

SIGNS AND OUTDOOR COMMERCIAL ADVERTISING DEVICES

4-14-01 PURPOSE

These sign standards are intended to provide each property owner an opportunity for effective identification while limiting the number and area of all signs permitted while maintaining the visual appearance of scenic corridors and business, commercial, and industrial areas by avoiding clutter.

4-14-02 APPLICABILITY

These sign standards apply to all signs and attractive devices of whatever nature and wherever located, within the unincorporated portions of Adams County. All signs or attractive devices not specifically permitted or excepted by this Section 4-01 are prohibited.

4-14-03 EXCEPTIONS

The following sections outline signs exempted from these provisions and government and election signs.

4-14-03-01 EXEMPTED SIGNS

The provisions of this Section 4-01 do not apply to the following, which are therefore excepted from these provisions.

1. *Flags*: The flag, pennant or insignia of any nation, organization of nations, state, province, county, city, any religious, civic or fraternal organization, or educational institution providing the flag, pennant or insignia conform to the following limitations (Note: All other flags are considered signs and are subject to these regulations).

a. Flags and pennants shall not exceed the proportions which have been established by Presidential declaration, to wit: three feet by five feet (3' x 5') when hung from a building, or five feet by seven feet (5' x 7') when hung from freestanding flag pole. Flags or pennants larger than the specified sizes are not permitted.

b. Flags shall have a minimum clearance of eight feet (8') when they project over public sidewalks and fifteen feet (15') when projecting over roads.

c. Flags, pennants and insignia shall be maintained in a clean and undamaged condition at all times.

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d. The display of national flags, pennants and insignia shall be governed by the standard rules of international protocol.

e. No more than three (3) flags shall be displayed per parcel of record and shall be mounted on a single flag pole, or three (3) separate flag poles installed either on the building or adjacent to the building/use to which they are appurtenant.

f. No flag shall be displayed on a pole greater than twenty (20) feet in height unless otherwise required by law.

2. *Art*: Works of art not used in connection with a commercial promotion or as an advertising device.

3. *Warning Signs*: Temporary or permanent signs erected by the government, public utility companies or construction companies to warn of danger, or hazardous conditions, including signs indicating the presence of underground cables, gas lines or similar devices.
4. *Merchandise*: Merchandise or models of products or services, which are incorporated as an integral part of an indoor window display. Merchandise includes photographic window displays of real estate available for sale, lease or rental from a licensed real estate broker.
5. *Signs on Vehicles*: Signs displayed on motor vehicles or trailers which are being operated or stored in the normal course of business, such as signs indicating the name of the owner or business which are located on delivery trucks, trailers and the like; provided, the primary purpose of such vehicles is not for the display of signs, and provided such vehicles are parked or stored in areas appropriate to their use as vehicles.
6. *Cornerstones*: Cornerstones and the like, when carved into stone, concrete, bronze or other permanent material and made an integral part of a building or structure.
7. *Menu Display Boxes*: One (1) menu display box of up to two (2) square feet is allowed for each restaurant, bar and lounge for the purpose of displaying menus. A permit shall be obtained for menu display boxes larger than two (2) square feet, and the exceeding two (2) square feet shall be counted against the total allowable sign area.
8. *Civic Events Posters and Announcements*: Posters, flyers and announcements promoting civic events may be displayed, but shall not contain advertisements for products or services not associated with the civic event.
9. *Small Signs*: Signs not visible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.
10. *Interior Signs*: Signs displayed within the interior of a building, which are not visible from the exterior of the building.

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11. *Address Numbers*: Address numbers, provided they do not exceed five (5) square feet in area.
12. *Residential Signs*: Non-illuminated wall-mounted signs for residential uses which do not exceed three (3) square feet in area and non-illuminated freestanding signs no more than five (5) feet in height and three (3) square feet in area. Permanent residential subdivision signs shall be constructed of brick, or other approved material by the Director of Planning and Development and reviewed as part of a new subdivision and/or sign permit request. Residential subdivision sign(s) shall not exceed fifty (50) square feet. Residential subdivision signs shall not be located less than one-quarter (1/4) of a mile from any other residential subdivision sign. All residential subdivision signs shall be maintained by a home owners association or other County approved management entity.

