



PLANNING COMMISSION

Wednesday, November 15, 2023 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

LIVE STREAM available on Town website

AGENDA

This agenda is subject to revision 24 hours prior to commencement of the meeting.

Call to Order

Roll Call

Approval of Minutes

- [1.](#) Minutes from October 18, 2023

Public Hearing – *Chair will introduce the item and hear the applicant request. Chair will ask if any public member wishes to speak for or against the request. Public should address the Commission members directly while members listen. Applicant may provide closing remarks and members may ask questions of the applicant. Chair will close the hearing and members will discuss the item, move a recommendation, and/or continue the hearing to a particular date.*

- [2.](#) Application for Conditional Use in CC Zone - Religious Institution (304 Hwy 105)

Business Items

- [3.](#) Consider Conditional Use in CC Zone - Religious Institution (304 Hwy 105)
- [4.](#) Review Downtown Design and Consider Incorporating into the Community Master Plan
- [5.](#) Review and Consideration of Revised Sign Code

Public Comment - *This time is reserved for the public to speak to items not on the agenda. Individuals must state name and limit comments to (3) minutes unless extended.*

Next Meeting (December 20) and Future Items

Adjourn

Americans with Disabilities Act

Reasonable accommodations for persons with a disability will be made upon request. Please notify the Town of Palmer Lake (at 719-481-2953) at least 48 hours in advance. The Town of Palmer Lake will make every effort to accommodate the needs of the public.

Notice

Notice is hereby given that more than two members of the Board of Trustees may be present; however, there will be no action taken by the Board of Trustees at this meeting.



PLANNING COMMISSION

Wednesday, October 18, 2023 at 5:00 PM

Palmer Lake Town Hall – 28 Valley Crescent, Palmer Lake, Colorado

MINUTES

Call to Order. Chair Ihlenfeld called the meeting to order at 5:01 pm.

Roll Call. Present: Commission members Amy Hutson, Susan Miner, Tim Caves, Mark Bruce, Bill Fisher and Charlie Ihlenfeld. Excused: Lindsey Zapalac.

Approval of Minutes

1. Minutes from 9/20/2023. MOTION (Bruce, Hutson) to approve the minutes as presented. Motion passed 6-0.

Public Hearing & Related Business Item

Chair suggested hearing from each applicant and consider action following the hearing.

2. Application for a Conditional Use for Motorcycle Maint/Repair in a CC Zone, Hwy 105. Mr. Creighton Smith introduced himself, his partner Greg, and the vision of the 2200 sq ft space at Wilson's Corner, Hwy 105. He explained their business of light maintenance/repair on motorcycles and reviewed the important items relating to the Community Master Plan. Mr. Smith reviewed the size and scope of the retail business and the manufacturers they are partnered with. He spoke about parking needs and options as well as noise concerns. They plan to utilize sound deadening material and not hold hours past 6 pm. He stated they intend to be good neighbors to the existing businesses.

Owners of Speedtrap, Ms Sam Padgett and Mr. Spencer Boyles, spoke against the location for Yaks. Ms Padgett asked that members imagine hearing motorcycles while having a meal, sleeping, visiting with a friend, etc., and addressed parking concerns that exist now. Mr. Boyles inquired about noise and ventilation, expressing his concern of exhaust in his place of business. Mr. Andrew Lee, neighboring real estate office, suggested that the intent of the corridor zoning does not support this business. He stated the plan for the area, as zoned, is for local access and use. Mr. Lee also addressed the average noise decibel and stated bikes are over 100 decibel, and he expressed concern of the metal roof vibrating the sound. He also stated concerns about the limited parking and asked members how the proposed business (use) fits the area. Ms. Alisha Sears, owner of the salon, stated concerns about parking as well as the safety of the shop. She stated it is a poor location for the shop. Mr. Greg Nardone, Yak's owner, explained the wall that will be installed to separate from retail and the choice of the space. He stated that they intend to be good neighbors and will not infringe on current tenant parking established. He explained the repair activity, noting that they do not "run" or "rev" motors. The test of repair work will be ridden away from downtown. He explained that he has been conducting

repair work in his garage for about four years with no complaints. Mr. Smith explained the roof structure and current foam insulation. They spoke about the retail development of the business.

Commission members asked questions about noise and ventilation. Applicants stated that running bikes will not take place inside the shop and tested down the roadway. Mr. Dave Wilson, property owner, thanked Commission members and tenants for the appropriate process conducted. He spoke in favor of the business owners being genuine and explained the allocated parking to tenants plus overflow spaces. Commissioner Fisher stated that PPRBD, as the inspection agency, will have code requirements for ventilation with remodel plans at the time of a land use application. Discussion took place about additional ventilating systems if needed. Mr. Matt Stephens offered to the Commission that a running motorcycle engine is about 95 decibel. Ms. Padgett reiterated her concerns about parking and noise, noting there is a difference between reality and idealized expectations. She stated four neighboring tenants have expressed concern. Ms. Stephanie Lee commented she also has concerns about noise and parking. Additional inquiries were made the volume of repair work. Applicants responded that ideally, retail will be primary, and currently they turn about 3-10 bikes each week – two techs and one owner for labor. Mr. Wilson stated the lease is for interior space only with allocated parking. Mr. Nardone confirmed that all property will be kept inside. Chair Ihlenfeld reminded members that they can apply conditions as needed. Ms. Padgett suggested conditions for parking, noise and ventilation. Mr. Boyle requested that the members consider protection to the current tenants. Discussion ensued with Commission members about various conditions. Mr. Stephens offered the current 24-hour abatement for odor complaints. Mr. Lee suggested that conditions be stringent with a timeline to protect the neighboring tenants' businesses. Ms. Padgett suggested a workshop to further discuss conditions. Chair Ihlenfeld thanked public members and closed the hearing.

5. Consider Conditional Use for Motorcycle Repair in CC Zone, Hwy 105. MOTION (Bruce, Caves) to recommend approval of the conditional use for motorcycle maint/repair in a CC zone with the following conditions – compliance to odor and noise code; proper ventilation as required by PPRBD; review of the use in 12 months from approval; any complaints be communicated to business owners and remedy any issues within five business days; no exterior storage of property. Motion passed 5-1 (no-Fisher).

3. Application to Replat Interior Lot Line, Parcel 7105308001, Hwy 105. Mr. David Wilson explained the interior lot line replat to make the structure proper for zoning code requirements. The adjustment is approximately 5 ft. No comments were made from the public.

6. Consider Replat Interior Lot Line (Wilson), Hwy 105. MOTION (Hutson, Fisher) to recommend approval of the replat of the interior lot line. Motion passed 6-0.

4. Reconsider Application to Replat Glen Park Lots (Duran Walton). Collins explained that the Commission previously considered this replat but the exhibit changed. She asked members if she could provide the background or if members preferred to continue to request the applicant to attend. Collins noted the prior replat included more of the right of way (permanent trail easement) before the El Moro right of way was recently vacated in the traditional manner. No person spoke for or against the application. Chair Ihlenfeld closed the hearing.

7. Reconsider Replat (Duran Walton), Glen Park. MOTION (Hutson, Bruce) to recommend approval of the replat of the Glen Park properties as presented. Motion passed 6-0.

Business Items

8. Distribute/Review Action Plan for Land Use Code Critical Issues Update (Consider Text Amendment to Add 2-family Units as Conditional Use to Residential Zoning and Administrative Plat Amendment). Collins reviewed the next steps to address updating the critical issues of the land use code. The following dates were confirmed – October 25 for a virtual workshop to review development application review by the Commission with CMI; November 8 for a workshop to complete worksheets for two topics (2-family units added as conditional use to residential zoning and administrative plat amendment) for CMI; tentative date of virtual workshop on November 15 if needed (before or after the regular meeting). Collins also asked members to review the proposed Table of Contents to combine current Ch. 16 and 17 to one land use section. MOTION (Hutson, Caves) to approve the TOC as drafted.

9. Update on Status of Sign Code (Board Direction). Collins explained the direction of the Board at the 10/12 meeting relating to the final version of the sign code. She stated that Attorney Krob is directed to pare down the code and the revised version will be brought back to the Planning Commission. Members discussed individual reaction to the Board direction.

Public Comment - none.

Next Meeting (11/15) and Future Items - Workshop to review "development review" (special virtual meeting 10/25). Commissioner Miner suggested the formerly drafted streetscape for the downtown corridor be reviewed and added to the Community Master Plan. Commissioner Fisher reviewed his experience at the APA class. He also suggested that the downtown sidewalk design incorporate landscape and architecture.

Adjourn. MOTION (Bruce, Hutson) to adjourn at 8:02 pm. Motion passed 6-0.

Minutes by: Dawn A. Collins, Town Clerk

COPY**NOTICE OF PUBLIC HEARING****TOWN OF PALMER LAKE**

Notice is hereby given that Palmer Lake Planning Commission shall hold a public hearing on Wednesday, November 15, 2023, at 5 PM at the Town Hall, 28 Valley Crescent, Palmer Lake, to consider a Conditional Use application for religious institution in a CC zone, located at 304 Hwy 105 (TLCA). A recommendation will be made to the Board of Trustees on the same matter scheduled for Thursday, December 14, 2023, at 6 PM. A copy of the complete application is on file at the Town Clerk office at 719-481-2953. /s/ Dawn A. Collins, Town Clerk



42 Valley Crescent
PO Box 208
Palmer Lake CO 80133
719-481-2953 – office

Office Use Only

Case Number: _____

Date: 10/12/23Fees: \$250.00Check #: # 14791Rec'd By: DAC / TVApplication Complete: DAC

PC-11/5

Conditional Use Application Form

Name of Applicant/Property Owner: THE MOVEMENT CHURCH JOHN CRESSMAN FORT LCAAddress: P.O. BOX 1101, PALMER LAKE CO 80133 Phone#: 719-491-0910Email: JOHN@CENTRALCOLORADOBUILDERS.COMName of Proposal: CONDITIONAL USE FOR RELIGIOUS INSTITUTION IN CC ZONELegal Description or Address: LOTS 1-10 BLK 33 TOWN OF PALMER LAKE

Note: If the applicant is someone other than the property owner, the applicant must provide a notarized letter from the property owner giving permission to be represented in this action.

This is a Conditional Use – A request for a use not permitted under certain zoning categories subject to review by the Planning Commission and consideration by the Board of Trustees.

Criteria for approval of a conditional use – Include a “site plan” or building design where a structure is involved to address the following criteria in which the Planning Commission and the Board of Trustees must find evidence, both factual and supportive, provided by the applicant.

- The site for the proposed use is adequate in size and shape to accommodate said use and all yards, spaces, walls and fences, parking, loading, landscaping, and other features required by this ordinance.
- The site for the proposed use relates to streets and highways adequate in width and degree of improvement to handle the quantity and kind of vehicular traffic that would be generated by the proposed use.
- Any negative impacts of the proposed use on adjacent properties and on the public can be mitigated through application of other ordinance standards or other reasonable conditions of approval.
- If of benefit to the community, any proposed structures will be of a design complimentary to the surrounding area.



