

**TOWN OF GRANBY
BOARD OF TRUSTEES
ORDINANCE NO. 893**

**AN ORDINANCE AMENDING SECTION 14.40.010 OF THE MUNICIPAL
CODE REGULATING FREE STANDING SIGNS**

WHEREAS, the Board of Trustees of the Town of Granby, Colorado, pursuant to Colorado Statute is vested with the authority of administering the affairs of the Town of Granby, Colorado; and

WHEREAS, Section 14.40 of the Granby Municipal Code regulates signs within the commercial and industrial districts of the Town; and

WHEREAS, the Board of Trustees desires to amend Section 14.40.010 to provide standards governing free standing signs within the Central Business District (CB); and

WHEREAS, the Board of Trustees, finds it in the best interest of the citizens of the Town of Granby to update the Granby Municipal Code Sections regulating signs to provide further guidance and clarity.

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE
TOWN OF GRANBY, COLORADO, THAT:**

1. Section 14.40.010 of the Granby Municipal Code, Special regulations in commercial/industrial districts, is hereby amended by adding the underlined language and deleting the strikethrough text to read as provided on Exhibit A attached hereto.
2. **Severability.** If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Board of Trustees hereby declares that it would have passed this Ordinance and each part hereof irrespective of the fact that any one part or parts are declared unconstitutional or otherwise invalid.
3. **Repeal.** Existing ordinances or parts of ordinances covering the same matters as embraced in this Ordinance are hereby repealed and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed, except that this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the taking effect of this Ordinance. Except as specifically amended by this ordinance, all other provisions of the Granby Town Code shall remain in full force and effect.

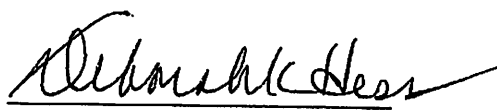
INTRODUCED, PASSED AND ADOPTED AT A REGULAR MEETING OF THE BOARD OF TRUSTEES OF THE TOWN OF GRANBY THIS 24th DAY OF APRIL, 2018.



Votes Approving:	<u>6</u>
Votes Opposed:	<u>0</u>
Absent:	<u>0</u>
Abstained:	<u>0</u>

ATTEST:

BOARD OF TRUSTEES OF THE
TOWN OF GRANBY, COLORADO


Deborah K. Hess, CMC
Town Clerk


By: 
Paul Chavoustie
Mayor

EXHIBIT A

Chapter 14.40
SPECIAL REGULATIONS IN COMMERCIAL/INDUSTRIAL DISTRICTS

14.40.010 Special regulations in commercial/Industrial districts.

The purpose of this sign code is to provide minimum control of signs necessary to promote the health, safety and general welfare of the citizens of the Town of Granby, by lessening hazards to pedestrians and vehicular traffic, by preserving property values, by preventing unsightly and detrimental signs that detract from the aesthetic appeal of the Town and lead to economic decline and blight, by preventing signs from reaching such excessive size and numbers that they obscure one another to the detriment of the Town, by assuring good and attractive design that will strengthen the Town's appearance and economic base, and by preserving the right of free speech and expression in the display of signs.

A. All signs permitted in Highway General Business (HGB) and Industrial (I) districts are subject to the following restrictions:

1. *Free standing or ground signs.* Single-occupancy or multiple-occupancy parcels, having frontage of 150 feet or more on a public street, or combined public street frontage of 220 linear feet or more for corner lots, shall be permitted one free standing or ground sign. Additional free standing or ground signs may be permitted provided that each sign is separated by a minimum of 1,000 feet as measured along the street frontage, and all setback requirements are met.

a. *Maximum allowable height.* All free standing or ground signs are limited to a maximum height of 15 feet when located along a State Route and 12 feet for all other roads, except as otherwise provided herein. Height shall be measured from grade to the uppermost portion of the sign structure.

b. *Minimum setback.* All free standing or ground signs shall be located no closer than 10 feet from any property line.

c. *Maximum allowable sign area:* 60 square feet for free standing or ground signs located along a State Route and 40 square feet for all other roads.

e. A minimum 100 square foot landscaping area shall be provided around the base of any ground sign or free standing sign.

f. *Ground signs for lots with less than 150 feet of public street frontage.* Single occupancy or multiple occupancy parcels shall be allowed 1 ground sign provided the following requirements, as applicable, are met:

1) No portion of the ground sign may be located closer than 10 feet from any property line.