4-14-03-02 GOVERNMENT AND ELECTION SIGNS

The following signs are exempted from permits and fees:

1. *Official Notices*: Official government notices and notices posted by government officers or employees in the performance of their official duties and government signs to control traffic, identifying roads, warn of danger or perform other regulatory purposes.

2. *Election Signs*: All election signs shall meet the following requirements.

a. Shall not be placed in the public right-of-way.

b. Shall only be placed thirty (30) days before and shall be removed within ten (10) days after the election to which they pertain by the person or organization that placed the signs or by the property owner of the property on which the sign is located.

c. Maximum size shall be limited to thirty-two (32) square feet on any one property.

d. The maximum number of signs shall be limited to one (1) sign for parcels one (1) acre or less and one (1) sign per two hundred (200) feet of street frontage for parcels greater than one (1) acre for each candidate or ballot issue.

e. Signs shall be placed on private property, outside any right-of-way, County-owned property, or easement and shall be placed to avoid any sight obstruction for traffic safety.

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4-14-04 PROHIBITED SIGN TYPES

Any sign or attractive device not specifically authorized by this Section 4-01 is prohibited unless required by law. The following are examples of signs, conditions, and other attractive devices, which are prohibited:

1. Any sign or attractive device located within, on, or projecting over a property line which borders a public or private road, highway, alley, lane, parkway, avenue, road, sidewalk, or other right-of-way, except as provided in this Section 4-01.

2. Any sign or attractive device attached to any public utility pole or structure, road light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property, except as provided herein.

3. Any sign or attractive device placed, which by reason of its location, will obstruct the view of any authorized traffic sign, signal or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device.

4. Any sign or attractive device which is placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the Uniform Building Code or Uniform Fire Code.

5. Any sign or attractive lighting device, whether on the exterior of the building, or on the inside of a window which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, scintillating, blinking, or strobe light illumination, including an electronic message device, except for "time and temperature".

6. Any sign or attractive lighting device with exposed incandescent, metal halide, fluorescent light bulbs, or other exposed light source.

7. Any sign or attractive device which emits audible sound, odor, smoke, steam, laser or hologram lights, or other visible matter, including any sign which employs any stereopticon, or motion picture projection.
8. Any sign or attractive device animated by any means, including fixed aerial displays, balloons, pennants, including strings of flags, streamers or devices affected by the movement of the air.
9. Any sign or attractive device with movement of the sign body such as rotating, moving up and down or any other type of action involving a change in position of the sign body or segment thereof, whether by mechanical or any other means.
10. Any banners or temporary signs, except as provided for in this Section 4-01.
11. Any off-premise sign except as a primary use of the property.
12. Any portable sign or attractive device including, but not limited to: sandwich, A-frame, tire rim or hand-held sign, animated sign or costumed character, stuffed animal, vehicle used as a sign or sign structure, string of lights arranged in the shape of a product, an arrow, or any commercial message with the exception of holiday decorations.
13. Any sign or attractive device mounted, attached or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on the public right-of-way or private premises in a manner intended to attract attention of the public for advertising purposes.
14. Any sign or attractive device painted, attached or mounted on fuel tanks, outdoor storage containers and/or solid waste receptacles or their enclosures.
15. Any roof sign or roof mounted attractive device.
16. Any sign or attractive device which includes search lights or beacons.
17. Auditory commercial messages or music.
18. Any unauthorized sign or attractive device attached to existing signs, outdoor light poles, or other structures.
19. Any sign or attractive device unlawfully erected or maintained.
20. Any sign considered graffiti pursuant to the definition in Chapter 11.

4-14-05 SIGN MESSAGE

Any sign allowed herein may contain, in lieu of any other message or copy, any lawful noncommercial message, so long as said sign complies with the size, height, area and other requirements of this Section 4-01 and any other applicable standards and regulations.