By signing this application, parties agree to the following:

- Town of Palmer Lake staff or its consultants may enter the property to inspect the property and evaluate the proposal.
- The applicant/petitioner is liable for all non-refundable fees and costs associated with the Town's review of this application. Fees may include, but are not limited, to engineering and consultant fees, public notice costs, publication/recording fees, and any other fees paid by the Town in connection with, or related to, review of this application.
- Payment of fees as described is due within 10 days of the date of filing and, if not received within 30 days will be considered past due. Payment of the above fees shall not relieve the payment of any other fees imposed by the Town.

As owner/applicant, I affirm the information contained in this application is accurate, and I agree to the above conditions.

Applicant Signature: [Signature] Date: 10/12/2023

If the applicant is not the owner:

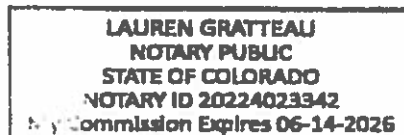
As owner of the above property, I agree to the application.

Owner – Print: Dr. Michael Maddox

Owner – Signature: [Signature] Date: 10/12/23

Sworn and Subscribed before me on this day, October 12th, 2023, by Dr. Michael Maddox.

Lauren Gratteau
State of Colorado
County of El Paso



Conditional Use Application
Rev 03.2021

17.52.010. - Permitted uses.

Permitted uses in the CC zone are as follows:

- (1) Restaurants.
- (2) Service establishments, such as barbershops and beauty shops, watch and jewelry repair, pharmacies, pick-up stations for laundry or dry cleaning.
- (3) Commercial (business) offices, including realty, insurance and travel agencies.
- (4) Retail stores, including only the following: drug, clothing, boutiques, sporting goods, books, small grocery, antiques, gift, crafts, small office supply, bakery, print shops, furniture and florist.
- (5) Art, photographic, health, dance and music studios.
- (6) Day care centers.
- (7) Nursing homes, housing ten or fewer full-time residents.
- (8) Bed and breakfast establishments, having ten or fewer rooms.
- (9) Private or government owned community buildings such as libraries, parks, museums, art galleries and post offices.
- (10) Medical and dental clinics/offices.
- (11) Funeral homes and mortuaries.

(Code 1973, § 17.38.010; Ord. No. 3-1995, § 2, 1995; Ord. No. 7-1999, § 1, 1999; Ord. No. 18-2000, § 18, 2000)

17.52.020. - Conditional uses.

Conditional uses in the CC zone are as follows:

- (1) Educational institutions.
- (2) Religious institutions.
- (3) Licensed liquor and beer outlets.
- (4) Hotel/motel.
- (5) Light equipment sales and repair shops.
- (6) Public and semi-public uses.
- (7) Cabinetry, wood crafting shop.
- (8) Nonprofit organizations.
- (9) Video rental stores.

- (10) Nursing homes, housing 11 or more full-time residents.
- (11) Mixed-residential dwelling and commercial use occurring in the same building.
- (12) Single-family and multifamily uses (R10,000, R3 and R4 subject to all requirements of those particular zones).
- (13) Other such uses as listed and permitted which are not more detrimental, as determined by the planning commission and board of trustees.

(Code 1973, § 17.38.020; Ord. No. 18-2000, § 19, 2000)

17.52.030. - Lot sizes and dimensions.

(a) The sizes and dimensions of a lot in a CC zone shall be as follows:

- (1) Minimum lot size: 6,600 square feet.
- (2) Minimum lot width: 35 feet street frontage.

(b) No side yard setback shall be required provided the building's side wall is constructed of at least four-hour fire resistance material. If building material has less than four-hour fire resistance, a minimum side yard of five feet shall be required. See section 17.44.030.

(Code 1973, § 17.38.030; Ord. No. 3-1995, § 4, 1995)

17.52.040. - Structure height and area.

The structure height and area requirements in a CC zone are as follows:

- (1) Maximum building height: not to exceed 30 feet.
- (2) Maximum area covered by structure: not to exceed 75 percent of lot.

(Code 1973, § 17.38.040; Ord. No. 3-1995, § 5, 1995)

17.52.050. - Required off-street parking and loading.

For required off-street parking and loading, see chapter 17.84.

(Code 1973, § 17.38.050; Ord. No. 3-1995, § 6, 1995)

17.52.060. - Signs.

Signs in the CC zone are permitted provided they comply with chapter 17.76.

(Code 1973, § 17.38.060; Ord. No. 3-1995, § 7, 1995; Ord. No. 18-2000, § 20, 2000)

17.52.070. - Sewerage.

Septic tanks may be permitted if all of the following conditions are met:

- (1) Inability to tap existing sewer lines.
- (2) Ability to meet current county sewage disposal regulations.
- (3) Compliance with the provisions of chapter 16.48.

(Code 1973, § 17.38.070; Ord. No. 3-1995, § 8, 1995; Ord. No. 18-2000, § 21, 2000)

17.52.080. - Outdoor storage and buffering.

All outdoor storage must be screened from view by landscaping or fences. Landscaping and/or buffering must also be provided between commercial and residential areas.

(Code 1973, § 17.38.080; Ord. No. 3-1995, § 9, 1995)



November 13, 2023

Dawn Collins
Town Hall
42 Valley Crescent St
Palmer Lake, CO 80133

Dear Ms. Collins:

The TLCA is authorizing Jeff Rudder to present to the Planning Commission plans for The Movement Church to meet on Sunday mornings at our venue. This is in reference to their request for a Conditional Use in a CC Zone.

Thank you for your kind consideration.

Sincerely,

A handwritten signature in black ink, which appears to read 'Michael', is shown within a light gray rectangular border.

Dr. Michael Maddox
Executive Director

AFFIDAVIT OF PUBLICATION

**STATE OF COLORADO
COUNTY OF El Paso**

I, Lorre Cosgrove, being first duly sworn, deposes and says that she is the Legal Sales Representative of The Tri Lakes Tribune, LLC., a corporation, the publishers of a daily/weekly public newspapers, which is printed and published daily/weekly in whole in the County of El Paso, and the State of Colorado, and which is called Tri Lakes Tribune; that a notice of which the annexed is an exact copy, cut from said newspaper, was published in the regular and entire editions of said newspaper 1 time(s) to wit 10/25/2023

That said newspaper has been published continuously and uninterruptedly in said County of El Paso for a period of at least six consecutive months next prior to the first issue thereof containing this notice; that said newspaper has a general circulation and that it has been admitted to the United States mails as second-class matter under the provisions of the Act of March 3, 1879 and any amendment thereof, and is a newspaper duly qualified for the printing of legal notices and advertisement within the meaning of the laws of the State of Colorado.



Lorre Cosgrove
Sales Center Agent

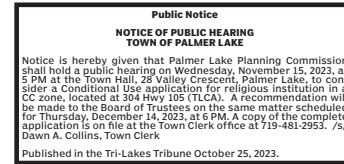
Subscribed and sworn to me this 10/25/2023, at said City of Colorado Springs, El Paso County, Colorado.
My commission expires June 23, 2026.

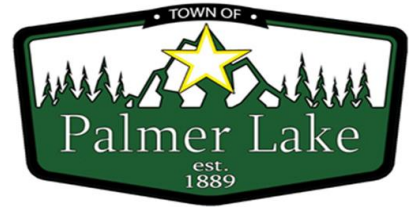


Karen Hogan
Notary Public



Document Authentication Number
20224024441-136538





**TOWN OF PALMER LAKE
PLANNING COMMISSION - AGENDA MEMO**

DATE: November 2023	ITEM NO.	SUBJECT: Consider Conditional Use for The Movement at 304 Hwy 105
Presented by: Town Administrator /Clerk		

Background

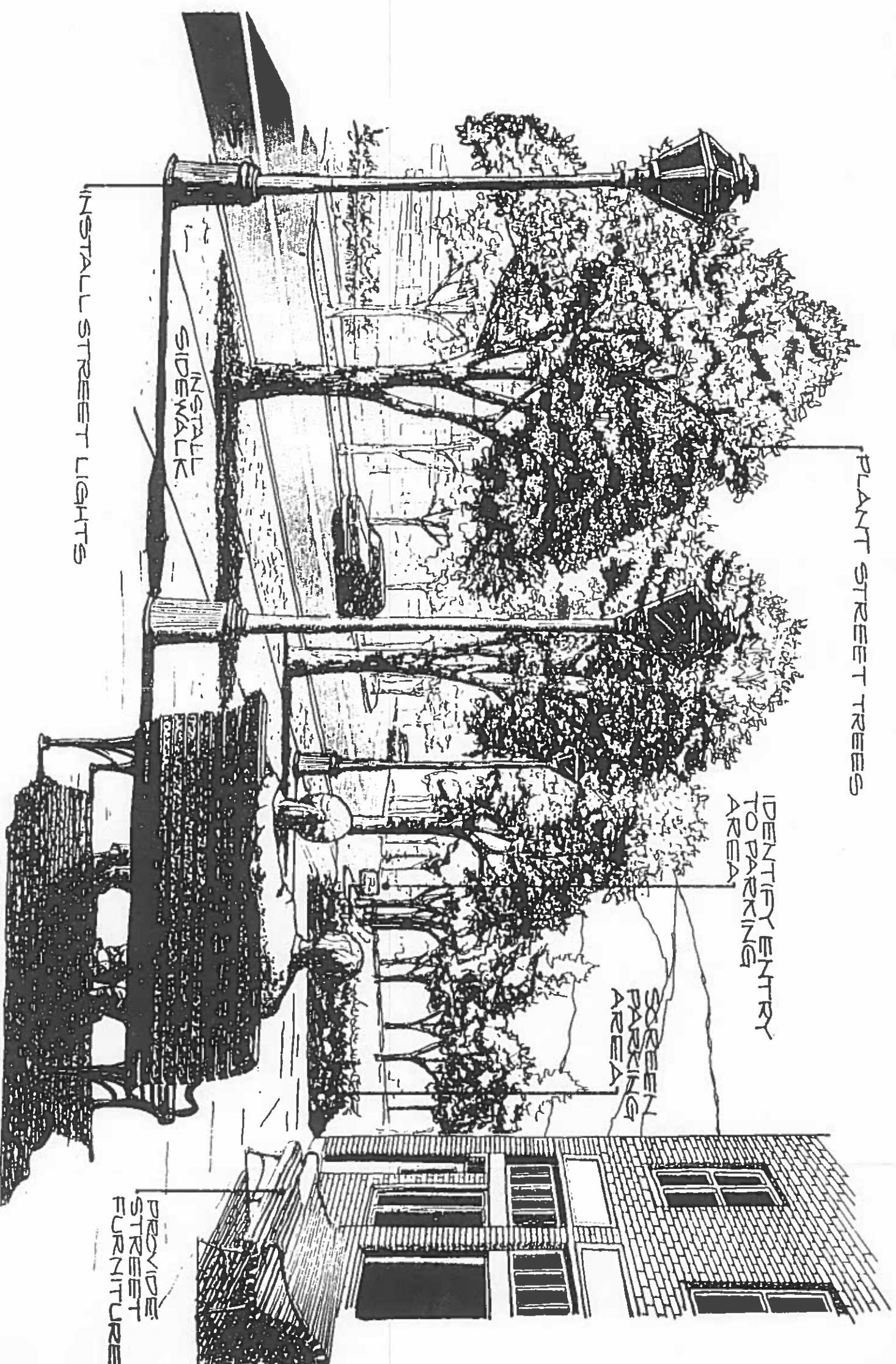
The Movement church is requesting to hold service on Sunday morning at the Tri-lakes Center for the Arts at Hwy 105. There is no issue from staff relating to this request.

