



Board of Trustees - Study Session

Tuesday, June 13, 2023 at 5:45 pm

**PLEASE SILENCE ALL CELL PHONE AND ELECTRONIC DEVICES.
THANK YOU**

1. Meeting Information

207 Muegge Way, Bennett, CO 80102

For a live stream of the meeting use the information below:

<https://us02web.zoom.us/j/82969043900>

Meeting ID: 829 6904 3900

Passcode: 166365

One tap mobile

+13462487799

2. Chapter 16 Section 16.2.210 and Section 16.2.470 - Teacherages Definition

Denise Taylor, Assistant to the Town Administrator

Attachments:

- **Staff Report Chapter 16 Section 16.2.210 and Section 16.2.470 - Teacherages Definition (0_-_Staff_Report_Teacherage.pdf)**
- **Proposed Changes to Section 16.2.210 (1_-_Teacherage_Sec._16_2_210.____Definitions.pdf)**
- **Proposed Changes to Section 16.2.470 (2_-_Teacherage_Sec._16_2_470.____Land_uses.pdf)**

3. Updates to Chapter 16, Article III of the Bennett Municipal Code: Re: Sign Regulations

Ordinance No. XXX-23 - An Ordinance Amending Chapter 16, Article III of the Bennett Municipal Code Regarding Sign Regulations

Steve Hebert, Planning Manager

Attachments:

- **Staff Report Updates to Chapter 16, Article III of the Bennett Municipal Code: Re: Sign R**

egulations (0_-_SignCode_StaffReport_BoT_StdySsn_06_13_23_FINAL.pdf)

- **Proposed Ordinance Amending Chapter 16, Article III, Sign Regulations** (1_2023-4-11_Sign_Code_updates_23.ord.pdf)
- **PowerPoint Presentation** (2_SignCodeUpdate_BoT_StdySsn_06_13_23DRAFT.pdf)
- **Planning and Zoning Commission Resolution No. 2023-04** (3_Resolution_No._2023-04_-_A_Resolution_Recommending_Approval_of_an_Ordinance_Amending_Chapter_16_of_the_Bennett_Municipal_Code_Concerning_Sign_Regulations.pdf)

Contact: Christina Hart (chart@bennett.co.us 303-644-3249 x1001) | Agenda published on 06/08/2023 at 9:33 AM

STAFF REPORT



welcome neighbors.

TO: Mayor and Town of Bennett Board of Trustees
FROM: Denise Taylor, Assistant to the Town Manager
DATE: June 13, 2023
SUBJECT: Chapter 16 Section 16.2.210 and Section 16.2.470 - Teacherages Definitions

Background

The challenge of providing affordable housing is a pressing issue that is affecting communities across the nation. More specifically, the Bennett School District is finding it increasingly difficult to find and recruit teachers due to the lack of affordable housing for early career educators. Representatives of the District met with Town Staff to discuss the possibilities of building housing specifically for teachers on school district property, known as teacherages.

Teacherage is defined as any housing facility for teachers and other school employees provided by a school district. Colorado Revised Statutes § 22-32-110 gives school boards the authority to construct, purchase or remodel teacherages for the employees of the district.

Designating teacherages as a conditional use in the Public Zone, offers the Planning Commission and the Board of Trustees the ability to require a site plan, traffic, utilities and public safety studies, as well as rely on Bennett Municipal Code (BMC) Section 16-2-330 to ensure design harmony and compatibility for this use and future uses in designated public use zones. Public hearings before both the Planning Commission and Town Board are required for conditional uses, which would give interested parties the opportunity to provide comments on a proposed teacherage.

Staff Recommendation

Town Staff recommends the Board of Trustees amend the BMC to add a definition for teacherages to Section 16.2.210 and to designate teacherages a conditional use in the Land Use Table in BMC Section 16.2.470.

Attachments

1. Proposed changes to Section 16.2.210
2. Proposed changes to Section 16.2.470

Sec. 16-2-210. Definitions.