4-14-06 SIGN PERMIT REQUIRED

A building permit shall be required to display, erect, relocate, or alter any sign except:

1. Changing copy on the face of a sign, display encasement, marquee, or maintenance where no structural changes are made, or changing the interchangeable letters on signs designed for use of interchangeable letters.
2. Temporary, non-illuminated real estate signs advertising the sale or rental of the property on which the sign is located.
3. Residential signs less than three (3) square feet in area.
4. Bulletin boards of charitable or religious organizations when the sign face and

supporting structures do not exceed sixteen (16) square feet and are erected on the premises to which the signs pertain.

5. Tablets, cornerstones, building markers, name of building, date of erection, use of building, when built into the walls of the building.

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6. Signs for events of a general civic or public benefit provided the signs are removed within forty-eight (48) hours after the conclusion of the event.

7. Temporary Signs not commercial in nature such as community event or nonprofit fund raising signs, are allowed without a sign permit if they meet all of the following conditions:

a. The maximum sign size shall be nine (9) square feet in residential zone districts.

b. The maximum sign size shall be thirty (30) square feet in agricultural, commercial, and industrial zone districts.

c. Signs shall be placed on private property, outside any right-of-way or easement and shall be placed to avoid any sight obstruction for motorists, cyclists and pedestrians.

8. Special Event Signs. Banners, balloons and flags may be used for a period of time not to exceed fourteen (14) consecutive days in any calendar year to promote a special event. Special event signs shall meet the requirements for temporary signs except the sign may be permitted to carry a commercial message.

9. Any sign exempted from the requirements of this Section 4-01 as detailed in Section 4-14-03.

4-14-07 SIGN PERMIT FEE

A fee as established by the resolution of the Board of County Commissioners shall be paid prior to issuance of a building permit to display, erect, relocate, or alter any sign.

1. Freestanding and Building Mounted sign fees shall be seventy-five (\$75.00) dollars.

2. Off-Site Directional sign Fees may only be approved by Special Use Permit. An additional fee equivalent to the Special Use Permit fee shall be charged for off-site directional signs.

3. Off-Premise (Billboard) sign fees shall be one-hundred-fifty (\$150.00) dollars.

4-14-08 SIGN PERMIT REQUIREMENTS

All applications for building permits to display, erect, relocate, or alter any sign shall be submitted to the Director of Public Works on an application form published by the Director of Public Works. The application shall be accompanied by all required submittals including, but not limited to, those materials required by the 1997 Uniform Building Code, as amended, and the electrical code of the State of Colorado.

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4-14-09 CRITERIA FOR ISSUANCE OF SIGN PERMIT

Any application for a building permit to place or construct a sign may be issued only upon finding the sign meets the following criteria:

1. Each legally established principal use or property shall be limited to the number of signs permitted by Section 4-01.
2. The size and height of each sign shall comply with the standards in this Section 4-01.
3. No sign may contain any flashing, rotating, animated or otherwise moving features. Signs with a changeable message shall remain motionless for periods not less than one (1) minute.
4. Any light used to illuminate a sign shall be arranged to reflect light away from nearby residential properties and away from the vision of passing motorists. Internal illumination is encouraged.
5. All signs shall be located completely on private property and shall not be placed on or over easements or rights-of-way.
6. Only those signs which identify a legal, principal use on the same lot with the sign shall be permitted.
7. No sign shall be permitted which would create a sight obstruction for traffic or create any hazard for motorists, cyclists or pedestrians.
8. All signs shall be located completely within an enclosed sign cabinet (except individual letters or graphics against a wall, fascia, or parapet of a building or surface of another structure as allowed by these regulations, that has been painted, textured, or otherwise altered to provide a distinctive background for a sign copy) or other approved method by the Director of Planning and Development.

4-14-10 SIGN AREA MEASUREMENT

The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof which will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the back drop or structure against which it is placed, but not including any supporting framework, bracing, or other decorative fence or wall when such fence or wall otherwise conforms to these regulations and is clearly incidental to the display itself. For canopy signs, if the canopy is back-lit, the entire canopy area shall be used to determine sign area.