Recommended Action

Consider a recommendation to the Board of Trustees for conditional use as requested.

DESIGN GUIDELINE 2

STREETSCAPE CONCEPT - HIGHWAY 105



DESIGN GUIDELINE 4

PERSPECTIVE

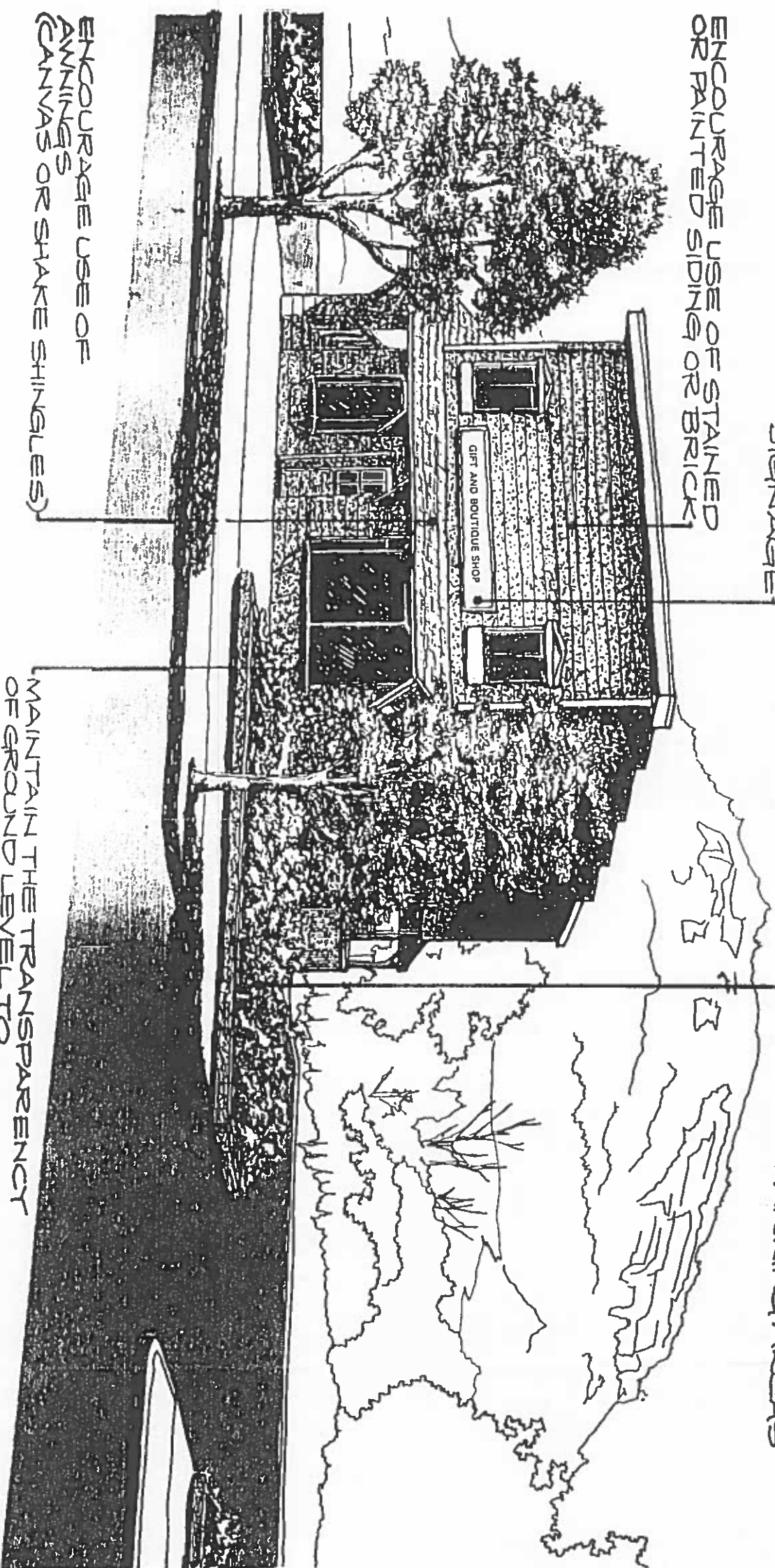
ALLOW ONLY COMPATIBLE
SIGNAGE

PLANTERS WITH SHRUBBERY
SCREEN PARKING AREAS

ENCOURAGE USE OF STAINED
OR PAINTED SIDING OR BRICK

ENCOURAGE USE OF
CANVAS OR SHAKE SHINGLES

MAINTAIN THE TRANSPARENCY
OF GROUND LEVEL TO
ATTRACT SHOPPERS



DESIGN GUIDELINE 5

PERSPECTIVE

ENCOURAGE USE OF BRICK OR WOOD SIDING ON NEW BUILDINGS

ENCOURAGE USE OF 2ND FLOOR AS OFFICE OR RESIDENTIAL

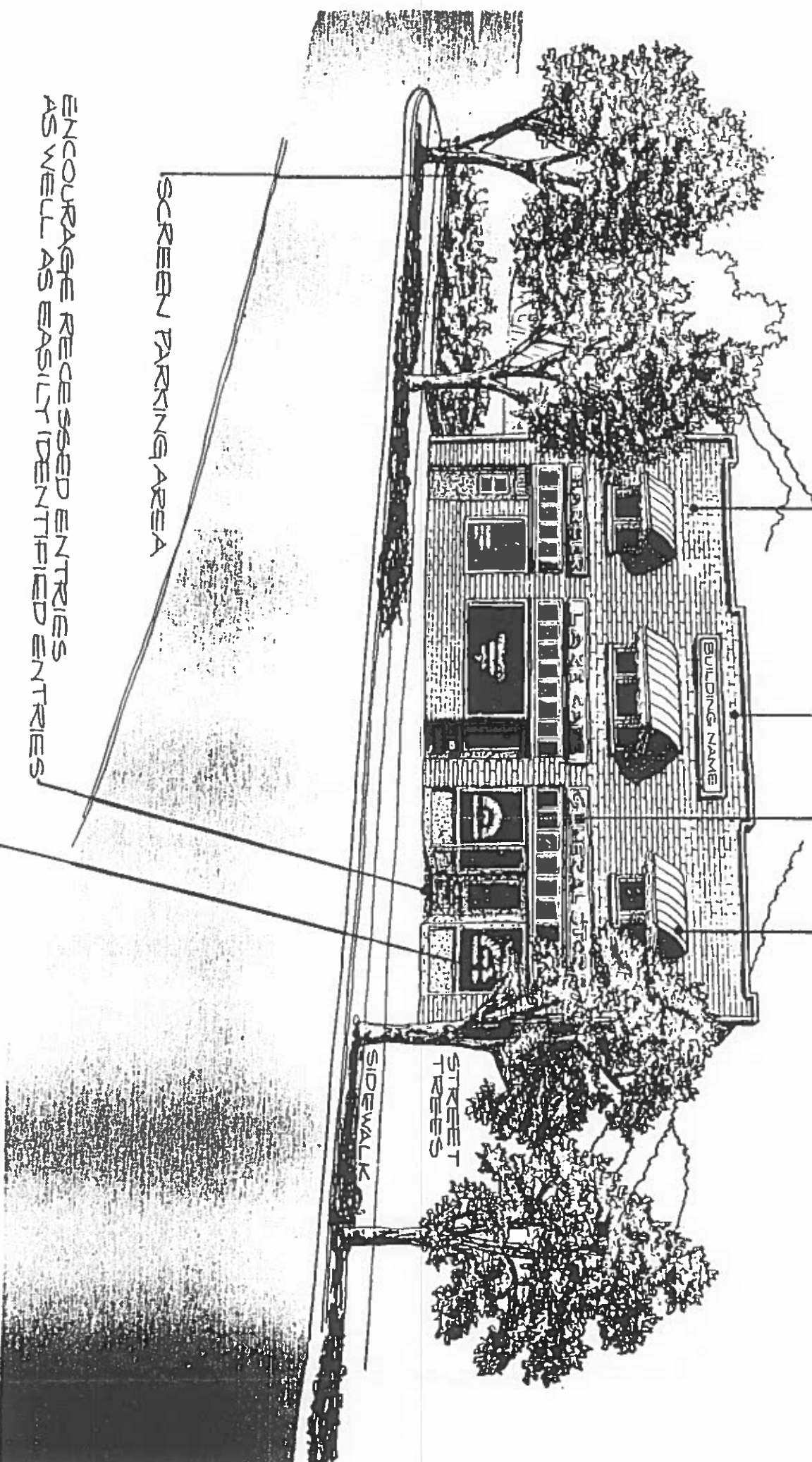
ALLOW ONLY COMPATIBLE SIGNAGE

ENCOURAGE USE OF AWNINGS

ENCOURAGE RECESSED ENTRIES AS WELL AS EASILY IDENTIFIED ENTRIES

SCREEN PARKING AREA

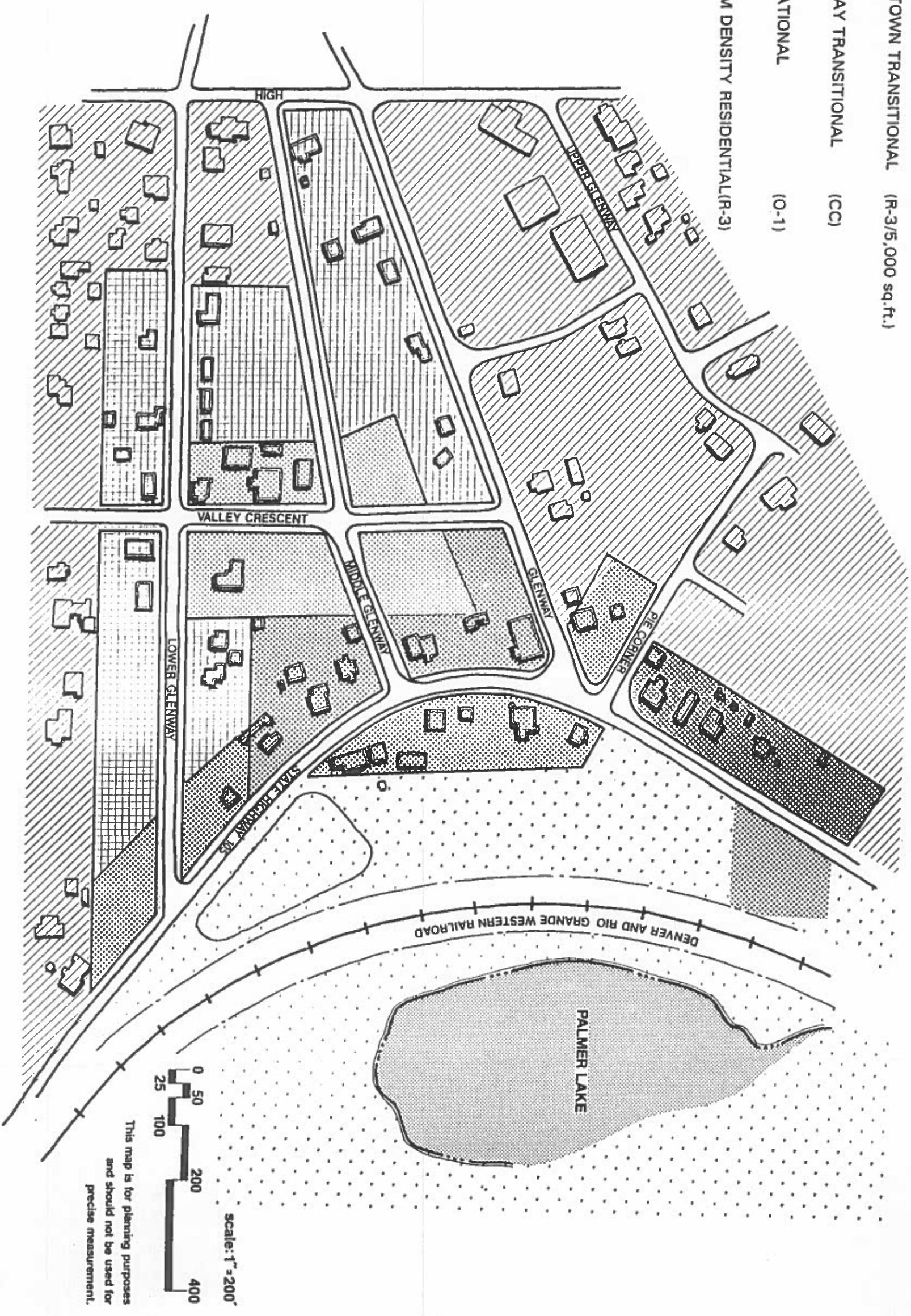
ENCOURAGE USE OF PEDESTRIAN ORIENTED WINDOW SIGNS THAT ARE COMPATIBLE WITH USE AND BUILDING



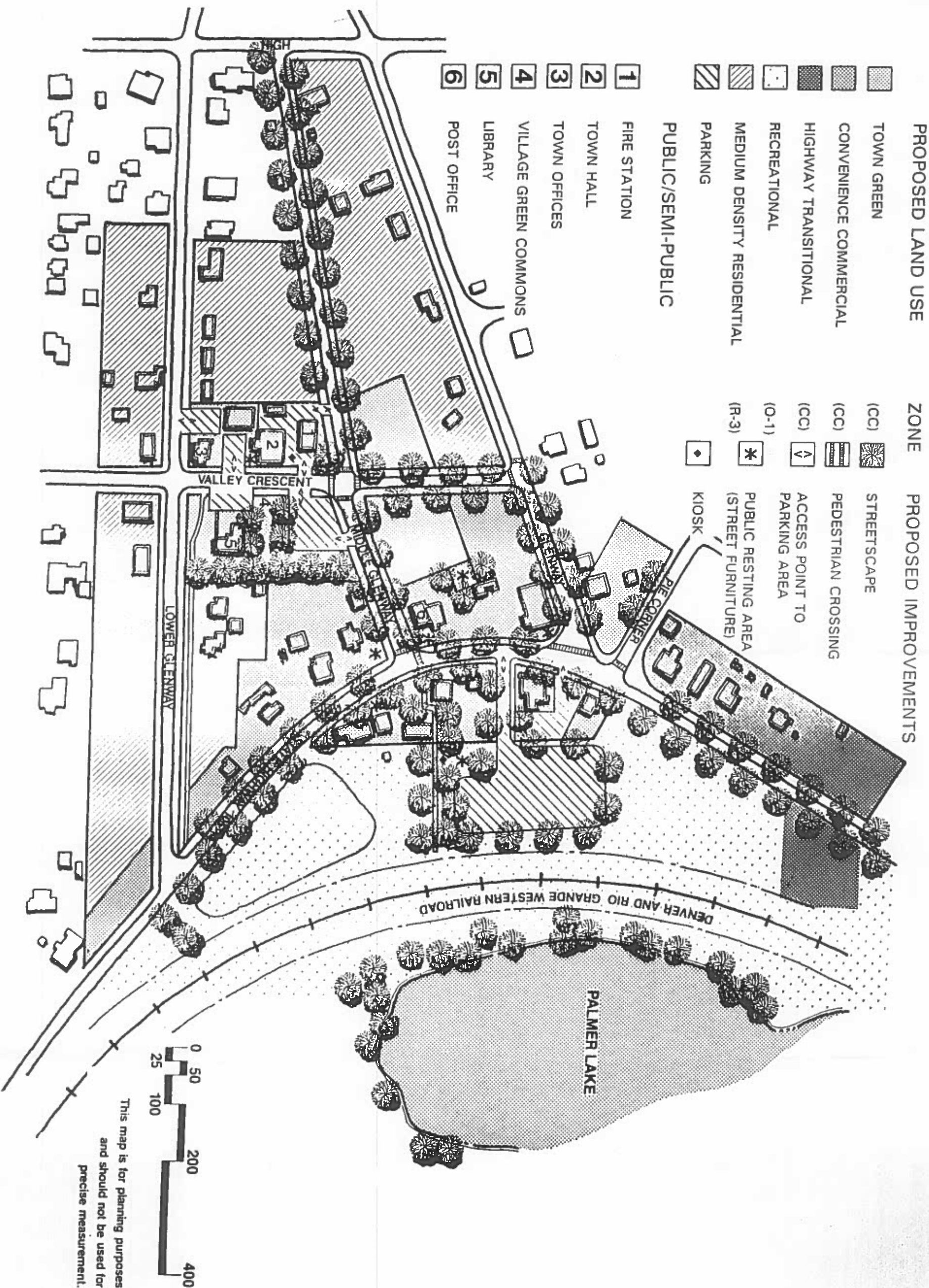
Map 9: DOWNTOWN VICINITY

PALMER LAKE COMPREHENSIVE PLAN-Town of Palmer Lake, El Paso County, Colorado

LAND USE	ZONE
TOWN GREEN	(CC)
DOWNTOWN CORE	(CC)
DOWNTOWN TRANSITIONAL (R-3/5,000 sq.ft.)	
HIGHWAY TRANSITIONAL (CC)	
RECREATIONAL (O-1)	
MEDIUM DENSITY RESIDENTIAL(R-3)	



Map 10: Downtown Design Plan



~~August 24~~November 14, 2023, AMENDED FINAL SIGN CODE

17.76 Signs

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17.76.010 PURPOSE & INTENT

- (a) Purpose. Signs can obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The regulations in this Chapter are intended to coordinate the use, placement, physical dimensions, design, and maintenance of all signs within the Town.
- (1) The following regulations recognize that signs are a necessary means of visual communication for the convenience of the public and provide flexibility within the sign review/approval process to allow for unique circumstances and creativity.
 - (2) These regulations recognize and ensure the right of those concerned to identify businesses, services, and other activities by the use of signs, and limit commercial signs to those which are accessory, and incidental to the use on the premises where such signs are located.
 - (3) These regulations provide a reasonable balance between the right of an individual to identify his or her business and the right of the public to be protected against the visual discord resulting from the unrestricted proliferation of commercial signs and devices.
 - (4) This Chapter allows adequate communication through signage while encouraging aesthetic quality in the design, location, size, and purpose of all signs. This Chapter must be interpreted in a manner consistent with the First Amendment guarantee of free speech and decisions by the Colorado Supreme Court and the United States Supreme Court.