The words and phrases used in this Article shall have the meanings defined below:

Substantial change means a modification that changes the physical dimensions of an Eligible Support Structure such that after the modification, the structure meets any of the following criteria:

- A. For Towers, it increases the height of the Tower by more than ten percent (10%), or by the height of one (1) additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet, whichever is greater, as measured from the top of an existing antenna to the bottom of a proposed new antenna; for other Eligible Support Structures, it increases the height of the structure by more than ten percent (10%) or more than ten (10) feet, whichever is greater, as measured from the top of an existing antenna to the bottom of a proposed new antenna;
- B. For Towers, it involves adding an appurtenance to the body of the Tower that would protrude from the edge of the Tower more than twenty (20) feet, or more than the width of the Tower structure at the level of the appurtenance, whichever is greater; for Eligible Support Structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six (6) feet;
- C. For any Eligible Support Structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, as determined on a case-by-case basis based on the location of the Eligible Support Structure but not to exceed four (4) cabinets per application; or for Base Stations, it involves installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten percent (10%) larger in height or overall volume than any other ground cabinets associated with the structure;
- D. When the change entails any excavation or deployment more than thirty (30) feet in any direction outside the current site.
- E. When the change would defeat the concealment elements of the Eligible Support Structure by causing a reasonable person to view the structure's intended stealth design as no longer effective;
- F. For any Eligible Support Structure, it does not comply with record evidence of conditions associated with the siting approval of the construction or modification of the Eligible Support Structure or Base Station equipment, unless the noncompliance is due to an increase in height, increase in width, addition of cabinets, or new excavation that would not exceed the thresholds identified in above paragraphs A, B, C and D of this definition.

For purposes of determining whether a Substantial Change exists, changes in height are measured from the original support structure in cases where deployments are or will be separated horizontally, such as on building rooftops; in other circumstances, changes in height are measured from the dimensions of the Tower or Base Station, inclusive of approved appurtenances and any modifications that were approved prior to February 22, 2012.

Teacherage means any housing facility for teachers and other school employees provided by a school district on school district property.

Temporary moving or storage containers means a storage container associated with a temporary use, such as building renovation or the process of moving into or out of a dwelling unit. Temporary moving or storage containers, as hereby defined, do not include *cargo containers* as defined in this Article.

Temporary use means a land use that is only permitted for a specified period of time.

Sec. 16-2-470. Land uses.

**Table 2.12
Land Use Table**

Land Use Categories	Zone Districts										
	A	RE	R-1	R-1A	R-2	R-3	MH	C	EC	I	P
G. RESIDENTIAL USES											
(1) Assisted living facility or nursing home					C	P					
(2) Group home for the aged, persons with developmental disabilities, and persons with behavioral or mental health disorders in compliance with all state and federal law.	P	P	P	P	P	P					
(3) Group home for juvenile offenders						C					
(4) Home occupations	P	P	P	P	P	P	P		P		
(5) Manufactured homes	P	P	P	P	P	P	P				
(6) Mobile homes							P				
(7) Multifamily dwelling						P			C		
(9) Rooming, lodging or boarding houses						P			C		
(8) Single-family dwelling	P	P	P		P	C	P				
(9) Teacherage											C
(910) Two-family dwelling					P	C					
(10 11) Townhome dwelling					C	P					

TO: Mayor and Town of Bennett Board of Trustees
FROM: Steve Hebert, Planning Manager
DATE: June 13, 2023
SUBJECT: Updates to Chapter 16, Article III of the Bennett Municipal Code Re: Sign Regulations

Background

Chapter 16, Article III of the Bennett Municipal Code includes the Town's sign regulations. Per Section 16-3-30, the intent of the regulations is to provide a balanced and fair legal framework for the design, construction and placement of signs that:

- (1) Promote the efficient communication of messages and ensure that persons exposed to signs are not overwhelmed by the number of messages presented;
- (2) Encourage the innovative use of sign design;
- (3) Promote both renovation and proper maintenance of signs;
- (4) Reduce administrative burdens;
- (5) Enable fair and consistent permitting and enforcement;
- (6) Ensure that signs are compatible with their surroundings and prevent the construction of signs that are a nuisance to occupants of adjacent and contiguous property due to brightness, reflectivity, bulk or height;
- (7) Enhance property values and business opportunities;
- (8) Promote the safety of persons and property by ensuring that signs do not create a hazard by:
 - a. Confusing or distracting motorists; or
 - b. Impairing drivers' ability to see pedestrians, obstacles or other vehicles or to read traffic signs;
- (9) Protect the public welfare and enhance the appearance and economic value of the landscape by avoiding sign clutter that can compromise the character, quality and viability of commercial corridors; and
- (10) Assist in wayfinding.

Summary of Proposed Updates

Periodically Staff reviews the municipal code for necessary or desired updates. The objective of this update is to:

- Perform a general cleanup to remove redundancies, correct errors, improve definitions, etc.;
- Maintain consistency with U.S. Supreme Court rulings, regarding free speech;
- Address sign types not currently mentioned in the code; and,
- Make minor adjustments to some of the sign standards.

