

**TOWN OF MEAD, COLORADO
PLANNING COMMISSION
RESOLUTION NO. 03-PC-2021**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
MEAD, COLORADO RECOMMENDING APPROVAL OF STAFF-INITIATED
TEXT AMENDMENTS TO SECTIONS 16-7-50, 16-7-140- TABLE 7.14, 16-7-150-
TABLE 7.15(2), AND 16-7-210 OF THE *MEAD MUNICIPAL CODE*,
REGARDING SUBDIVISION UNDER DEVELOPMENT SIGNS AND SIGN
PERMITTING, TO THE BOARD OF TRUSTEES**

WHEREAS, Sec. 16-3-160(d) of the Town of Mead Municipal Code (“MMC”) sets forth that amendments to the text of the Land Use Code may be initiated by the Board of Trustees, the Planning Commission, Town Staff or written application of any property owner or resident of the Town and further provides that any such text amendments “. . . shall be reviewed and considered by the Planning Commission and the Board of Trustees at public hearings and shall be enacted by ordinance”; and

WHEREAS, Town Staff has proposed amendments to Sections 16-7-50, 16-7-140- Table 7.14, 16-7-150- Table 7.15(2), and 16-7-210, of the MMC, regarding Subdivision Under Development signs and sign permitting; and

WHEREAS, a legislative redline of the proposed amendments to Sections 16-7-50, 16-7-140- Table 7.14, 16-7-150- Table 7.15(2), and 16-7-210 of the MMC is attached to this Resolution as **Exhibit A** and is incorporated herein by reference; and

WHEREAS, in accordance with applicable requirements of the MMC, the Town Clerk caused notice of the Planning Commission public hearing on this matter to be published no later than fifteen (15) days prior to the hearing in a newspaper of general circulation; and

WHEREAS, the Planning Commission conducted the duly-noticed public hearing on May 19, 2021 to consider the proposed staff-initiated text amendments summarized in **Exhibit A** (the “Proposed Text Amendments”); and

WHEREAS, the MMC requires the Planning Commission to make a recommendation to the Board of Trustees to approve, conditionally approve or deny any proposed text amendment; and

WHEREAS, based upon evidence set forth in the *Agenda Item Summary/Staff Report* presented to the Planning Commission and other evidence offered and accepted at the public hearing, the Planning Commission has determined that the approval criteria set forth in Sec. 16-3-160(f)(2) of the MMC have been satisfied in that the Proposed Text Amendments, if approved by the Board of Trustees, will provide for changes in administrative practices as may be necessary to accommodate changing needs of the community and the Town Staff; and

WHEREAS, the Planning Commission desires to recommend approval of the Proposed Text Amendments to the Board of Trustees,

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the Town of Mead, Colorado, that:

Section 1. Recitals incorporated. The recitals contained above are incorporated herein by

reference and are adopted as findings and determinations of Planning Commission.

Section 2. Recommendation. The Planning Commission finds and determines that it reviewed the Proposed Text Amendments in accordance with the procedure set forth in Sec. 16-3-160 of the MMC and that the public hearing on the Proposed Text Amendments was held, conducted and concluded in accordance with Sec. 16-3-160 of the MMC. The Planning Commission recommends that the Board of Trustees proceed to approve the Proposed Text Amendments.

Section 3. Effective Date. This resolution shall become effective immediately upon adoption.

INTRODUCED, READ, PASSED AND ADOPTED THIS 19 DAY OF MAY, 2021.

ATTEST:

**TOWN OF MEAD PLANNING
COMMISSION**

By Jeanine Reed Secretary
Dana Kure Chairman or Acting Chair



Exhibits:

EXHIBIT A – Proposed Amendments to Sections 16-7-50, 16-7-140- Table 7.14, 16-7-150- Table 7.15(2), and 16-7-210 of the MMC

EXHIBIT A

The text amendments to the Land Use Code of the Mead Municipal Code are provided below, with deletions in strike-through and additions underlined except as otherwise noted.

Sec. 16-7-50. - Applicability and exceptions.