 - (5) The intent of this Chapter is to establish limitations on signs in order to ensure they are appropriate to the land, building, or use to which they are appurtenant and are adequate for their intended purpose while balancing the individual and community interests identified in this Chapter. A sign placed on land or a building for the purpose of



~~August 24~~November 14, 2023, AMENDED FINAL SIGN CODE

identification, protection, or directing persons to a use conducted is deemed to be an integral but accessory and subordinate part of the principal use of land or building.

- (6) This Chapter is not intended to and does not apply to signs erected, maintained, or otherwise posted, owned, or leased by the state, the federal government, or the Town. This includes Colorado Department of Transportation (CDOT) tourist-oriented signs governed by Section 43-1-420, Colorado Revised Statutes (C.R.S.), as amended, and in accordance with all rules and regulations of CDOT. The inclusion of "government" in describing some signs does not intend to subject the government to regulation but instead helps illustrate the type of sign that falls within the immunities of the government from regulation.
- (b) The intent of these regulations is:
- (1) To maintain and enhance the aesthetic environment of the Town.
 - (2) To provide a means for organizations and businesses to effectively advertise or communicate to the public.
 - (3) To assist in wayfinding.
 - (4) To lessen visual clutter caused by improper placement, excessive illumination, or animation.
 - (5) To establish sign size depending on the use in relation to the scale of the lot's frontage and location and speed from which the sign is viewed.
 - (6) To encourage signs that are responsive to the aesthetics and character of their particular locations and uses and the surrounding neighborhood and are compatible with the building's architectural design.
 - (7) To protect the public from damage or injury caused by signs that are poorly designed or maintained and from distractions or hazards to pedestrians or motorists caused by indiscriminate placement or use of signs.
 - (8) To develop minimum standards to safeguard life, health, property, and public welfare by regulation of structural requirements for all signs.
 - (9) To bring nonconforming signs into compliance with these regulations when the use of the property changes or is discontinued, when a new business license is issued, or as a condition of approval of a land use action approved by the Town, such as a rezoning, variance, or other land use action.
 - (10) Provide fair and consistent permitting and enforcement.

17.76.020. GENERAL PROVISIONS AND RESTRICTIONS

- (a) **Compliance required.** It is unlawful to display, construct, erect, alter, use, or maintain any sign, except in conformance with the provisions of this title. It is unlawful to alter, maintain, enlarge, use, or display any such sign erected or constructed before the enactment of this Chapter, except in conformance with the provisions herein set forth.



