]

[begin add:]

Sign Area						
Per sign	3 sf	3 sf	3 sf	3 sf	3 sf	3 sf
Total Sign Area per Use	6 sf	12 sf	15 sf	12 sf	12 sf	12 sf

[end add.]

16) Amend Section 509.I, Portable Signs.

[begin add:] Sign Permit. Signs shall require a permit as specified in Table 504-1. [end add.]

17) Amend Section 509.L, Wall Sign.

[begin delete:]

Standards	MFR	BA	TCC	PC	CCR	IC
Amount						
Primary Frontage		1 sf of sign area per 1 linear foot of individual use Frontage				
Secondary Frontage		0.2 sf of sign area per 1 linear foot of individual use Frontage				

[end delete.]

Sign Area						
Per Primary Frontage sign	20 sf max.	40 sf max.	35 sf max.	25 sf max.	50 sf max.	35 sf max.
Per Secondary Frontage sign		[begin delete:] 15 sf max. [end delete.] [begin add:] 20 sf max. [end add.]	[begin delete:] 10 sf max. [end delete.] [begin add:] 12 sf max. [end add.]	10 sf max.	[begin delete:] 15 sf max. [end delete.] [begin add:] 20 sf max. [end add.]	12 sf max.

18) Amend Section 509.M, Window Sign.

[begin add:] Sign Permit. Signs shall require a permit as specified in Table 504-1. [end add.]

19) Add Section 509.O, Historic Sign.

[begin add:]

Definition. A sign designated as having historical significance including:

- A sign designated as a Historic Resource or Local Landmark on the Local Register.
- A sign determined by the Historic Preservation Commission to be important to or a contributing feature of a Historic Resource, Local Landmark, or Contributing Property.
- An obsolete sign designated as a Historic Resource or Local Landmark or determined to be a contributing feature of a Historic Resource or Local Landmark.



Sign Permit. Signs shall require a permit as specified in Table 504-1.

Required Documents. A Historic Sign Permit shall document:

- Parties responsible for ownership and maintenance.
- Location of the sign on the lot.
- Condition of the sign, including but not limited to its materials (neon, wood, etc.) and manner (age, location, dimensions, illumination, etc.).
- Other information relevant to the sign.



Termination or Revocation. A Historic Sign Permit shall be revoked by the Planning Director upon a finding that one of the following has occurred:

1. The sign's Historic Resource or Local Landmark designation has been revoked; or
2. The sign has been altered in a manner that results in it no longer being important to or a contributing feature of a Historic Resource, Local Landmark, or Contributing Property.

Historic Sign Standards

Maintenance shall be consistent with Section 508.D of this Article.

Alteration or demolition of an Historic Sign shall comply with Section 111 and Section 112.

Signs with an approved Historic Sign Permit shall be excluded from maximum sign area.

Signs with an approved Historic Sign Permit shall be exempt from any limitations for a lot, use or project area as listed in this Article.

[end add.]

20) Amend Section 510.B, Large Yard Sign.

[begin add:] Sign Permit. Signs shall require a permit as specified in Table 504-1. [end add.]

21) Amend Section 511 Design Incentives.

511.C Innovative Illumination

The Director may allow up to **[begin delete:] 20% [end delete.] [begin add:] 30% [end add.]** additional sign area if the sign meets all other requirements and the lighting will meet at least two of the following criteria:

1. Bring a different or complementary style to the Context Area; or
2. Be consistent with the character of the area or building; or
3. Improve the quality of the sign or;
4. Demonstrate innovation in design; or
5. Demonstrate innovation in sign technology; or
6. All nonconforming signs are brought into compliance or removed.

511.D Premium Materials

The Director may allow up to **[begin delete:] 20% [end delete.] [begin add:] 30% [end add.]** additional sign area if the sign meets all other requirements and the sign will meet at least two of the following criteria:

1. Premium materials are used for at least 80% of the sign and sign structure; or
2. Bring a different or complementary style to the Context Area; or
3. Be consistent with the character of the area or building; or
4. Demonstrate innovation in design; or
5. Demonstrate innovation in sign technology; or
6. All nonconforming signs are brought into compliance or removed

511.E Dimensional Letters or Channel Letters

The Director may allow up to **[begin delete:] 20% [end delete.] [begin add:] 30% [end add.]** additional sign area if the sign meets all other requirements and the sign will meet at least two of the following criteria:

1. Bring a different or complementary style to the Context Area; or
2. Be consistent with the character of the area or building; or
3. Improve the quality of the sign or;
4. Demonstrate innovation in design; or
5. Demonstrate innovation in sign technology; or
6. All nonconforming signs are brought into compliance or removed.