The attached draft ordinance includes all of the proposed changes. Words to be added are underlined, words to be deleted are ~~stricken through~~.

Below is a summary of the proposed updates to the Town of Bennett sign code. (See the PowerPoint presentation in the packet for images of some of the concepts discussed below.)

1. General cleanup to remove redundancies, correct errors, improve definitions, etc.
2. Increasing percent of window area for window signs from 10% to 25%. Most codes vary from 25%-50%.
3. Allow for a master sign plan for master planned residential projects, e.g. Muegge Farms, Bennett Ranch, etc.
4. Allow for larger temporary signs on undeveloped or property under development on both residential and non-residential properties. This will accommodate homebuilders and developers, consistent with what most other communities allow.
5. New standards for menu and message boards for a restaurant with a drive-thru, e.g. Sonic. Our code doesn't specifically accommodate these.
6. More accommodating standards for wall signs on non-residential buildings. Current code limits the total wall sign area to 100 sq. ft. for an entire building. Most codes allow 100 sq. ft. per building facade.
7. Minor changes to wall sign lighting to be consistent with the intent of the new lighting ordinance.
8. Minor design standard upgrade to require wall sign raceways be painted the same color as the color of the building wall behind it.

Planning and Zoning Commission Recommendation

The Planning and Zoning Commission reviewed the proposed changes on April 17, 2023 and recommended approval of the draft ordinance. See their resolution attached.

Staff Recommendation

Staff recommends the Board of Trustees review the proposed ordinance amending the sign code and give feedback to Staff regarding the recommended changes. Staff will set a formal public hearing to consider the ordinance in the near future.

Attachments

1. Proposed Ordinance Amending Chapter 16, Article III, Sign Regulations
2. Staff PowerPoint Presentation
3. Planning and Zoning Commission Resolution No. 2023-04

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 16, ARTICLE III OF THE BENNETT MUNICIPAL CODE REGARDING SIGN REGULATIONS

WHEREAS, pursuant to state law, including but not limited to C.R.S. § 31-23-301 et seq., the Town is authorized to regulate signs within the Town; and

WHEREAS, the Board of Trustees of the Town of Bennett has previously adopted Chapter 16, Article III, which sets forth the current sign regulations within the Town; and

WHEREAS, the Board of Trustees desires to amend the sign regulations for the purpose of promoting the health, safety and general welfare of the Town; and

WHEREAS, the Bennett Planning and Zoning Commission has held a duly-noticed public hearing on such proposed regulations and has forwarded to the Board of Trustees its recommendation on such regulations; and

WHEREAS, the Board of Trustees has considered the recommendation of the Planning and Zoning Commission and has held a duly-noticed public hearing on the proposed sign regulation amendments in Chapter 16 of the Bennett Municipal Code.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF BENNETT, COLORADO:

Section 1. The following definitions in Section 16-3-210 of the Bennett Municipal Code are hereby amended as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Sec. 16-3-210. Definitions.

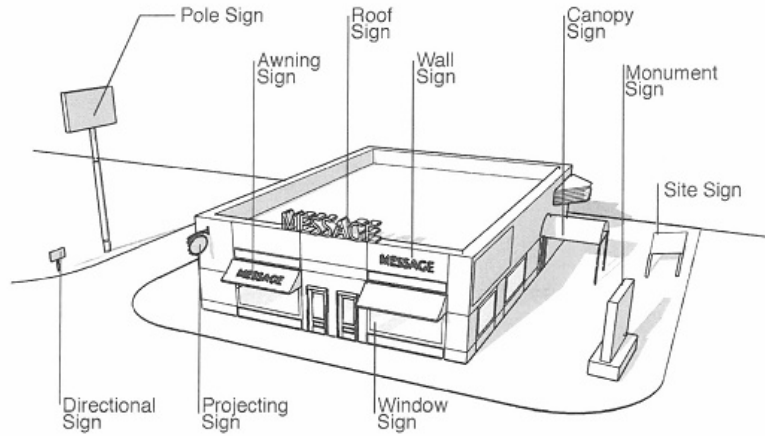
~~*Mural* means a picture or graphic illustration applied directly to a wall of a building that does not advertise or promote a particular business, service or product.~~

Sign, external accessory use means a sign located outside of a principal commercial use affixed to accessory commercial structures.

Sign, menu means a permanently mounted sign at a drive-up or drive-through facility that is not legible from the adjacent street right-of-way.