~~August 24~~November 14, 2023, AMENDED FINAL SIGN CODE

- (b) **Sign Permit required.** All non-exempt signs must receive a sign permit ~~or complete a sign registry except exempt signs.~~
- (c) **Owner Consent.** No sign shall be placed on private property without the written consent of the property owner or the owner's authorized agent. This applies to permitted signs as well as temporary and exempt signs.
- (d) **Sign Installation.** All signs shall be structurally sound and designed to resist any and all code-specified gravity and lateral loads. Sign structures and sign faces shall be installed in ~~e~~ compliance with all building and electrical codes.
- (e) **Signs along Highway 105.** CDOT does not necessarily recognize the same sign standards as the Town. It is the responsibility of the property owner and applicant to determine the CDOT regulations as they apply to the property and ensure compliance with those regulations.
- (f) **Nonconforming Signs.**
 - (1) Nonconforming signs in existence on the effective date of this Chapter will be identified by the Town. Owners of these signs will be notified of the existence of the regulations in this Chapter and the provisions thereof.
 - (2) Existing signs for which a sign permit was issued pursuant to the previous provisions of this Chapter, and which have become non-conforming because of subsequent amendments to said Chapter, shall be maintained in good condition and are considered legally non-conforming signs. No such sign shall be:
 - a. Structurally changed or altered, except to meet safety requirements.
 - ~~b. Re-established after damage or destruction if the estimated cost of reconstruction exceeds fifty percent (50%) of the total replacement cost, as determined by the Town Administrator.~~
 - ~~e.b.~~ If a sign is modified or altered beyond that allowed and noted above, the non-conforming sign shall be brought into compliance.
 - (3) The right to retain any legally nonconforming sign shall be terminated by any one of the following:
 - a. Abandonment of the legally nonconforming sign for a continuous period of thirty (30) days.
 - ~~b. Any dimensional changes of the legally nonconforming sign after the effective date of this Chapter.~~
 - ~~e.b. Damage to or destruction of the legally nonconforming sign from any cause whatsoever, in which the cost of repairing the damage or destruction exceeds seventy five percent of the replacement cost.~~
 - (4) Obsolete or deceptive signs are not entitled to continue in existence as legally nonconforming signs.
 - (5) All legally nonconforming signs must conform with Sign Maintenance Standards.
- (g) **Sign Maintenance.** The Owner of the sign and the owner of the premises on which the sign is located shall be jointly liable to maintain the sign, including any illumination. Signs shall be kept painted, in good repair, and in compliance with all building and electrical codes including supporting structures. Banners and banner flags shall not be torn. Repairs to signs shall be of an equal or better quality of materials and design as the original sign. The Town



~~August 24~~November 14, 2023, AMENDED FINAL SIGN CODE

may inspect any sign and order the painting, repair, alteration, or removal of a hazardous sign. Except in cases of health or safety hazards, which shall be addressed immediately, ~~t~~The sign owner and/or owner of the premises shall have thirty (30) days to comply with the maintenance orders or the sign shall be removed at the owner's expense. Should the owner fail to remedy a health or safety hazard, the Town may, in its sole discretion, abate the health or safety hazard and bill the owner of the sign and/or the owner of the premises for such abatement.-

- (h) **Retail and Medical Marijuana Businesses** All signage associated with a medical marijuana business shall meet the standards established in this Sign Code and Chapter 5.20 Marijuana (Medical and Retail) as well as any and all other applicable regulations from the Federal or State level.

- (i) **Sexually Oriented Businesses** All signage associated with a sexually-oriented business shall meet the standards established in this Sign Code and Chapter 5.32, Sexually-oriented Businesses as well as any and all other applicable regulations from the Federal or State level.-

~~Severability. If any subsection of this Sign Code is found to be invalid by a court of competent jurisdiction, all remaining provisions shall be deemed valid.~~

(j)

17.76.030 PROHIBITED AND EXEMPT SIGNS

- (a) **Prohibited Signs.** The following signs are prohibited in all zoning districts and deemed inconsistent with the purposes and standards in this Chapter. Signs for which no valid permit has been issued by the Town of Palmer Lake and which are not exempt from this Chapter are explicitly prohibited.

- (7) Distracting Signs.
- (8) Animated Signs.
- (9) Flashing signs
- (10) Searchlights and revolving beacons.
- (11) Electronic Signs
- (12) Roof signs
- (13) Inflated signs or balloons.
- (14) Any sign designed to wave, flap, or rotate including attention-getting devices, wave banners except for government and service flags as provided for in this Chapter.
- (15) Visual Obstructions.
 - a. Any sign that is erected in such a location as to cause visual obstruction or interference with motor vehicle traffic, pedestrian traffic, or traffic-control devices, including any sign that obstructs clear vision in any direction from any street intersection or driveway.
 - b. Any sign located in such a way as to substantially deny an adjoining property owner's visual access to an existing sign.
 - c. Right-of-Way Signs.

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d. Any sign other than traffic control devices erected, constructed, or maintained within, over, or upon the right-of-way of any public road, street, or highway, except in the case of a sign for which a permit has been issued in accordance with the requirements of this Article.

(16) Off-Premises Signs unless otherwise permitted in this Chapter.

(17) Any sign with light sources that are not shielded such that the bulbs, floodlights, or tubes are visible off the property on which the sign is located.

(18) Any sign that is painted upon retaining walls, rocks, vegetation, or other natural features.

(19) Any Projected Image Sign emitting a sound or virtually projected image onto a surface.

(20) Any sign which interferes with the free passage from or obstructs any fire escape, downspout, window, door, stairway, ladder, or opening intended as a means of ingress or egress or window or opening providing light or air.

(21) Unsafe Signs. Any sign or sign structure which:

- a. Is structurally unsafe.
- b. Constitutes a hazard to safety or health because of inadequate maintenance or dilapidation.
- c. Is not kept in good repair.
- d. Is not designed or constructed in a professional manner.
- e. Is capable of causing electrical shocks to persons likely to come in contact with it.
- f. Presents a danger to the health, safety, or welfare of the Town or its citizens.
- g. Obstructs a driver's view or line of sight; or on public right-of-way without proper authorization from the Town of Palmer Lake or CDOT.

(22) Portable Signs (except for sandwich board signs).

- a. Portable signs or signs not permanently affixed or attached to the ground or to any structure, except for real estate or yard signs attached to posts driven into the ground.
- b. Commercial signs mounted, attached, or painted on motor vehicles, trailers, or boats used as advertising, but excluding vehicles used in the normal course of business, whether parked or not, including signs painted on or attached to semi-trailers or cargo containers, when exhibited on private property adjacent to a public right-of-way and advertising business or services offered on the property. Vehicle-mounted commercial signs on property used for special events are exempt from the requirements of this Section during the special event only. Upon the conclusion of the special event, such signs must be dismantled.
- c. Inflatable signs or tethered balloons.

(23) Obsolete or Discontinued Commercial Use Signs. Whenever a business, industry, service, or other use is discontinued, all signs advertising the discontinued use shall be



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removed or obscured within sixty (60) days after the discontinuance of such use. Signs advertising discontinued commercial uses are misleading, unnecessarily contribute to visual clutter, and can obstruct views and distract motorists. Such signs shall constitute a nuisance as defined in Chapter 8.04. Nuisance and Abatement Procedure.

(24) Abandoned Signs. A sign which is located on property that becomes vacant and unoccupied for a period of sixty (60) days or more, or a sign which pertains to a time, event, or purpose which no longer applies, shall be considered abandoned.

(25) Roof signs.

(26) Billboards.

(27) Pylon Signs.

(28) Handbills and posted advertisements are not allowed without written permission of the Planning Commission and shall not be attached to trees, fences, utility poles, street furniture, or automobiles.

(29) Exterior neon signs, digital signs, and LED light tubes are prohibited.

(30) Signs specifying price are not allowed unless advertising the price of vehicle fuel or gasoline at a gas station or convenience store that dispenses fuel for vehicles.

(31) Signs using reflective surfaces are prohibited except for official government or traffic signs.

(b) **Exempt Signs:** The following signs are exempt from permitting but ~~must~~may not exceed the height and size specified in the Sign Type Standards section of this Sign Code.

- (1) The existing Town of Palmer Lake Electronic Message Board.
- (2) Flags of any state, nation, or government including service flags, if the latter is flown in conjunction with any of the preceding flags. No single flag may exceed four (4) feet by six (6) feet in size and flags may not exceed twenty-four (24) square feet in cumulative area. Flags may not exceed fifty (50) square feet in size and no flagpole shall be higher than twenty (20) feet.
- (3) Official Town of Palmer Lake, El Paso County, ~~or~~ State of Colorado, or Federal government/traffic signs.
- (4) Signs not legible or visible from a public right-of-way or adjacent property.
- (5) Signs on athletic fields and scoreboards intended for on-premises viewing. Scoreboards shall not exceed twenty (20) feet in height and one hundred fifty (150) square feet in size.
- (6) Commemorative plaques.
- (7) Displayed merchandise shall not be considered a sign.
- (8) The display of street numbers. Street numbers must be affixed to the structure they are meant to identify.
- (9) Signs not exceeding three (3) square feet in area that are customarily associated with residential uses, such as property identification names and numbers, signs on

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mailboxes or newspaper tubes, and signs posted on private property warning the public against trespassing or danger from animals.

- (10) Informational signs indicating as a courtesy "credit cards accepted," hours, open/closed, retail vehicle fuel price, or similar with a cumulative total area of six (6) square feet or less.

- (11) Building Directory Signs ~~not to exceed~~with a cumulative total area of eight (8) square feet or less.

~~(12) National or state holiday and community special event decorations that do not display a commercial message and that are not displayed for more than forty-five (45) consecutive days.~~

~~(13)~~(12) Public notices or signs relating to an emergency or hazard.

~~(14)~~(13) Yard ~~Sale signs: Up to two temporary yard signs no go greater than three (3) square feet in area each, for a total of six (6) square feet per lot, including Garage and Estate sales. Signs on the lot or parcel where a private garage, estate, or yard sale occurs.~~

~~(15)~~(14) Real estate signs. Temporary signs on an individual real estate parcel currently offered for sale, lease, or rent, provided that there is only one (1) sign per street frontage and is not greater than eight (8) square feet in area in a residential district and thirty-two (32) square feet in area in nonresidential districts, and the sign is located on the offered property behind the street right-of-way line. All such temporary signs shall be removed within seven (7) days after the real estate closing or lease transaction for the subject parcel or expiration of the listing, whichever occurs first.

~~(16)~~(15) Restaurant Menu Signs provided there is no more than one per establishment not to exceed four (4) square feet.

~~(17) Election Signs.~~

~~(c)(a) **Severability.** If any subsection of this Sign Code is found to be invalid by a court of competent jurisdiction, all remaining provisions shall be deemed valid.~~

17.76.040 SIGN PERMITS AND ADMINISTRATIVE PROCEDURES

a) Sign Permits.