511.F New Sign Exceeds Sign Height

When a new sign exceeds the maximum height based upon existing site conditions, the Director may allow a sign to be 9' tall as viewed from the primary frontage if the sign is consistent with the

character of the area or building, meets all other requirements, and will meet one of the following criteria:

1. Premium materials are used for at least 80% of the sign and sign structure; or
2. Demonstrate innovation in design; or
3. Demonstrate innovation in sign technology; or
4. All nonconforming signs **[begin add:] on the site [end add.]** are brought into compliance or removed.

Article 7 Development Process

22) Amend Section 711, Sign Permit.

A. Applicability

1. A Sign Permit shall be required for the following:
 - a. Any placement or construction of a permanent **[begin delete:] historic, [end delete.]** or temporary sign except as exempted **[begin delete:] limited [end delete.]** or prohibited in Section 504. Placement or construction of a sign shall include:
 - i. Erection, alteration, installation, relocation, reconstruction, enlargement, lighting, addition of color, color differentiation, or display of a sign that was not previously visible; or
 - ii. The painting or application of wall or window signs.
 - b. Any sign approved by **[begin delete:] Major or Minor [end delete.] [begin add:] an [end add.]** Adjustment.
2. The following types of Sign Permits are established for the purposes of review process:
 - a. **[begin delete:] Permanent [end delete.] [begin add:] Structural [end add.]** Sign Permit.
 - b. **[begin delete:] Temporary [end delete.] [begin add:] Non-Structural [end add.]** Sign Permit. **[begin delete:]**
 - c. **Historic Sign Permit. [end delete.]**

C. Criteria for Approval

A Sign Permit shall be approved upon a finding that the following criteria are met:

1. The proposed sign complies with applicable standards in Article 5.
2. The proposed sign complies with an approved Sign Plan **[begin delete:] , Minor Adjustment, or Major Adjustment [end delete.] [begin add:] or Adjustment [end add.]** if applicable.

D. Term and Effect of Approval

1. Approval of a Sign Permit shall be final on the date of the **[begin delete:] Planning Director's signature on the permit [end delete.] [begin add:] last passed inspection. [end add.]**
2. **[begin delete:] Approval of a [end delete.] [begin add:] A [end add.]** Permanent Sign Permit shall **[begin delete:] remain effective for [end delete.] [begin add:] expire [end add.]** one year from the date of approval.
3. **[begin delete:] Approval of a [end delete.] [begin add:] A [end add.]** Temporary Sign Permit shall **[begin delete:] remain effective for the term specified on the permit [end delete.] [begin add:] expire 90 days from the date of approval. [end add.]**
4. **[begin delete:] Once a permanent sign has been placed or constructed or a historic sign has been approved, the permit shall remain in effect for the reasonable life of the sign or until amended. [end delete.] [begin add:] After a permanent sign has been constructed, the permit shall remain in effect for the reasonable life of the sign or until amended. [end add.]** The "reasonable life" of a sign allows a sign to be maintained or repaired as necessary for convenient, safe, or efficient operation or

use, provided that no such maintenance or repairs shall substantially change the sign from that which was approved.

5. **[begin delete:] Once a temporary sign has been placed or constructed the permit shall remain in effect for the term specified in the Sign Permit. [end delete.] [begin add:] After a temporary sign has been constructed, the permit shall remain in effect for the term specified in the Sign Permit. [end add.]**

E Amendments

[begin delete:] Amendments to a Sign Permit shall be approved through the Sign Permit process. [end delete.] [begin add:] Sign Permits shall not be amended. If a Sign Permit needs to be amended the applicant shall request a new permit for the sign. [end add.]

23) Amend Section 712, Sign Plan.