Sign, permanent [Definition to remain same. Add the following figure under definition].

Figure _____



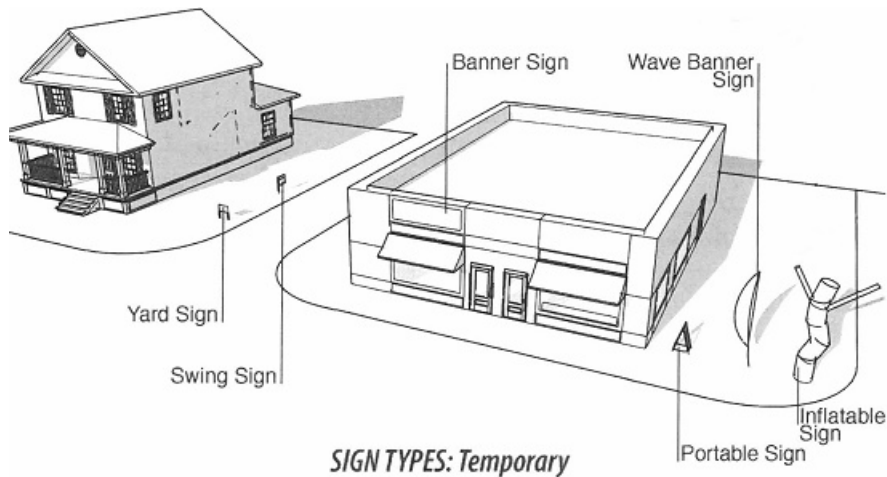
SIGN TYPES: Permanent

Sign, site means a ~~temporary~~ freestanding sign constructed of vinyl, plastic, wood, or metal or other durable material and ~~designed or intended to be~~ displayed for a ~~short period of time~~.

Sign, temporary means any banner, blimp, wind or fan-driven sign, or other sign constructed of light fabric, cardboard, wallboard, plywood, sheet metal, paper or other ~~light~~ materials, with or without a frame, intended or designed to be displayed for a limited period of time.

[Add the following figure under definition]

Figure



SIGN TYPES: Temporary

Sign, window means a sign which is applied or attached to the exterior or interior of a window, or applied to, attached to, or located within one (1) foot of the interior of a window, which can be seen through the window from the exterior of the structure.

~~*Transition method* means a visual effect applied to a message to transition from one (1) message to the next. Transition methods include:~~

~~a. *Dissolve* - a frame effect accomplished by varying the light intensity or pattern, where the first frame gradually appears to dissipate and lose legibility simultaneously with the gradual appearance and legibility of the second frame.~~

~~b. *Fade* - a frame effect accomplished by varying the light intensity, where the first frame gradually reduces intensity to the point of not being legible (i.e. fading to black) and the subsequent frame gradually increases intensity to the point of legibility.~~

Section 2. Sections 16-3-320(b) and (e) of the Bennett Municipal Code are hereby amended to read as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Sec. 16-3-320. Permit approval criteria.

(b) The Zoning Administrator shall review the sign permit application in light of the approval criteria in this Article and shall either approve, approve with conditions or deny such application.

(e) A sign permit shall lapse and have no further effect unless a sign has been erected in compliance with the terms and conditions of the permit within six months ~~one (1) year~~ after the date of the sign permit approval.

Section 3. Section 16-3-340 of the Bennett Municipal Code is hereby amended to read as follows (words to be added are underlined):

Sec. 16-3-340. Master sign plan.

For any master planned residential community, multi-tenant retail center, industrial park or other unified form of commercial site development or redevelopment, the applicant may ~~shall~~ submit a master sign plan that consists of coordinated and/or shared signage for the entire development.

[Subsection 1-6 to remain same]

Section 4. Section 16-3-350 of the Bennett Municipal Code is hereby amended to read as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Sec. 16-3-350. - Signs allowed without permit.

(a) Generally, the following types of signs are allowed in all zoning districts without a sign permit, subject to the provisions of this Section.

(b) Exempt signs shall otherwise be in conformance with all applicable requirements of this Article, and the construction and safety standards of the Town.

(c) Changing or replacing the copy on an existing lawful sign shall also not require a permit, provided the copy change does not change the nature of the sign or render the sign in violation of this Article.

(d) All signs not listed in this Section (and that are not prohibited under Section 16-3-360) require a sign permit pursuant to Section 16-3-310 above.