- (1) Permits are not required to repair or maintain existing signs which wholly comply with this Sign Code.
- (2) A Sign permit requires an application submittal, non-refundable fee, and review and approval by the Planning Commission. ~~If the entity at any given location changes, then new or replacement signs and overall allocation must conform to all requirements of this Chapter.~~
- (3) No work shall commence on signs requiring a permit until said permit has been issued by the Town.
- (4) Upon receipt of a sign permit, the sign ~~permit expires must be if not~~ erected within one year~~three (3) months. A photo of the installed sign shall be delivered to the Town by the applicant within 10 days after installation.~~

~~b) There are two permit procedures:~~

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~~(1) An administrative process for temporary signs.~~

~~(2) A detailed application submittal for a permanent sign.~~

~~e)~~b) Permanent Sign Permit Application: The applicant shall provide the following information:

- (1) Name, address, and telephone number of the applicant and property owner.
- (2) Written consent of the property owner.
- (3) A Sign Plan composed of a scaled drawing(s) indicating the following:
 - a. Site Plan showing on-site drives, parking, buildings, sign type(s), proposed sign location(s) with dimensions to property lines and required sign landscaping.
 - b. When the Sign Permit Application is for common site signage in a multiple tenant commercial project then this information must be shown on the Sign Plan. The applicant has the option of applying for a Master Sign Plan.
 - c. A summary of all sign sizes, quantities, and areas corresponding to Sign Type Standards criteria.
 - d. Sign drawing(s) showing size, shape, design layout, an elevation of the sign on the building, materials, content, and mounting method.
 - e. Light fixture specifications and illumination values.
 - f. If the submittal is for a tenant on a multi-tenant site, provide a copy of the property owner's sign permit for the Common Site Signage.
 - g. Such additional information as requested by the Town Administrator.
 - h. The date when the applicant intends to erect the sign(s).

~~d)~~c) Master Sign Plan. Any mixed-use development or multi-tenant building complex containing 3 or more units shall submit a master sign plan that consists of a coordinated, shared signage plan for the entire development.

- (1) Signs in the master sign plan shall have mutually unifying elements, which may include uniformity in materials, color, size, height, letter style, sign type, shape, lighting, location on buildings, and design motif.
- (2) A master sign plan application shall include all of the following:
 - a. A table allocating sign area to each tenant, lot, or pad site;
 - b. A description and/or illustration of the materials to be used in wall signage; and
 - c. Elevations and materials for any standard signs for the site.
- (3) In reviewing an applicant's submittal of a master sign plan in conformance with the provisions of this Chapter, the Planning Commission may vary the following standards:
 - a. Sign area for individual signs, and maximum sign area for all allowable signs;
 - b. Sign height for individual signs.
 - c. Sign setback or separation signs; and
 - d. Maximum number of signs, types of signs, or approved wall areas for purposes of sign location.



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- e. In exchange for a creative and quality design, one (1) of the above-listed standards may be altered up to twenty-five percent (25%) at the discretion of the Planning Commission. The Planning Commission may approve a greater change in a dimensional standard based on the applicant demonstrating that the change is warranted by a master sign plan and development that represents an exceptional design, the use of quality materials, increased landscaping, and/or other amenities.

~~e) **Temporary Sign Registry.** The Town will permit temporary signs on residential and nonresidential parcels in accordance with the following standards and procedures.~~

- ~~(1) Registry. All temporary signs must be registered with the Town Clerk prior to being displayed.~~
- ~~(2) The Town Clerk will maintain an electronic registry of all temporary signs, which registry will include the following information for each sign:~~
 - ~~a. Property Address~~
 - ~~b. Temporary sign registrant name, address, phone number, and email address~~
 - ~~c. Property owner's name, address, phone number, and email~~
 - ~~d. Sign dimensions and sign copy.~~
 - ~~e. Sign location on the site (verbal description and photo of the site—site plan not required)~~
 - ~~f. Commencement date and anticipated duration of sign display.~~
- ~~(3) The date of removal of the sign.~~
- ~~(4) Town Clerk Review. The Town Clerk shall cause any sign that does not comply with the standards set forth in this Chapter, including any sign that is not registered in accordance with this Section, to be removed immediately and without notice.~~

f)d) Sign Permit Process and application.

- (1) The Sign Permit Application submittal will be reviewed for completeness. When deemed complete it will be reviewed for compliance with applicable Town ordinances and the applicant will be notified of any discrepancies. If it is determined that the sign is not in conformance with these requirements, the Town Administrator shall recommend changes necessary to bring the sign into such conformance. If the applicant does not make such changes and prefers to submit the design as originally submitted, the Town Administrator shall forward the application to Planning Commission for review.
- (2) The Sign Permit Application must be submitted to the Administrator at least ten (10) days prior to the scheduled Planning Commission meeting to be considered.
- (3) Within thirty (30) days of submission of a completed application, allowing for one continuation of the application review for additional information or modification, the Planning Commission shall approve, approve with conditions, or deny the application. If the permit is denied, the Town Administrator shall provide a written explanation of the reasons for the denial by the Planning Commission.
- (4) Approval Criteria: A sign permit application submittal shall comply with the following:
 - a. The Sign(s) conforms to the requirements of all applicable codes.



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- b. The Sign does not interfere with pedestrian or vehicular safety and is not located within the clear vision triangle area per the adopted Town Roadway Specifications.
- c. The Sign conforms to the design standards of this Chapter.
- d. The Planning Commission may approve minimal variations in size and quantity standards if the applicant demonstrates exceptional design and/or compliance with the Purpose and Intent of this Chapter.
- e. The Planning Commission shall evaluate sign compliance and work with the applicant to resolve any issues or concerns.
- f. Commission may approve as submitted, approve with conditions, deny the application, or request revisions or additional information for further consideration.

g)e) Variances~~Approval of Deviations from Sign Code.~~

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- (1) Applicability. ~~Variance~~Deviations of the standards set forth in this Chapter may be granted only in accordance with this Section.
- (2) Process:
 - a. Applicant submits a complete sign deviation~~variance~~ application and pays all applicable fees.
 - b. The Town Clerk shall set a time for the Planning Commission to consider the request at a public hearing.
 - c. Notice of the public hearing shall be provided as outlined in C.R.S.24-65.5-103 - Notice requirements.
- (3) A ~~Deviations~~variance may be granted following review and approval by the Planning Commission of the following:
 - a. A written narrative describing the nature of the sign variance request as well as the hardship placed on the applicant resulting in the request.
 - b. Applicant demonstrates that strict application of this Chapter would produce-peculiar and exceptional practical difficulties or undue hardships upon the property owner.
 - c. Such difficulties or hardship is not shared generally by other properties in the same zoning district and the same vicinity but are peculiar to the subject property.
 - d. The authorization of such variance will not result in substantial detriment to adjacent property or the public good, materially change the character of the district, or substantially impair the intent and purpose of the Chapter.
 - e. The granting of such variance is based upon demonstrable and exceptional hardship as distinguished from variance for convenience, profit, or caprice.

h)f) Appeal of Denial of Sign Application or Deviation~~Variance~~ Request.

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- (1) The Planning Commission may deny a sign application or deviation~~variance~~ request for any one of the following reasons:
 - a. The applicable provisions of this Code have not been met.
 - b. The required application fees have not been paid.
 - c. The application is incomplete or contains false, misleading, or fraudulent statements.



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~~e-d.~~The deviation request does not satisfy the requirements necessary for a deviation from the Sign Code.

- (2) Upon denial of an application for a sign permit, the applicant has ten calendar days from the date of the decision to file an appeal with the Town Clerk.
- (3) The applicant may appeal the Planning Commission's decision to the Town Board of Trustees. The decision of the Town Board of Trustees shall be considered a final decision for purposes of Colorado Rules of Civil Procedures (C.R.C.P.) 106.

h~~g~~ Enforcement.

- (1) Any sign found not to be in conformance with this Chapter shall be subject to revocation of the sign permit.
- (2) Any work on the sign as allowed that has not commenced within a period of one ~~year~~hundred eighty (180) days from the date the sign permit was issued shall automatically expire. The Town Administrator may allow an extension of up to thirty (30) days for construction delays that are not the result of willful acts or neglect by the permittee. Authority to grant futher extensions rests with the Board of Trustees.
- (3) No refund of any fees will be made if the sign permit is revoked or expired under the provisions of this Section.
- (4) Town Clerk Review. The Town Clerk shall cause any sign that does not comply with the standards set forth in this Chapter, including any sign that is not registered in accordance with this Section, to be removed immediately and without notice.

h~~h~~ Fines and penalties.

- (1) Except as provided by Subparagraph b. below, any person who is convicted of, or pleads guilty or no contest to, a violation of this Chapter shall be punished by a fine not to exceed ~~four hundred ninety-nine dollars (\$499.00)~~the jurisdiction of the municipal court. Each and every day on which any violation of this Chapter is committed, exists, or continues shall be deemed a separate and distinct offense.
 - a. First violation: Minimum fine: One hundred dollars (\$100.00).
 - b. Second violation: Minimum fine: Two hundred dollars (\$200.00).
 - ~~c.~~—Third violation: Minimum fine: Three hundred dollars (\$300.00).

~~d.~~ i. Nothing in this Sign Code shall limit or preclude the Town's ability in any manner to pursue the enforcement of the Town's Sign Code using any and all available remedies available or cumulatively.~~Fourth violation: A summons and complaint shall be required.~~

17.76.050 SIGN STANDARDS

- a) **Sign Illumination.** Unless otherwise specified by these regulations, all permanent signs in nonresidential zone districts may be illuminated consistent with the adopted exterior lighting standards. No sign illumination is allowed in residential zone districts except for address numbers.
- b) **Light Source.**

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- (1) All exterior sign lighting shall be accomplished with Fully Shielded Light Fixtures. Upward-directed sign lighting is prohibited. The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the adjacent travel way.
- (2) Energy-efficient light sources are encouraged.
- (3) All Sign illumination shall have a timer that turns off the light source no later than 10:00 pm or business closing time – whichever is later.

(4) Externally lit Signs.

- a. Lighting fixtures shall be simple in form and shall not clutter the building.
- b. The fixtures must be directed only at the sign. Gooseneck or other building-mounted fixtures are encouraged.



(5) Internally Illuminated Signs

- a. Internally illuminated signs are discouraged and subject to special review by the Planning Commission.
- b. Application for a sign permit for any internally illuminated sign shall include clear and accurate illumination levels and specifications.

c) **Temporary signs.**

- (1) Temporary signs are intended to display information for a limited time duration but in no case shall the temporary sign exceed ninety (90) days after first being installed.
- (2) Temporary signs shall not be used to add permanent signage in addition to what is allowed. The time period for temporary signs varies by sign type and shall be removed on or before the allowable time period.
- (3) Temporary signs are required to complete a sign registry with the Town Clerk. If a temporary sign will be in place for longer than 90 days, a Town sign review process and a permanent sign permit is required.

~~(3)~~(4) Temporary signs must not pose a health or safety hazard. If they do, must be removed immediately.

d) **General Design Standards.**

- (1) Signs shall be integrated with and not overpower the façade of the building or streetscape.
- (2) Signs including their supporting structure and components shall be integrated with the design of the building or structure on which they are placed. The scale, size, and shape of any sign shall be proportionate to the building and the area in which it is located. Signs shall not obscure architectural features and shall be designed in a manner that provides an artistic accent or visual point of interest for the building. The Town may reduce the sign size and/or quantity allowed when signs do not meet this standard.
- (3) Signs are not subject to the setback requirements of the zoning district where they are located.