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4-14-10-01 SIGN COPY WITH BACKGROUND

Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured by the area contained within the sum of the smallest rectangle(s) which will enclose both the sign copy and the background.

4-14-10-02 INDIVIDUAL LETTERS

Sign copy mounted as individual letters or graphics against a wall, fascia,

mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for a sign copy, is measured as a sum of the smallest rectangle(s) which will enclose each word and each graphic in the total sign.

4-14-10-03 ILLUMINATED SIGNS

Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include, but

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are not limited to lit canopy fascia signs, spanner board signs, and/or interior lit awnings.

4-14-10-04 MULTI-FACED SIGNS

Multi-faced signs are measured as a total of all sign faces. However, when two (2) sign faces are placed back to back so that both faces cannot be viewed from any one (1) point at the same time, and when such sign faces are part of the same sign structure and are not more than twenty-four (24) inches apart, the sign area shall be computed by the measurement of one (1) of the faces. If the sign area of the faces is not equal, computation will be based on the larger of the two (2) sign faces.

4-14-10-05 SCULPTURAL SIGNS

Spherical, free-form, sculptural, or other non-planar sign areas are seventy-five percent (75%) of the sum of the areas using only the four (4) vertical sides of the smallest four-sided polyhedron which will encompass the sign structure. Signs with greater than four (4) faces are prohibited.

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4-14-11 SIGN HEIGHT MEASUREMENT

The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed based on the elevation of the base of the sign being equal to the elevation of the nearest point of the crown of the adjacent public road or the grade of the land at the principal entrance to the principal structure on the lot, whichever is higher.

4-14-11-01 FREESTANDING SIGNS

Sign height is the distance measured from grade at the base of a sign to the topmost portion of a sign, excluding decorative embellishments. The height of any monument sign base or other structure erected to support or adorn the sign is measured as part of the sign height.

4-14-11-02 BUILDING MOUNTED SIGNS

The height of wall, fascia, mansard, parapet or other building mounted signs is the vertical distance measured from the base of the wall on which the sign is located

to the top of the sign or sign structure.

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4-14-12 COMPUTATION OF MAXIMUM TOTAL PERMITTED SIGN AREA FOR A LOT

The total permitted area of all individual signs on a lot shall be based on the ground floor area of the principal building or square feet of signage per linear road frontage. The total sign area shall be computed using Table 4-14-12-1 based on the use category of uses located on the lot. Lots fronting on two (2) or more roads are allowed the permitted sign area for each road frontage. However, the total sign area oriented toward a particular road may not exceed the portion of the lot's total sign area allocation derived from the lot, building, or wall area frontage on said road. In instances where there are mixed uses on one (1) property (commercial/industrial complexes, for example), the maximum square footage per property shall be based on the less restrictive standard.

Table 4-14-12-1. Total Permitted Sign Area by Use Category.

Use Category

Sign Type

Agricultural

Residential,

Single-Family

and

Two-Family

Residential,

Multi-family

Institutional

Commercial

Industrial

Maximum Number of

Total Square Feet

60 40 40 100 400 1500

Percentage of Ground

Floor Area of Principal

Building

NA NA NA NA 3% 2%

Square Feet of Signage

Per Linear Foot of Road

Frontage

NA NA 0.5 0.5 2.0 NA

4-14-13 TYPES AND AREAS OF SIGNS

4-14-13-01 FREESTANDING SIGN STANDARDS

4-14-13-01-01 DEFINITION OF FREESTANDING SIGN

A freestanding sign is a sign which is erected or mounted on its own selfsupporting permanent structure or base detached from any supporting elements of a building.