- (5) Exemptions from permit requirement. The following "exempt signs" are not exempt from applicable provisions of this Article, but are exempt from the requirement of Subsection (4) of this Section that a sign permit be obtained prior to erection, installation, or substantial modification. Exempt signs may require a building permit or other related permit if they are subject to a building or electrical code.
- a. Optional residential signs. One (1) wall sign, painted on, applied to, or affixed to a residential building on its front elevation; provided, that the sign does not exceed five (5) square feet in sign area.
 - b. Optional storage tank and utility cabinet or pedestal signs. Signs painted on or applied to the surface of above-ground storage tanks or utility cabinets or pedestals; provided, that the above-ground storage tanks or utility pedestals are currently in use for storage or utility purposes, respectively.
 - c. Flags. Flags that are hung from building-mounted or ground-mounted flagpoles and only three per lot; provided, that:
 1. No flag exceeds thirty-two (32) square feet in area.
 2. No flagpole exceeds the maximum building height for the zoning district in which it is located.
 - d. Holiday decorations. Decorations and signs that are clearly incidental, customary, and commonly associated with a holiday.
 - e. Interior signs. Signs that are not visible from residential lots, abutting property, or public rights-of-way.
 - f. Temporary signs. Temporary signs that are in compliance with the applicable requirements of Part 4 of this Article, with the exception of site signs and Subdivision Under Development (SUD) signs.

Sec. 16-7-140. - Standards for detached temporary signs.

The maximum number, maximum sign area, maximum height, and other restrictions that apply to detached temporary signs are set out in Table 7.14, Detached Temporary Signs.

**Table 7.14
Detached Temporary Signs**

		Zoning District				
Type of Sign	Residential (RSF-E, RSF-1, RSF-4,	Agricultural (AG)	Downtown Mixed-Use (DMU)	Welker Corridor (west of I-25)	Commercial (GC, HC)	Industrial (LI)
Standards	RMF-8, RMF-14)					
Yard Signs						
Max. # of Signs	<ul style="list-style-type: none"> • Not limited for single-family detached and duplex uses; • 2 per vehicular access point for multifamily and nonresidential (except vacant or agricultural) uses; • 1 per 80 ft. of frontage (or fraction thereof) for vacant or agricultural property 	Not allowed on parcels that front on Main Street or properties located South of Welker Avenue; in all other locations, same as Residential	Not allowed	2 per vehicular access point		
Max. Sign Area (per sign)	6 SF	Where allowed, same as Residential	Not applicable	6 SF		
Max. Sign Height	3 ft.	Where allowed, same as Residential	Not applicable	3 ft.		
Setbacks and Spacing	Yard signs shall be set back 1 ft. from all property lines	Where allowed, same as Residential	Not applicable	Yard signs shall be set back 2 ft. from all property lines Yard signs shall be spaced at least 2 ft. from other yard signs		

<p>Additional Standards</p>	<ul style="list-style-type: none"> • Yard signs shall be installed only in permeable landscaped areas (e.g., grass, mulch, or crushed rock) that extend at least 2 ft. in all horizontal directions from the sign • Where the number of permissible yard signs is related to the number of vehicular access points, the yard signs allowed per access point shall be installed within 10 ft. of the edge of the access point 		<p>Where allowed, same as Residential</p>	<p>Not applicable</p>	<ul style="list-style-type: none"> • Yard signs shall be installed only in permeable landscaped areas (e.g., grass, mulch, or crushed rock) that extend at least 2ft. in all horizontal directions from the sign • Where the number of permissible yard signs is related to the number of vehicular access points, theyard signs allowed per access point shall be installed within 10 ft. of theedge of the access point 	
<p>Site Signs</p>						
<p>Max. # of Signs</p>	<p>1 per parcel; provided, that the area of the parcel is at least 2 acres; parcels that</p>	<p>1 per 500 ft. of frontage (or fraction thereof)</p>	<p>1 per parcel</p>	<p>1 per parcel</p>	<p>1 per frontage</p>	

	are less than 2 acres shall not display site signs				
Max. Sign Area (per sign)	32 SF				
Max. Sign Height	6 ft.				

Setbacks and Spacing	Site signs shall be setback 2 ft. from all property lines	<ul style="list-style-type: none"> Site signs shall be set back 2 ft. from front property lines and 10ft. from all other property lines Site signs shall be spaced not less than 10ft. from each other 	Site signs shall be set back 2 ft. from all property lines	<ul style="list-style-type: none"> Site signs shall be set back 2 ft. from frontproperty lines and 10 ft. from all other property lines Site signs shall be spaced not less than 10 ft. from each other
Additional Standards	<ul style="list-style-type: none"> <u>Sign permit is required pursuant to Article VII, Sign Code, Part 1, Sec. 16-7-50 (4) and must be renewed annually to be exempted from limited duration of temporary signage.</u> <u>Temporary signs along I-25 and Highway 66 are eligible for a 5 ft. height bonus.</u> <u>A site sign permit shall not be granted for any property for the duration for which a SUD sign permit has been granted.</u> <p>Site signs shall be installed only in permeable landscaped areas (e.g., grass, mulch, ercrushed rock) that extend at least 2 ft. in all horizontal directions from the sign</p>			