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- (4) Signs related to building uses on upper floors shall attempt to make use of lower floor directories or other lower floor space for signage. However, upper-floor window signs are allowed.
- (5) Sign bands on buildings should be utilized for compatibility with the building façade.
- (6) Sign colors should complement the building façade and nearby structures. Borders and frames should be utilized to give the sign a finished appearance.
- (7) No letter, symbol, or numeral shall exceed two (2) feet in height.
- (8) 3-D signs are encouraged particularly for projecting signs in pedestrian-oriented areas.
- (9) Signs shall not obstruct scenic views from public rights-of-way, residences, or businesses.
- (10) The sign shall not have a negative impact on neighboring businesses or property. This includes: the sign shall not block entrance(s), impede vehicular or pedestrian traffic, block signage of the neighboring property, or otherwise create a nuisance or safety hazard.
- (11) Utilities to signs shall be concealed. Overhead electrical feeds are prohibited.
- (12) All business premises shall have street and or suite numbers easily viewed from the adjacent right-of-way or from the primary point of access.
- (13) Signs shall not impair visibility for traffic movement and shall not impede drainage or snow storage.
- (14) Product or trade names are permitted as a part of an exterior sign only when that part of the occupant's name or product identified is integral to the use of the premises. No more than ten percent (10%) of the area of such exterior sign shall be used to advertise the brand name of any products or commodities sold on the premises. In addition, an aggregate total of no more than twenty-five percent (25%) or six (6) square feet, whichever is lesser, of the total window area may be used to advertise product or trade names in the form of window signs.

17.76.060 SIGN TYPES

All signs are permanent unless otherwise noted.

a) 3-D Sign

Type	quantity	Max area	height/clearance
3 D Sign	1 per tenant, business, or other entity	Maximum Volume (W x H x D) 36 cubic feet	No higher than the wall (single-story building)/bottom of the second-story window (multi-story building) 8.5 feet minimum clearance height (C)



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b) Awning Signs

Type	quantity	max area	Height/clearance
Awning Sign <p> A sign width B sign height C min. clearance D max. R.O.W. projection </p>	Unlimited, within maximum area requirements	0.5 square feet of signage for each linear foot of awning (D), up to a maximum of 32 square feet (A x B)	No higher than the roofline 8.5 feet minimum height pedestrian clearance (C)

- (1) Signs may be placed only on awnings that are located on the first story fronting a street, parking lot, or pedestrian way.
- (2) An awning may include a printed or mounted sign. No sign mounted to an awning shall project beyond, above, or below the face of an awning.
- (3) Awning signs are not allowed in a residential zone district.
- (4) Lighting. Awning signs shall not be internally illuminated.

c) Banners

- (1) Banners are temporary signs for special events, sales, or other short-term events. They are exempt from permitting but must meet all other criteria including temporary sign registration.
- (2) Location: Banners may be displayed in any non-residential zone district subject to the following:
 - a. The banner shall not block entrance(s), impede vehicular or pedestrian traffic, block signage, or otherwise create a nuisance or safety hazard for neighboring properties.
 - b. The banner shall not be placed to obstruct any portion of a window, doorway, or other architectural detail.
- (3) Size: Banners installed on walls shall be limited in size to 0.5 square feet for each linear foot of exterior wall frontage up to a maximum area of thirty (30) square feet.



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- (4) An individual business shall hang no more than one banner at a time. If a tenant space has multiple business licenses for the same tenant space, then the tenant space shall only be allowed to hang one banner at a time.
- (5) Banners shall be in good condition, without rips, tears, or fading, and all corners must be fastened securely.
- (6) Duration: Banners may be displayed for a maximum of thirty (30) days without a sign permit. Banners may be displayed for an additional maximum of sixty (60) days with a sign permit but not to exceed a total of ninety (90) days.

d) Business Courtesy Signs

- (1) Business Courtesy Signs may be temporary or permanent. They are exempt from permitting but must meet all other criteria.
- (2) Location: Business courtesy signs may be located at any location.
- (3) Number: The total number of such signs is not limited as long as the cumulative total is not exceeded.
- (4) Size: The cumulative total of all such signs shall not exceed four (4) square feet.

e) Directional Signs

- (1) Directional signs shall not count toward the aggregate sign area for the business, use, or tenant space displaying the directional signs.
- (2) Directional signs shall be on-premise signs and shall not exceed six (6) square feet per face.
- (3) Directional signs shall not be used for additional advertising but may include the business name or logo.
- (4) Directional signs shall be clearly coordinated and utilize common design cues including color, shape, logo, material, or nomenclature.
- (5) Directional signs that do not meet the standards listed above shall be considered freestanding, projecting, hanging, or wall signs and regulated according to this Chapter.

~~f) Election Season Signs~~

- ~~(1) Election Signs are temporary signs exempt from permitting but must meet all other criteria including temporary sign registration.~~
- ~~(2) Location: The sign shall be setback a minimum of five (5) feet from any property line.~~
- ~~(3) Quantity: Only one sign per property street frontage is allowed.~~
- ~~(4) Area and Height: A yard sign shall be 4 square feet maximum and no higher than four (4) feet from the ground surface to the highest point of the sign.~~
- ~~(5) Duration: Election Season signs may be in place only from forty five (45) days prior to and seven days after the date of the election.~~

g) Event Signs

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- (1) Event Signs are temporary signs for special events, sales, or other short-term events. They are exempt from permitting but must meet all other criteria.
- (2) Location: Event signs may be displayed at any location approved by public or private property owners that does not affect public safety in any manner.
- (3) Duration: Event Signs shall be erected no sooner than forty-five (45) days prior to the event and must be removed no later than seven (7) days after the event.

h)g) Home Occupation Signs

- (1) No signs shall be permitted other than a house number or name plate not more than two (2) square feet in area and must be attached to the principal building. In addition, there shall be no illumination of said sign, either internally or externally. House numbers may be illuminated.

h) Canopy signs

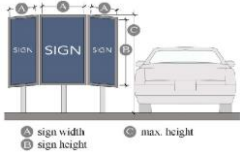
Type	quantity	max area	Height/clearance
Canopy Sign <p>A sign width B sign height C min. pedestrian clearance D max. R.O.W. projection E min. vehicular clearance</p>	Unlimited, within maximum area requirements	0.5 square feet of signage for each linear foot of canopy, up to a maximum of 32 square feet (A x B)	No higher than the roofline 8.5 feet minimum height pedestrian clearance (C) 14 feet minimum height vehicular clearance (E) where necessary

- (1) Signs may be placed on-canopies located on the premises.
- (2) A canopy may include a printed or mounted sign.
- (3) No sign mounted to a canopy shall project above or below the face of a canopy.
- (4) A canopy sign may project horizontally from the face of a canopy only the distance necessary to accommodate sign material and letter thickness.
- (5) No canopy sign shall extend above the roof line of any building. No canopy sign shall project above the top of the canopy upon which it is mounted. However, a sign may project horizontally from the face of a canopy the distance necessary to accommodate the letter thickness and required electrical /or lighting equipment, but not more than twelve (12) inches.
- (6) Canopy signs are not permitted in a residential zone district.
- (7) Lighting: Supported Canopy Signs shall adhere to the lighting standards contained in this Chapter.



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h) Drive Through Window Sign

Type	quantity	max area	height
Drive Through Window Sign  <p>① sign width ② sign height ③ max. height</p>	1 sign per tenant, business, or other entity	Free-standing intended for vehicular viewing: 24 square feet (A+A+A) x B	Drive-thru: 7 feet overall clearance

- (1) Drive Through Window signs shall only occur where the Drive Through Window is approved by a Town of Palmer Lake (TOPL) Development Plan.
- (2) Drive Through Window signs shall be oriented to occupants of a vehicle in a drive-through aisle.
- (3) Drive Through Window signs may include changeable copy.
- (4) Drive Through Window signs shall not be designed to be read from the public right-of-way nor to attract attention to the site from the right-of-way.
- (5) Drive Through access along State Highway 105 is prohibited.
- ~~(6)~~ Drive Through access shall not impede pedestrian movement.

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~~(6)~~

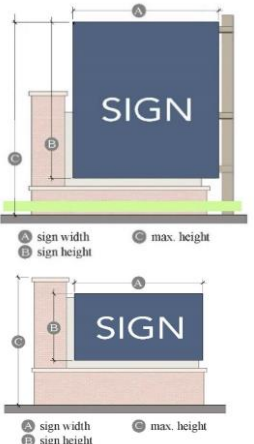
k) Freestanding Signs

Type	quantity	max area	height /clearance
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<p>Freestanding Sign:</p> 	<p>1 per property or complex with multiple buildings, businesses, or other occupancies</p> <p>Businesses listed in a multi-tenant sign are counted toward the 2 sign maximum unless permitted through a Master Sign Plan</p>	<p>50 square feet (A x B)</p>	<p>(C) No higher than an average of 6 feet in residential districts and 8 feet in non-residential districts measured at finished grade</p>
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- (1) Location: Freestanding Signs shall be set back from all lot lines a minimum of five (5) feet.
- (2) Adjacent lot owners may erect a joint Freestanding sign on their common lot line if both property owners have provided written permission.
- (3) Metal poles or column sign supports without a decorative cover shall be prohibited.
- (4) Freestanding Signs shall be placed at least two (2) feet from sidewalks and outside of the public right-of-way, clear vision sight triangles, and easements, unless an alternative location is authorized with a Town approved revocable encroachment agreement.
- (5) A monument sign shall be located on a site frontage adjoining a public or private street, or right-of-way but not within a dedicated easement without a revocable encroachment agreement. The minimum horizontal spacing between monument signs shall be three hundred (300) feet.
- (6) The base of Freestanding Signs shall be landscaped a minimum of twenty-four (24) inches all around the sign pole or monument.
- (7) Freestanding signs, except directional signs, shall be separated by a distance of no less than fifty (50) feet unless the Freestanding signs are separated by a street right-of-way.
- (8) Monument signs shall have copy limited to a logo, the name of the subdivision or complex, and a street number.
- (9) A Monument Sign shall not count towards the 2 allotted signs per tenant on a multi-tenant property.
- (10) The monument sign base shall be constructed of stone, brick, or similar natural material.

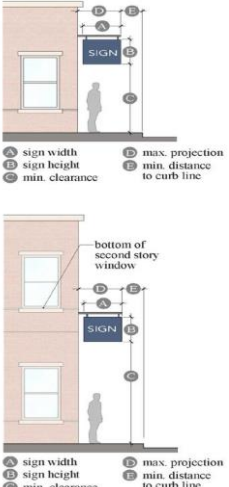


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Menu Sign

- (1) Menu Signs are exempt from permitting unless they are larger than four (4) square feet.
- (2) Menu Signs do not count towards total allocation per business.
- (3) Menu Signs shall not be wall signs or window signs.
- (4) Menu signs are limited to four (4) square feet.