A. Purpose

[begin delete:] The purpose of the Sign Plan process is to allow for a site-specific plan that permits standards to be varied when flexibility is necessary to either achieve minimum allowable signage or a result that is better than the standard. [end delete.] [begin add:] A Sign Plan is a site-specific plan that allows standards to be varied when flexibility is necessary to achieve minimum allowable signage or the result is better than the standard. [end add.]

C. Limitations

A Sign Plan shall not vary or modify:

1. **[begin delete:] Any standard [end delete.] [begin add:] Anything [end add.]** that results in an increase of a nonconformity.

[begin delete:]

2. **Any sign that has been approved by an Adjustment. [end delete.]**

[begin change:] 3 to 2 [end change.] Anything that is prohibited by Article 5.

[begin change:] 4 to 3 [end change.] Any sign that is **[begin delete:] nonconforming, [end delete.]** abandoned or illegal.

F. Term and Effect of Approval

4. **[begin delete:] Once the majority of signs included in the Sign Plan have been installed, [end delete.] [begin add:] After the majority of signs included in the Sign Plan have been installed, [end add.]** the Sign Plan shall remain in effect for the reasonable life of all such signs or until amended. The “reasonable life” of a sign allows a sign to be maintained or repaired as necessary for convenient, safe, or efficient operation or use, provided that no such maintenance or repairs shall substantially change the sign from that approved by the plan.

24) Amend Section 717, Minor Adjustment.

B. Applicability

2. Minor Adjustment approval is required for the following types of variations or modifications to standards specified in Article 5:

[begin delete:]

- a. **Variations of 10 percent or less of any dimensional or numerical standard.**

[end delete.]

[begin add:]

- a. **Variations of 20 percent or less of any area standard.**
- b. **Variations of 10 percent or less of any height standard.**

c. Variations of 10 percent or less of any width standard.

[end add.]

D. Criteria for Approval

1. The standard proposed to be varied has not already been varied or modified through an Adjustment, Variance, **[begin add:] or [end add.]** Planned Unit Development. **[begin delete:] or Alternative Compliance as indicated in Article 5, if applicable. [end delete.]**

[begin add:]

E. Alternative Criteria for Approval for Signs

The following criteria for approval shall apply to Minor Adjustment applications for signs. Applicable guidelines, as specified in this CDC, shall be considered when evaluating a Minor Adjustment. When these alternative criteria for approval are applicable, Minor Adjustments may be approved upon a finding that the following criteria are met:

1. The standard proposed to be varied has not already been varied or modified through an Adjustment, Variance, or Planned Unit Development.
2. The Minor Adjustment is the least modification possible to accomplish the purpose of the standard.
3. The Minor Adjustment will not constitute an unfair advantage inconsistent with limitations upon other properties in the vicinity and applicable context area.
4. The Minor Adjustment is necessary due to special circumstances relating to the size, shape, topography, location, surroundings, or other features of the subject property, building, or project area.
5. The Minor Adjustment will not injure or adversely impact legal conforming uses or signage of adjacent property, or the applicant has accurately assessed the impacts of the proposed Minor Adjustment and has agreed to mitigate those impacts.

[end add.]

[begin change:] 717.E to 717.F [end change.]

F. Term and Effect of Approval

[begin add:]

3. **Approval of a Minor Adjustment for a sign shall remain effective for one year from the date of approval. [end add.]**

25) Amend Section 718, Major Adjustment

B. Applicability

[begin delete:]

3. **Variations of the following sign standards or approval of the following sign types as specified in Article 5: [end delete.]**

[begin add:]

3 Variations to sign standards or sign types as specified in Article 5 as follows: [end add.]

- a. Variation of any sign standard that does not meet the applicability of a Minor Adjustment.
- b. Use of a sign type as indicated in Table 504-1.
- c. Placement, construction, or use of an off-premise sign.

F. Alternative Criteria for Approval for Signs

3. The Major Adjustment is necessary due to special circumstances relating to the size, shape, topography, location, surroundings, or other features of the subject property, building, or project area. **[begin delete:] and to provide it with rights and privileges permitted to other properties in the vicinity and in the applicable Context Area. [end delete.]**

J. Term and Effect of Approval

[begin add:]

3. **Approval of a Major Adjustment for a sign shall remain effective for one year from the date of approval. [end add.]**