(1) Flags, provided that the following restrictions are met:

a. For residential uses, the height of the pole on which the flag is mounted does not exceed the height of the principal structure on the lot or the distance from the flagpole to the lot line, whichever is less.

b. For nonresidential uses, the height of the pole on which the flag is mounted does not exceed the height of the principal structure on the lot or forty (40) feet, whichever is less.

c. The location of the flagpole is set back a distance from a property line that is at least equal to its height.

(2) Banners and inflatable signs shall be allowed without a sign permit provided that the following requirements are met:

a. ~~Either one~~ One (1) banner per business may be displayed on a building wall, not to exceed one-half (½) square foot for each linear foot of exterior wall up to a maximum area of one hundred (100) square feet; or

b. Two ~~two~~ (2) freestanding wave banners are permitted per business, up to a maximum height of twelve (12) feet and a maximum square footage of fifty (50) square feet each;

~~b.c.~~ No banner shall be illuminated, animated or constructed of reflective materials;

~~c.d.~~ Inflatable signs shall be securely anchored or tethered to the ground, building or structure; and

~~d.e.~~ Banners and inflatable signs shall comply with the sign design and maintenance standards in Sections 16-3-510 and 16-3-530.

[Figures, Subsections 3 through 4 to remain same]

(5) Any sign displayed on a window or inside a residential building, ~~and any sign inside a nonresidential building that is not visible through a window.~~

(6) Permanent window signs, provided that such signs are limited to twenty-five percent (25%) ~~ten percent (10%)~~ of the total window area of an establishment in a commercial zoning district, and are illuminated only during the times the establishment is in operation.

[Subsections 7 through 14 to remain same]

(15) ~~Murals or w~~Works of art, as defined in Section 16-3-210.

[Subsection 16 to remain same]

(17) External accessory use signs limited to an aggregate sign area of forty (40) square feet in area, as defined in Section 16-3-210.

[Subsections 18 through 19 to remain same]

Section 5. Tables 3.1 and 3.2 in Section 16-3-410 of the Bennett Municipal Code are hereby amended to read as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Table 3.1
Standards for Residential Zoning Districts

Sign Type	Maximum Number	Maximum Area	Maximum/ Minimum Height
Awning or Canopy Sign	<u>1 per door or window</u> Unlimited	0.5 square feet of signage for each linear foot of awning or canopy	No higher than roof or parapet line; 9 feet minimum pedestrian clearance; 14 feet minimum vehicular clearance
Directional Sign	Per approved sign plan	6 square feet	No higher than 4 feet
Monument sign	1 per public, quasi- public or institutional use; 2 per main entrance to a subdivision, multi- family housing complex or mobile home park	32 square feet	No higher than 6 feet
Site Sign	1 per street frontage	16 square feet	No higher than 6 feet
Swing Sign	1 per street frontage	6 square feet, inclusive of riders	No higher than 6 feet
<u>Temporary sign (located on undeveloped property or property under development)</u>	<u>1 per street frontage</u>	<u><20 ac. = 64 square feet</u>	<u>8 feet</u>
	<u>2 per street frontage</u>	<u>>20 ac. = 96 square feet</u>	<u>12 feet</u>

Wall Sign	1 per single-family or two-family dwelling with a home-based business	2 square feet	No higher than 8 feet
	1 per principal multifamily family building, per street frontage	32 square feet	No higher than 1 foot below roof or parapet line
	1 per public, quasi- public or institutional use	32 square feet.	No higher than 1 foot below roof or parapet line
Yard Sign	Unlimited, within maximum area requirements	6 square feet per sign/24 square feet total	No higher than 4 feet

Table 3.2
Standards for Nonresidential Zoning Districts

Sign Type	Maximum Number	Maximum Area	Maximum/Minimum Height
Awning or Canopy Sign	Unlimited	0.5 square feet of signage for each linear foot of awning or canopy	No higher than roof or parapet line; 9 feet minimum height pedestrian clearance; 14 feet minimum height vehicular clearance
Directional Sign	Per approved sign plan	6 square feet	No higher than 4 feet, except when used on a vehicular clearance structure: minimum of 14 feet
Monument Sign	1 per legal lot of record, except within a master sign plan	75 square feet	No higher than 8 feet for lots < 150 lineal feet of frontage; 10 feet for lots > 150 lineal feet of frontage
	1 per multi-tenant retail center, industrial park or other form of unified site development	150 square feet	No higher than 25 feet
<u>Menu Sign</u>	<u>2 per drive-through lane</u>	<u>75 sq. ft. per drive-through lane</u>	<u>7 feet</u>
Pole Sign	1 per legal lot of record proximate to I-70/SH79 intersection (Figure 3.8(b):	380 square feet	No higher than 60 feet