Subdivision Under Development (SUD) signs

<u>Zoning District</u>						
<u>Type of Sign</u>	<u>Residential</u> (RSF-E, RSF-1, RSF-4, RMF-8, RMF-14)	<u>Agricultural</u> (AG)	<u>Downtown</u> Mixed-Use (DMU)	<u>Welker Corridor</u> (west of I-25)	<u>Commercial</u> (GC, HC)	<u>Industrial</u> (LI)
<u>Standards</u>						
<u>Max # of Signs</u>	<u>1 per entrance, plus 1 additional sign</u>	<u>1 per entrance, plus 1 additional sign</u>	<u>1 per entrance, plus 1 additional sign</u>	<u>1 per entrance, plus 1 additional sign</u>	<u>1 per entrance</u>	
<u>Max. sign Area (per sign)</u>	<u>48 S.F.</u>	<u>Not applicable</u>	<u>32 S.F.</u>	<u>32 S.F.</u>	<u>48 S.F.</u>	
<u>Max. sign Height</u>	<u>10 ft.</u>	<u>N/A</u>	<u>6 ft.</u>	<u>6 ft.</u>	<u>10 ft.</u>	
<u>Setbacks and Spacing</u>	<u>4 ft.</u>	<u>N/A</u>	<u>2 ft.</u>	<u>2 ft.</u>	<u>-SUD signs shall be set back a minimum of 2 ft. from front property lines and a minimum of 10 ft. from all other property lines</u> <u>-SUD signs shall be spaced not less than 10 ft. from each other</u>	
<u>Additional Standards</u>	<ul style="list-style-type: none"> <u>Sign permit is required pursuant to Article VII, Sign Code, Part 1, Sec. 16-7-50 (4) and must be renewed annually to be exempted from limited duration of temporary signage and may extend through build-out.</u> <u>In the event that there is more than one entity to be displayed on a SUD sign, the entities shall co-locate utilizing the Town's SUD sign template, as same may be amended from time to time.</u> <u>Signs that exceed 6 ft. are subject to a building permit.</u> <u>Temporary signs along Interstate 25 and Highway 66 are eligible for a 5 ft. height bonus.</u> 					

--

Swing Signs			
Max. # of Signs	1 per frontage	Not allowed on parcels that front on Main Street or properties located South of Welker Avenue; in all other locations, same as Residential	Not allowed

Max. Sign Area (per sign)	5 SF, including riders	Where allowed, same as Residential	Not applicable
Max. Sign Height	5 ft.	Where allowed, same as Residential	Not applicable
Setbacks and Spacing	Swing signs shall be set back 2 ft. from all propertylines	Where allowed, same as Residential	Not applicable

Additional Standards	Swing signs shall be installed only in permeable landscaped areas (e.g., grass, mulch, or crushed rock) that extend at least 18 inches in all horizontal directions from the sign	Where allowed, same as Residential	Not applicable
Sidewalk Signs			
Max. # of Signs	Not allowed	1 per primary building entrance	
Max. Sign Area (per sign)	Not applicable	6 SF	
Max. Sign Height	Not applicable	4 ft.	
Setbacks and Spacing	Not applicable	Must leave at least 4 ft. of clear sidewalk width for pedestrian use	<ul style="list-style-type: none"> • Must leave at least 4 ft. of clear sidewalkwidth for pedestrian use • Must be located within 10 ft. of aprincipal building entrance

Additional Standards	Not applicable	<ul style="list-style-type: none"> • Not allowed in vehicular use areas or permeable landscaped areas • Must not obstruct pedestrian travel path or building entrance • Must be weighted, anchored, or tethered to avoid movement in high winds • Placement in public right-of-way is restricted (see Subsection 16-7-70.6.a.(4))
Banners		
Max. # of Signs	1 per street frontage	
Max. Sign Area (per sign)	32 SF	48 SF
Max. Sign Height	4 ft., or any location on a fence or retaining wall	
Setbacks and Spacing	See additional standards, below	<ul style="list-style-type: none"> • Banners shall be set back at least 2 ft. from all property lines, or fixed to a fence, handrail, or retaining wall
Additional Standards	Banners shall be fixed to a fence, handrail, or retaining wall	<ul style="list-style-type: none"> • Banners shall be installed not less than 18 ft. from any wall of a principal building, unless fixed to a fence, handrail, or retaining wall that is closer than 18 ft. to the building • If banners are stretched between posts, the posts shall be firmly anchored, such that they will remain in a vertical position in windy conditions
Inflatables		