2) A landscaping area of no less than 100 square feet shall be provided around the base of the ground sign.

3) No other freestanding signs shall be allowed on the same lot or parcel.

4) The ground sign shall be limited to 8 feet in height, as measured from grade to the uppermost portion of the sign structure regardless of the roadway classification.

5) The maximum allowable sign area is 32 square feet.

2. *Wall, mansard, canopy or awning signs.* One wall, mansard, canopy or awning sign shall be permitted for each single-occupancy parcel, or for each unit in a multiple-occupancy parcel. Sign(s) shall be affixed to the associated tenant or lease holder's unit. End units within shopping centers and multiple-occupancy parcels, or single occupancy parcels where there is double frontage on a public right-of-way, shall be allowed 2 signs, but such signs shall not be placed on one wall. Retail businesses with a floor area of larger than 25,000 square feet and a front wall length of more than 200 linear feet, are allowed 3 wall signs; however, the combined area of those signs shall not exceed the maximum allowable display area for signs by this code.

a. The maximum allowable display area for wall signs shall not exceed 100 square feet for buildings or units up to 24,999 square feet, 150 square feet for buildings or units between 25,000 and 59,999 square feet and 200 square feet for buildings over 60,000 square feet in area.

3. *Projecting signs.* Projecting signs may be substituted for wall or mansard signs provided that the display area of the projecting sign shall not exceed 60 square feet of display area.

a. Projecting signs shall not project more than 4 feet from the building wall to which it is attached.

b. Projecting signs shall not extend more than 4 feet into the public right-of-way

c. Projecting signs which project over any pedestrian way shall be elevated to a minimum height of 8 feet above such pedestrian way.

4. *Sandwich Board/Sidewalk Signs.* Sandwich Board/Sidewalk Signs may be permitted subject the following conditions:

a. One non-illuminated sandwich board/sidewalk sign is allowed per business establishment.

b. The sign must be placed on the private property and within 10 feet of the front door of the business or within a designated outdoor eating area. Signs shall allow a 3-foot passage way for pedestrian accessibility and shall not block access to an entrance.

c. The size of the sign shall be no more than 30 inches wide and 42 inches in height. The sign must be weighted at the base to provide stability. A maximum of 2 sign faces is allowed per sign.

d. The sign must be moved inside the business when the business is closed

5. *Window Signs.*

a. Signs indicating space for rent shall not exceed four square feet. Each separately owned or managed business shall be entitled to one such sign which shall not count against the maximum permissible sign area.

b. Incidental and vacancy/no vacancy sign area shall not count against the maximum permissible sign area but shall be limited to four square feet per business.

6. *Nonconforming Signs.* A nonconforming sign shall not be enlarged or altered in a way that increases its degree of nonconformity.

a. Change in sign copy. Notwithstanding the above, a change in sign copy to a nonconforming sign structure shall be permitted. However, if the change in sign copy includes a change in size, shape, or function of the sign structure, it shall require the nonconforming sign to be removed or altered so as to conform to the regulations contained within this code.

b. A nonconforming sign shall not be structurally altered to prolong the life of the sign. Reasonable repair and maintenance of nonconforming signs, is permitted.

c. Should a nonconforming sign be damaged or destroyed by any means it shall not be reconstructed except in conformance with the sign code.

d. Existing non-conforming free standing signs that exceed 15 feet shall be allowed to remain in place as long as the associated business remains. Any sign now or hereafter existing which advertises a business no longer conducted, or a product no longer sold, shall be removed by the owner, agent or person having beneficial use of the building, structure or land upon which the sign is located within 90 days of such closure or termination.

B. All signs permitted in Central Business (CB), Residential/Business (R/B), and Open and Recreation (O) districts are subject to the following restrictions:

1. *Wall, mansard, canopy or awning signs.*

a. Single-tenant parcels: 1 sign per street fronted upon. Multitenant parcels: 1 sign per tenant; however, tenants with frontage on 2 streets may be permitted 1 sign on each street frontage.

b. Single-tenant and multitenant parcels: 60 square feet maximum.