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4-14-13-01-02 FREESTANDING SIGN RESTRICTIONS

Freestanding signs are permitted subject to the following restrictions:

1. *Number of Freestanding Signs:* One (1) freestanding sign is permitted for each five hundred (500) feet of lot frontage. Flag lot sites, having frontage on a public road, are permitted one (1) freestanding sign on the frontage, which provides primary access to the site.
2. *Sign Design:* The permanent sign base of a freestanding sign shall be reviewed at the time of a sign and/or building permit submittal.
3. *Sign Landscaping:* A landscaped area located around the base of the sign equal to two and one-half (2.5) square feet for each square foot of sign area, is required for all freestanding signs. The landscaped area shall contain living landscape material consisting of shrubs, and/or perennial ground cover plants placed throughout the required landscaped area having a spacing of not greater than three (3) feet on center. Where appropriate, deciduous or evergreen trees shall be planted in a manner, which frames or accents the sign structure.
4. *Number of Sign Panels:* A freestanding sign may consist of more than one (1) sign panel provided all such sign panels are consolidated into one common integrated sign structure. In the event a sign is installed which does not utilize the maximum sign area permitted, any supplemental additions shall conform within, and be compatible with the existing sign structure.
5. *Embellishments:* Freestanding sign structures may extend above the allowable height and/or permitted horizontal dimension for the purposes of sign structure enhancement or embellishment, provided such extension does not exceed a maximum of twelve (12) inches on any side.

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6. *Setback:* The leading edge of any freestanding sign is required to be set back a minimum of eight (8) feet from the front property or right-of-way line, and a minimum of fifteen (15) feet or the height of the sign from any side lot line, whichever is greater. Where site design and/or specific circumstances of a site are such that sign setbacks may not be met, reductions to the set back requirements may be requested and granted by the Director of Planning and Development upon documentation such need exists. Freestanding signs shall not be installed within thirty (30) feet of any residential district.
7. *Sign Height:* The maximum height of any freestanding sign shall be thirty-six (36) feet for commercial uses, twenty-five (25) feet for industrial and agricultural uses, and twelve (12) feet for institutional or residential uses.
8. *Sign Area:* The maximum area of any freestanding sign face shall be one-hundred-sixty (160) square feet for commercial uses, one hundred

(100) square feet for industrial and agricultural uses, and forty (40) square feet for institutional and residential uses.

9. *Clearance*: No freestanding sign shall project over any sidewalk, private drive, parking lot, or public road.

10. *Sight Distance Triangle*: Freestanding signs are prohibited in the sight distance triangle as calculated in Chapter 7 of these regulations.

4-14-13-02 BUILDING MOUNTED SIGNS

4-14-13-02-01 DEFINITION OF BUILDING MOUNTED SIGN

A building mounted sign is a sign, which is attached to any supporting elements of a building. Building mounted signs include canopies, marquees, projecting, suspended, wall, and window signs.

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4-14-13-02-02 BUILDING MOUNTED SIGN RESTRICTIONS

Building mounted signs are permitted subject to the following restrictions:

1. *Total Number of Signs*: No more than one (1) building mounted sign shall be permitted per frontage or retail/industrial user in commercial and industrial complexes.
2. *Projecting and Suspended Signs*: Projecting and suspended signs which extend less than four (4) feet and are hung at least six (6) inches away from the building, and clear the sidewalk by at least eight (8) feet in height are permitted. Such signs are permitted to be placed perpendicular to the building face or corner of the building. Projecting and suspended signs are limited to one (1) sign not to exceed sixteen (16) square feet per business and do not count against the total number of permitted building mounted signs. Projected and suspended signs are counted against the total building mounted sign area.
3. *Building-Mounted Sign Placement*: No building mounted signs are permitted at a location higher than the second story sill level, or on or above the cornice line of any building. Sign copy on decorative awnings on second story windows shall not be permitted.
4. *Awning/Canopy Signs*: Awning/canopy signs may be used in lieu of projecting signs, and may be used in coordination with flush mounted wall signs. Awning and canopy signs shall be counted as a building mounted sign and shall be limited in area as a building mounted sign.
5. *Building Wall Painting*: Graphics painted directly on the building when the wall surface already has been painted and is presently painted in a uniform manner, are permitted. Signs proposed on unpainted rock or brick are not permitted. Historic ghost graphics shall not be defaced or obscured. Building wall painted signs are counted against the total building mounted sign area.
6. *Sign Area*: The maximum total area of all building mounted signs shall be fifteen percent (15%) of the building wall area on which

the sign(s) is(are) placed for commercial uses, five percent (5%) of the building wall area on which the sign(s) is(are) placed for industrial and agricultural uses, and forty (40) square feet for institutional uses.