	<u>Pole Sign Location Detail)</u>		
Projecting Sign	1 per building entrance	15 square feet	No higher than roof or parapet line; 9 feet minimum height
Roof Sign	1 per principal building	100 square feet	No higher than 4 feet above the roofline, parapet or fascia wall on a flat roof; no higher than roofline on a peaked or mansard roof
Site Sign	1 per street frontage	32 square feet	No higher than 8 feet
Swing Sign	1 per street frontage	6 square feet, inclusive of riders	No higher than 6 feet
<u>Temporary sign (located on developed property)</u>	<u>1 per street frontage</u>	<u>32 square feet</u>	<u>8 feet</u>
<u>Temporary sign (located on undeveloped property or property under development)</u>	<u>1 per street frontage</u>	<u><5 ac. = 64 square feet</u>	<u>8 feet</u>
	<u>2 per street frontage</u>	<u>>5 ac. = 96 square feet</u>	<u>12 ft.</u>
Wall Sign	Unlimited. Within allowed maximum area.	1.5 square feet of area per lineal foot of exterior wall frontage or leased frontage, up to a maximum of 100 square feet for entire building <u>per building facade.</u>	No higher than 25 feet and Not higher than the eave line of the principal building
Yard Sign	Unlimited, within maximum area requirements	6 square feet per sign/24 square feet total	No higher than 4 feet

Section 6. Figure 3.1 in Section 16-3-420 of the Bennett Municipal Code is hereby deleted.

Section 7. Section 16-3-420(4)(d) of the Bennett Municipal Code is hereby amended to read as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Sec. 16-3-420. Standards by sign type.

(4) Electronic message centers.

d. Transition Method. The electronic message center shall be limited to static messages. Displays shall not flash, rotate, scintillate, blink or strobe illumination when transitioning between messages. ~~, changed only through either dissolve or fade~~

~~transitions, which may otherwise not have movement, or the appearance or optical illusion of movement, of any part of the sign structure, design, or pictorial segment of the sign, including the movement of any illumination or the flashing scintillating or varying of light intensity.~~

Section 8. Section 16-3-420(10) of the Bennett Municipal Code is hereby amended to read as follows (words to be added are underlined; words to be deleted are ~~stricken through~~):

Sec. 16-3-420. Standards by sign type.

(10) Wall signs.

a. Location. A wall sign shall not be placed to obstruct any portion of a window, doorway or other architectural detail.

b. Quantity, Area and Height. A wall sign shall comply with the quantity, area and height requirements established in Section 16-3-410. Wall signs shall not be higher than the eave line of the principal building. No sign part, including cut-out letters, may project from the building wall more than required for construction purposes and in no case more than twelve (12) inches.

c. Lighting. Wall signs may be illuminated in nonresidential zoning districts only. All lighting must be internal or by way of a full-cutoff light fixture so the source of the light is not directly visible off-site.

d. If individual letters are mounted on a raceway, the raceway shall be the same or similar color as the color of the background of the building façade upon which the raceway is mounted.

[Figure 3.11 to remain same]

Section 9. Section 16-3-420 of the Bennett Municipal Code is hereby amended by the addition of a new subsection (11) to read as follows:

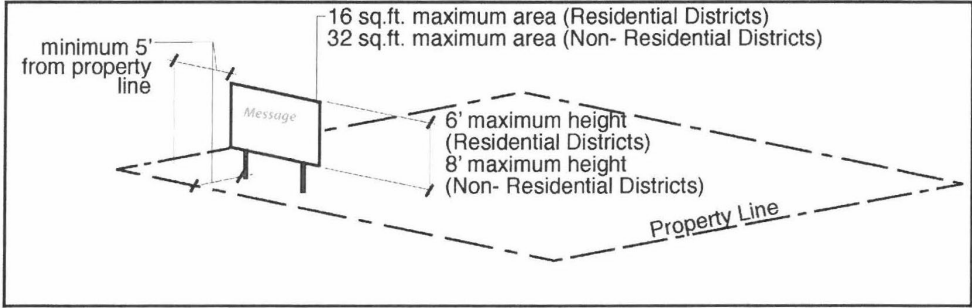
Sec. 16-3-420. Standards by sign type.