Max. # of Signs	Not allowed	1 per parcel, unless an inflatable sign is fixed to a principal building rooftop on the parcel (see Subsection 16-7-130.3.)
Max. Sign Area (per sign)	Not applicable	225 SF
Max. Sign Height	Not applicable	15 ft.
Setbacks and Spacing	Not applicable	All parts of the sign shall be set back at least 5 ft. from all property lines at all times
Additional Standards	Not applicable	Inflatable sign must be tethered to prevent movement in windy conditions

Sec. 16-7-150. - Duration of display of temporary signs.

- (1) Generally. The purpose of temporary signs is to display messages for a temporary duration. Temporary signs shall not be used as a subterfuge to circumvent the regulations that apply to permanent signs or to add permanent signage to a property in addition to that which is allowed by this Article.
- (2) Classification of temporary sign materials. Temporary signs are constructed from a variety of materials with varying degrees of durability. Common materials are classified in Table 7.15(1), Classification of Temporary Sign Materials.

Table 7.15(1)

Classification of Temporary Sign Materials

Material	Material Class				
	1	2	3	4	5
Paper, card stock, foam core board, or cardboard	■				
Laminated paper or cardstock		■			
Cloth, canvas, nylon, polyester, burlap, flexible vinyl, or other flexible material of comparable durability			■		
Inflexible vinyl, hard plastic, composite, or corrugated plastic ("coroplast")				■	
Wood or metal					■

(3) Duration of display.

- a. In general, a temporary sign shall be removed as of the earlier of the date that:
1. It becomes an abandoned sign; or
 2. It falls into disrepair (see Section 16-7-180, Sign Maintenance); or
 3. The number of days set out in Table 7.15(2), Duration of Temporary Signs by Material Class, expires.

Table 7.15(2)

Duration of Temporary Signs by Material Class

Sign Type	Max. Duration for Individual Sign by Material Class					Max. Posting Days/Year
	1	2	3	4	5	
Yard Sign	Not Allowed	45 days	Not Allowed	60 days	180 days	180 days
Site Sign	Not Allowed	Not Allowed	Not Allowed	180 60 days	365 180 days ¹	365 180 days ¹
<u>Subdivision Under Development (SUD) Sign</u>	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>Not Allowed</u>	<u>180 days</u>	<u>365 days</u> ¹	<u>365 days</u> ¹

Swing Sign	Not Allowed	Not Allowed	Not Allowed	60 days	180 days	180 days ²⁴
Sidewalk Sign	Not Allowed	Not Allowed	Not Allowed	6 a.m. to 10 p.m. daily ³²		365 days
Banner	Not Allowed	Not Allowed	30 days	Not Allowed	Not Allowed	180 days
Window Sign	90 days	90 days	Not Allowed	90 days	365 days	365 days
Inflatable Sign	Not Allowed	Not Allowed	21 days	Not Allowed	Not Allowed	42 days

TABLE NOTES:

¹Site signs and SUD signs are subject to a sign permit. Permits for signs constructed from Material Class 5 materials are eligible for renewal depending upon the condition of the sign, as outlined in Sec. 16-7-180 - Sign maintenance of this Code.

²⁴ Alternatively, the sign type may be displayed for three hundred sixty (360) days every two (2) calendar years.

³² May be modified by revocable right-of-way license.

- b. Temporary signs that are required due to governmental regulation (e.g., public notices) shall be removed as required by the applicable regulation.
- (4) Administrative interpretations. Materials for signage that are not listed in this Section may be introduced into the market. When a material is proposed that is not listed in this Section, the Planning Director shall determine the class of materials with which the new material is comparable, based on the new material's appearance, durability, and colorfastness. No temporary sign shall be displayed for a longer period than the longest permitted period in this Section, regardless of the material.

Sec. 16-7-210. - Definitions.

Subdivision Under Development (SUD) sign means a sign located on a parcel of land primarily near the entrance of a subdivision or otherwise active development site for which the Town has issued development permits but in which construction has not been completed.