7. *Window Signs*: Window signs shall not exceed fifteen percent (15%) of the total window area per building face. Window signs are counted against the total building mounted sign area.

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8. *Clearance*: Building mounted signs shall be located so there is a minimum of nine (9) feet of vertical clearance over any sidewalk, private drive, or parking lot and twelve (12) feet of vertical clearance over any public road.

4-14-14 OFF-SITE DIRECTIONAL SIGN

4-14-14-01 PERMITTED BY SPECIAL USE PERMIT

An off-site directional sign may be established to advertise a business, commodity, service, campaign, drive, or special event located within one thousand (1,000) feet of the property on which the sign is placed upon the issuance of a Special Use Permit and in association with a commercial or industrial use.

4-14-14-02 LIMITATIONS

All off-site directional signage shall meet the following requirements:

1. *Support*: All off-site directional signage shall be wall mounted or supported by not more than one (1) pole or support.
2. *Maximum Size and Use Categories Allowed*: Off-site directional signage shall be limited to twenty (20) square feet per face in the commercial and industrial use categories.
3. *Maximum Height*: Off-site directional signage shall be limited to twenty (20) feet above the grade of the right-of-way on which the sign fronts.
4. *Number of Signs*: Off-site directional signage shall be limited to one (1) single or double faced sign per lot.
5. *Separation*: The minimum distance between each off-site directional sign on the same side of a road or highway shall be eight hundred (800) linear feet. The minimum distance between an off-site sign and any other permitted sign shall be one hundred (100) feet.
6. *Setbacks*: The minimum setback requirements shall be consistent with minimum setback requirements for all signs in the commercial and industrial use categories.
7. *Number per Business*: A maximum of two (2) off-site directional signs are allowed for the business being advertised via the off-site directional signage. These two (2) signs shall not be located on the same lot.
8. *Non-Transferable*: Off-site directional signs shall be limited to one (1) business, corporation, or entity only and cannot be transferred to any other entity.

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9. *Illumination*: Off-site directional signs may be illuminated.

10. *Counted Toward Allowable Signage*: Off-site directional signs shall be counted towards the maximum number of freestanding signs permitted on the lot on which it is located.

11. *Building Permit*: Before any off-site directional sign is erected, a Special Use Permit shall be issued by the Director of Planning and Development and a building permit shall be issued by the Director of Public Works.

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January 22, 2007 Off-Premise Sign (Billboard)

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OFF-PREMISE SIGN (BILLBOARD)

Off-premise signs are permitted with an approved Conditional Use Permit in the C-5, commercial zone district and permitted with an approved Conditional Use Permit in the industrial zone districts. All off-premise signs shall meet the standards contained in this Section 4-01.

4-15-01 MAXIMUM NUMBER OF SIGNS

Only one (1) two-faced off-premise sign shall be permitted per lot.

4-15-02 MAXIMUM SIZE

No off-premise sign shall exceed three hundred (300) square feet per face.

4-15-03 MAXIMUM HEIGHT AND MINIMUM CLEARANCE

No off-premise sign shall exceed forty (40) feet in height. Height shall be determined as the distance from the grade of the right-of-way on which the sign fronts to the top of the sign including all projections. If located within one thousand (1,000) feet of an intersection of two (2) or more public rights-of-way, the lowest point of the sign face(s) shall be at least eight (8) feet above the ground.