(11) Site Signs shall be permitted as follows:

a. Location. Site signs shall be setback a minimum of five (5) feet from any property line. Site signs are not permitted on parcels with existing residential uses.

b. Quantity, area and height. A site sign shall comply with the quantity, area and height requirements established in Section 16-3-410.

Figure ____: Site Sign Detail



Section 10. Section 16-3-430(1) of the Bennett Municipal Code and Figures 3.12 and 3.14 concerning Site Signs are hereby deleted and the remaining subsections shall be renumbered.

INTRODUCED, READ, ADOPTED AND ORDERED PUBLISHED BY TITLE ONLY THIS
_____ DAY OF _____ 2023.

Royce D. Pindell, Mayor

Attest:

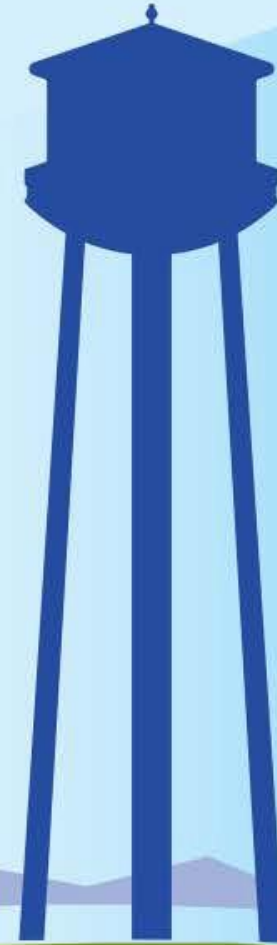
Christina Hart, Town Clerk

Proposed Sign Code Update Chapter 16, Article III

Board of Trustees Study Session

June 13, 2023

Steve Hebert, Planning Manager



Sign Code Update

- General cleanup to remove redundancies, correct errors, improve definitions, etc.
- Maintain consistency with U.S. Supreme Court rulings re: free speech.

Sec. 16-3-320. Permit approval criteria.

- (a) Applications for sign permits and sign plans (when required by this Article) shall be submitted in accordance with the Applicant Guide.
- (b) The Zoning Administrator shall review the sign permit application in light of the approval criteria in this Article and shall either approve, approve with conditions or deny such application.
- (c) An application for a sign permit may be approved if it complies with the applicable standards set forth in this Article or a final development plan, and all applicable building code requirements. In cases where there is a conflict between this Article and the final development plan, the final development plan shall control.
- (d) An application for a revocable permit may be approved if it complies with the following criteria:
 - (1) The applicant agrees to the terms of a revocable permit agreement, including, but not limited to, any provisions that require compensation to the Town for use of public property or public right-of-way and that indemnify the Town and hold the Town harmless from future damages or liability claims.
 - (2) The proposed sign complies with all applicable use, development and design standards set forth in this Article, and all applicable building code requirements.
 - (3) The proposed sign shall not interfere with street intersection visibility or in any other way adversely affect the public health, safety or welfare.
 - (4) The proposed sign shall not be located over any existing or future utilities and may be removed by the Town if necessary for reconstruction of a street, sidewalk, utilities or to protect the health, safety and welfare of the citizens of the Town, with no liability to the Town for replacement or repair.
 - (5) The proposed sign has been approved by the Town Engineer based on the Town Engineer's review of the proposal under all Town ordinances, resolutions, rules, regulations and policies governing the use of public property and public rights-of-way.
- (e) A sign permit shall lapse and have no further effect unless a sign has been erected in compliance with the terms and conditions of the permit within six (6) months ~~one (1) year~~ after the date of the sign permit approval.

(Ord. 646-14 §1(Exh. A), 12-9-2014 ; Ord. No. 660-16, §2(Exh. A), 2-23-2016.)

Sign Code Update

- Increasing percent of window area for window signs from 10% to 25%.
- Most codes vary from 25%-50%.

This



Not This




Sign Code Update

- Allow for a master sign plan for master planned residential projects, e.g. Muegge Farms, Bennett Ranch, etc.
- Currently allowed for commercial and industrial.