2. *Projecting signs.* Projecting signs shall be located perpendicular to the building facade, and shall have a minimum clearance of 8 feet above the pedestrian walkway.

a. Single-tenant parcels: 1 projecting sign per street fronted upon. Multitenant parcels: 1 sign per tenant; however, tenants with frontage on 2 streets may be permitted 1 sign on each street frontage

b. Projecting signs shall not project more than 4 feet from the building wall to which it is attached.

c. Single-tenant and multitenant parcels: 12 square feet maximum.

3. *Sandwich Board/Sidewalk Signs.* Sandwich Board/Sidewalk Signs may be permitted subject the following conditions:

- a. One non-illuminated sandwich board/sidewalk sign is allowed per business establishment.
- b. The sign must be placed on the private property and within 10 feet of the front door of the business or within a designated outdoor eating area. Signs shall allow a 3-foot passage way for pedestrian accessibility and shall not block access to an entrance.
- c. The size of the sign shall be no more than 30 inches wide and 42 inches in height. The sign must be weighted at the base to provide stability. A maximum of 2 sign faces is allowed per sign.
- d. The sign must be moved inside the business when the business is closed

4. *Ground signs.* Only permitted within the Residential/Business District (R/B). Single occupancy or multiple occupancy parcels shall be allowed 1 ground sign provided the following requirements, as applicable, are met:

- 1) No portion of the ground sign may be located closer than 10 feet from any property line.
- 2) A landscaping area of no less than 100 square feet shall be provided around the base of the ground sign.
- 3) No other freestanding signs shall be allowed on the same lot or parcel.
- 4) The ground sign shall be limited to 6 feet in height, as measured from the lowest centerline grade of the nearest public road to the uppermost portion of the sign structure regardless of the roadway classification.
- 5) The maximum allowable sign area is 32 square feet.

5. *Free standing.* Only permitted within the Central Business District (CB) along Agate Ave with approval by the Town Manager, and subject to the following requirements:

- a. Maximum allowable height. All free standing signs are limited to a maximum height of 15 feet. Height shall be measured from grade to the uppermost portion of the sign structure.
- b. Minimum setback. All free standings shall be located no closer than 10 feet from any property line.
- c. Maximum allowable sign area: 60 square feet
- e. A minimum 100 square foot landscaping area shall be provided around the base of any free standing sign.

6. Window Signs.

a. Signs indicating space for rent shall not exceed four square feet. Each separately owned or managed business shall be entitled to one such sign which shall not count against the maximum permissible sign area.

b. Incidental and vacancy/no vacancy sign area shall not count against the maximum permissible sign area but shall be limited to four square feet per business.

5. 7. Nonconforming Signs. A nonconforming sign shall not be enlarged or altered in a way that increases its degree of nonconformity.

a. Change in sign copy. Notwithstanding the above, a change in sign copy to a nonconforming sign structure shall be permitted. However, if the change in sign copy includes a change in size, shape, or function of the sign structure, it shall require the nonconforming sign to be removed or altered so as to conform to the regulations contained within this code.

b. A nonconforming sign shall not be structurally altered to prolong the life of the sign. Reasonable repair and maintenance of nonconforming signs, is permitted.

c. Should a nonconforming sign be damaged or destroyed by any means it shall not be reconstructed except in conformance with the sign code.

d. Existing non-conforming free standing signs shall be allowed to remain in place as long as the associated business remains. Any sign now or hereafter existing which advertises a business no longer conducted, or a product no longer sold, shall be removed by the owner, agent or person having beneficial use of the building, structure or land upon which the sign is located within 90 days of such closure or termination.

In addition to and not in lieu of other remedies provided by this title to enforce this section as part of the town sign code, the zoning enforcement officer is hereby authorized to remove and take possession of any sign found not in compliance with this section, including but not limited to signs that are in violation of the size limitations of this section or signs that are displayed other than during the times permitted by this section or in a manner contrary to the provisions of this section, and to retain possession of such sign unless and until directed to do otherwise by the board of trustees or the Granby municipal court. [Ord. 579 § 2, 2003; Ord. 541 § 1, 2002; Ord. 518 § 2, 2001. Code 1999 § 19-9-1].