4-15-04 OTHER LIMITATIONS

All off-premise signs shall meet the following requirements:

1. All off-premise signs on the same side of a road or highway shall be separated by a minimum of two thousand (2,000) linear feet.
2. Minimum setback requirements shall be consistent with minimum setback requirements for structures in the commercial and industrial zone districts.
3. Setbacks from residentially zoned or used property: Not applicable.
4. All off-premise signs may be illuminated.
5. Where an off-premise sign has two (2) faces these faces shall be back to back and shall not be more than three and one half (3.5) feet from one another.
6. Before any off-premise sign is erected, a building permit must be approved and issued by the Director of Public Works.

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4-15-05 OTHER USES

Once an off-premise sign is established on a lot, all other use or accessory use of the lot shall cease and no use or accessory use shall be established until such off-premise sign is removed from the property.

4-15-06 ADVERTISING BANNER (HORIZONTAL BILLBOARD)

An Advertising Banner is an 'off-premise sign', horizontal to the ground and of

sufficient size to be seen by air passengers either landing or departing Denver International Airport. It must not be legible to the general public at ground level and is solely intended to be viewed by air passengers.

All Advertising Banners shall meet the standards contained in this Section 4-15. Advertising Banner may be approved by issuance of an approved Conditional Use Permit (CUP) by the Board of County Commissioners. In addition to the general performance standards for Advertising Banners the Board of County Commissioners may impose additional condition, and/or conditions precedent in order to mitigate negative externalities associated with the location or operation of the advertising banner to ensure compatibility with the surrounding area.

4-15-07 LOCATION

Advertising Banners are permitted with an approved Conditional Use Permit in the A-3, agriculture zone district. Advertising Banners are permitted within a five (5) mile perimeter of Denver International Airport. In addition, advertising banners may be located within the area delineated by the Adams County Board of County Commissioners. All Advertising Banners shall be separated by a minimum of two thousand (2,000) linear feet.

4-15-08 MAXIMUM SIZE OF AN ADVERTIZING BANNER AND MINIMUM SIZE OF PROPERTY

The area of an Advertising Banner shall be a maximum of ten (10) acres. An Advertising Banner shall not be located on A-3 zoned property which is less than two and a half (2.5) acres in size.

4-15-09 MAXIMUM HEIGHT OF AN ADVERTIZING BANNER

The maximum height of an Advertising Banner shall be a maximum of six (6) feet.

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4-15-10 OTHER LIMITATIONS

All Advertising Banners shall meet the following requirements:

1. The minimum setback requirements for Advertising Banners shall be consistent with the minimum setback requirements of the A-3 Zone District.
2. An Advertising Banner shall not be legible from adjacent public roadways, freeways or adjacent properties. Where the property on which an Advertising Banner is located fronts a public roadway and the Advertising Banner is attached to the ground, the Advertising Banner shall be screened from the public roadway by a wood or brick screen fence, a minimum of six (6) feet high, along the portion of the Advertising Banner that is adjacent to the public roadway. No Advertising Banner may be located within five hundred (500) feet of a residentially zoned or used property (measured from the property line to the leading edge of an Advertising Banner) unless a waiver is obtained from the affected property owner(s) and the waiver is recorded with the Adams County Clerk and Recorder. If a waiver can not be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
3. Advertising Banners may be illuminated provided that such illumination (1)

shall not present a hazard to pilots of any type of aircraft, (2) is not directed upward, and (3) has been approved by the County. The FAA and DIA will be important referral agencies and their comments will be considered by the Board of County Commissioners in their decision regarding the issuance of a Conditional Use Permit.

4. Before any Advertising Banner is erected, a building permit and a sign permit must be approved and issued by the County.

5. Advertising Banners shall be made of a non-reflective, flame- retardant material (i.e. mesh) as approved by the County. The FAA and DIA will be important referral agencies and their comments will be considered by the Board of County Commissioners in their decision regarding the issuance of a Conditional Use Permit.

6. Advertising Banners shall be securely fastened to the ground and/or an appropriate support structure shall be constructed to County specifications.

7. Advertising Banners shall be constructed of material which does not allow collection of rainwater or other significant amounts of precipitation which may cause a nuisance to aircraft pilots.

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