**OUTLINE DEVELOPMENT PLAN
MUEGGE FARMS 3RD AMENDMENT
TOWN OF BENNETT, COUNTY OF ADAMS, STATE OF COLORADO
COMMUNITY SIGNAGE & GUIDELINES
PAGE 12 OF 13**

STANDARDS & GUIDELINES

R-1 Primary Community Monument



Exhibits are for purposes of intent only and may be subject to revisions with subsequent submittals


Standards

- 2 signs per community within the subdivision
- Maximum area of 60 square feet of type face
- Maximum height of 15'

Guidelines

- **Location:** Community Monument signs are typically located at the entrance or prominent intersections of a community. They shall be located on a site frontage adjoining a public or private street, tract, easement or right-of-way. The setbacks should ensure that all sight lines are preserved. Upon approval of the zoning administrator, a monument sign can be integrated into a wall.
- **Landscaping:** Landscaping shall be provided at the base of the supporting structure equal to two times the area of one face of the sign. For example, twenty (20) square feet of sign area equals sixty (60) square feet of landscaped area. The Zoning Administrator may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project, or if physical conditions of the site would preclude all or a portion of the landscaping.
- **Lighting:** Monument signs may be illuminated.

R-2 Secondary Entry Monument




Standards

- 4 signs per community within the subdivision
- Maximum area of 40 square feet of type face
- Maximum height of 12'

Guidelines

- **Location:** Secondary Monument signs are typically located at prominent intersections of a community or at terminus view sheds. They shall be located on a site frontage adjoining a public or private street, tract, easement or right-of-way. The setbacks should ensure that all sight lines are preserved. Upon approval of the zoning administrator, a monument sign can be integrated into a wall.
- **Landscaping:** Landscaping shall be provided at the base of the supporting structure equal to two times the area of one face of the sign. For example, twenty (20) square feet of sign area equals sixty (60) square feet of landscaped area. The Zoning Administrator may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project, or if physical conditions of the site would preclude all or a portion of the landscaping.
- **Lighting:** Monument signs may be illuminated.

R-3 Neighborhood Identification Monument



Standards

- 3 signs per neighborhood within each filing or planning area
- Maximum area of 32 square feet of type face
- Maximum height of 8'

Guidelines

- **Location:** Neighborhood Identification Monument signs are typically located at prominent intersections of the entrance of an individual neighborhood. They shall be located on a site frontage adjoining a public or private street, tract, easement or right-of-way. The setbacks should ensure that all sight lines are preserved. Upon approval of the zoning administrator, a monument sign can be integrated into a fence or wall.
- **Landscaping:** Landscaping shall be provided at the base of the supporting structure equal to three times the area of one face of the sign. For example, twenty (20) square feet of sign area equals sixty (60) square feet of landscaped area. The Zoning Administrator may reduce or waive this requirement if it is determined that the additional landscaping would not contribute significantly to the overall aesthetic character of the project, or if physical conditions of the site would preclude all or a portion of the landscaping.
- **Lighting:** Monument signs may be illuminated.

Sign Code Update

- Allow for larger temporary signs on undeveloped or property under development on both residential and non-residential properties.
- Recommend 96 Sq. Ft.
- This will accommodate homebuilders and developers, consistent with what most other communities allow.



Sign Code Update

- Specifically allow changeable copy menu board signs.



Planning and Zoning Commission Recommendation

The Planning and Zoning Commission reviewed the proposed changes on April 17, 2023 and recommended approval of the draft ordinance. See their resolution attached.

Staff Recommendation

Staff recommends the Board of Trustees review the proposed ordinance amending the sign code and give feedback to staff regarding the recommended changes. Staff will set a formal public hearing to consider the ordinance in the near future.

(See Proposed Ordinance)

Questions/Comments?

BENNETT PLANNING AND ZONING COMMISSION

RESOLUTION NO. 2023-04

A RESOLUTION RECOMMENDING APPROVAL OF AN ORDINANCE AMENDING CHAPTER 16 OF THE BENNETT MUNICIPAL CODE CONCERNING SIGN REGULATIONS

WHEREAS, there has been proposed a draft ordinance to amend certain provisions in Chapter 16 of the Bennett Municipal Code concerning sign regulations; and

WHEREAS, the Planning and Zoning Commission has held a duly-noticed public hearing to consider and hear public comments on the proposed amendments; and

WHEREAS, based on the recommendation of Town Staff, the testimony of the witnesses and the documents made a part of the record of the public hearing, the Planning and Zoning Commission finds that the proposed ordinance should be approved in essentially the same form as accompanies this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF BENNETT, COLORADO, AS FOLLOWS:

Section 1. The Planning and Zoning Commission hereby recommends approval of the proposed ordinance amending Chapter 16 of the Bennett municipal code concerning sign regulations.

INTRODUCED, PASSED AND ADOPTED, THIS 17TH DAY OF APRIL, 2023.



Martin Metsker, Chairperson

ATTEST:



Secretary