Projecting Signs

Type	quantity	max area	height/clearance
Projecting Sign  A sign width B sign height C min. clearance max. projection min. distance to curb line bottom of second story window	1 per tenant, business, or other entity	10 square feet (A x B) Only one side of the sign shall count toward the aggregate sign area.	No higher than the wall (single-story building)/bottom of the second-story window (multi-story building) 8.5 feet minimum clearance height (C)

- (1) Location: Projecting signs shall be attached to a building façade and shall not project above the roof or parapet and shall not extend more than four feet from the face of a supporting wall.
- ~~(2)~~ Encroachment: A projecting sign that extends into a right-of-way is subject to Town approval of a revocable encroachment agreement.

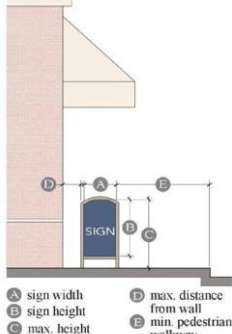
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Type	Quantity	Maximum area	Height/clearance
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Sandwich Board Sign	1 per tenant, business, or other entity	6 square feet (A x B)	No higher than 4 feet (C)
 <p> <small>A</small> sign width <small>B</small> sign height <small>C</small> max. height <small>F</small> max. distance from wall <small>E</small> min. pedestrian walkway </p>			


n)m) Sandwich Board Signs

- (1) Sandwich Board signs are temporary portable signs not permanently affixed to the ground but secured against tipping or being blown over.
- (2) Sandwich board signs may be displayed in all non-residential areas but are prohibited in all residential zone districts.
- (3) The sign may not be located within a public street right-of-way or on public property with the exception of a public sidewalk only upon issuance of a revocable encroachment permit by the Town.
- (4) Sandwich board signs shall not reduce the clear width of a public sidewalk to less than sixty (60) inches.
- (5) Businesses are limited to one sandwich board or portable sign per business and shall only display such signs only when the business is open for business.,
- (6) Sandwich board signs must be removed each day at the close of business.
- (7) Portable sandwich board signs must have a well-maintained appearance. Chalkboard insets and dry-erase boards are permitted.

e)n) Public Displays and Murals

Public Displays including art and murals are regulated by Chapter 5.36 of the Town Code.

p)o) Wall Signs Permanent.

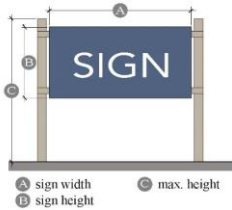
 <p><small>C</small> building frontage</p>	1 per tenant, business, or other entity	1.0 square foot x linear footage of business frontage (C)	No higher than the roofline



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- (1) A wall sign shall not obstruct any portion of a window, doorway, or other architectural detail.
- (2) Wall signs shall be contained within any single wall panel or other architectural component upon which they are placed and shall not extend above the height of the building wall to which the sign is affixed.
- (3) No sign part, including cut-out letters, may project out from the building wall more than twelve inches excluding the sign light fixture.
- (4) Painted Wall signs with a commercial message, business name, and business logo are allowed as a Wall Sign and shall be limited in area and extent as defined in the Sign Allocation section.
- (5) Signs inside a building that are clearly visible and oriented towards a public street shall be treated as a Wall Sign and shall be counted towards the allowable sign area.
- (6) In Multi-Tenant Buildings the signs shall be located on the tenant space being identified or as depicted in a Master Sign Plan.

4)p) Site Announcement Sign and Construction Signs

 <p>Site Announcement Sign</p> <p>A sign width B sign height C max. height</p>	1 per street frontage	32 square feet (A x B)	8 feet (C)
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- (1) Location. Site Announcement Signs and construction signs are permitted only on vacant land parcels or lots under construction and are not permitted on parcels with existing residential or non-residential uses. The sign shall be setback a minimum of five (5) feet from any property line.
- (2) Site Announcement signs shall be displayed on a temporary basis and shall be removed within fourteen (14) days after the issuance of a certificate of occupancy for the building or structure or within thirty (30) days after completion of the activity associated with the purpose of the sign, whichever occurs first.

4)g) Window / Door Signs

- (1) Location: On glazed surfaces of doors or windows. Allowed area may be distributed on up to three window and or door signs per business frontage.
- (2) Size: Total sign area shall not exceed twenty-five (25) percent of the glass area of windows and doors.
- (3) Illumination directed at window signs is prohibited.

4)r) Yard Signs



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- (1) Yard Signs are temporary signs and include Garage and Estate sales.
- (2) The sign shall be setback a minimum of five (5) feet from any property line.
- (3) Only one (1) sign per property street frontage is allowed.
- (4) Area and Height: A yard sign shall be a maximum of four (4) square feet and no higher than five (5) feet above the ground surface to the highest point of the sign.
- (5) Garage sale signs which announce the sale of items from a residence shall be removed on the last day of the sale and shall not create a nuisance as defined in the Town Municipal Code section 8.04.010. – Nuisance.
- (6) Election season signs shall be in place only for the time period that begins forty-five (45) days prior to and ends seven (7) days after a regular or special city, county, state, or federal primary or general election.

~~t) — Miscellaneous Signs~~

~~Any sign types not listed in this section shall be classified as miscellaneous signs and may not be erected unless approval is granted by the Town Administrator as to size, height, configuration, illumination, and application for usage. Strict interpretation of the intent and purpose of this section shall be applied to all requests for approval of miscellaneous signs. Signs listed as prohibited shall not be considered or approved as a miscellaneous sign.~~

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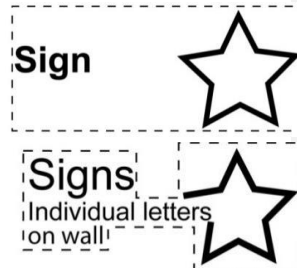
17.76.070 SIGN MEASUREMENT AND SIGN ORIENTATION

(a) **General.** Sign Measurement shall be as indicated in the following subsections.

- (1) **Determination of Sign Area.** In determining the allowable aggregate sign area for any business, use, or tenant space the area of each sign face shall be added together.

- (2) **Computation of Sign Area**

- a. The area of a sign face shall be measured to the border of a constructed sign or the smallest rectangle that encompasses the extreme limits of the message or graphics for a sign painted or otherwise applied to a surface.
- b. Supporting framework, other structure, or landscaping that is clearly incidental to the sign display shall not be computed as sign area.
- c. Architectural treatments enhancing architecture/signage integration are encouraged. Such treatments shall not be created for the purpose of visually enlarging sign size. Where a building component is treated in a manner that serves as a sign, such component shall be included in the overall sign area calculation.



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- d. All sign faces of all signs visible from one point shall be included in the aggregate sign area. Signs around a corner shall be allocated to their respective street frontage.
- e. When two identical sign faces are placed back to back and are not more than twelve (12) inches apart the sign area calculation shall only include one face. This applies to projecting and Freestanding signs.
- f. Whenever more than one sign is placed on a freestanding structure the entire overall area of all signs to the extreme outside borders shall be included in the overall sign area measurement.
- g. For the purpose of determining sign area and the allowable number of wall signs, a wall shall be considered the projected building elevation area exclusive of the separate articulated wall faces per building side or elevation.
- h. 3-D Signs including Spherical, Free-form, Sculptural, and other Non-Planar Signs are encouraged. The sign volume shall be the W x H x D.



(3) Computation of Sign Height and Sign Clearance

- a. The height of any Freestanding sign shall be determined by the distance between the topmost portion of the sign structure and the average ground elevation measured two (2) feet from the base of the sign or two (2) feet from the adjacent street, access drive, or sidewalk/trail grade.
- b. The ground elevation at the base of a Freestanding sign shall not be artificially changed solely to affect the sign height measurement.
- c. Projecting, Hanging, and Awnings Signs. Clearance for signs shall be measured at the smallest vertical distance between the finished grade and the lowest point of the sign, including any framework or other embellishments.



(b) Sign Orientation

- (1) **Downtown Core and along public sidewalks and Trails.** Signs shall be located and sized to be viewed by pedestrians and cyclists. Projecting, hanging, or awning signs are permitted if there is a minimum of eight and one-half feet clearance (8.5 ft.) above the ground.
- (2) **Along Public Streets.** Signs shall be located and sized to be viewed by motorists.

17.76.080 SIGN ALLOCATION AND AGGREGATE SIGN AREA

- (a) Each business or entity may have up to two of the following signs provided that the aggregate sign area is not exceeded:

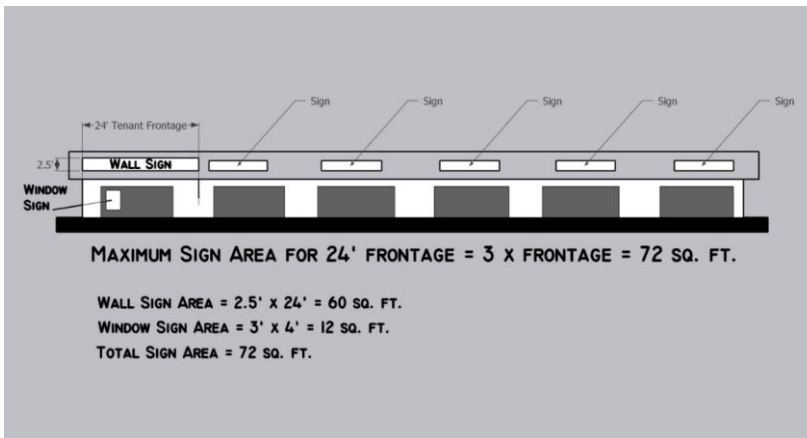
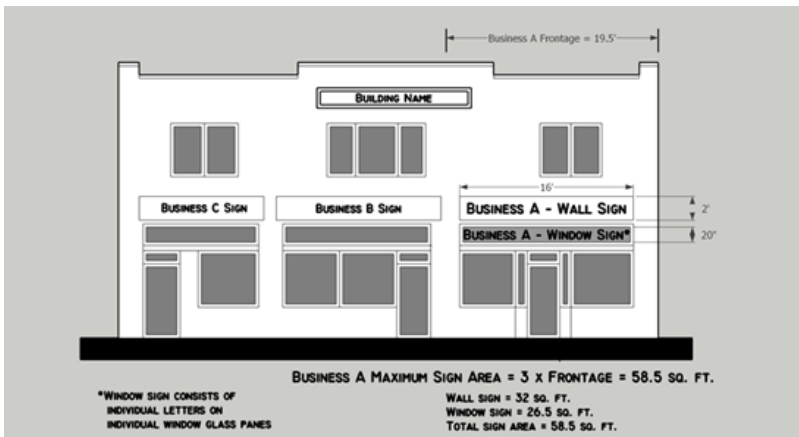


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- (1) Wall Sign
- (2) Projecting Sign
- (3) Awning Sign
- (4) Canopy Sign
- (5) Window Sign
- (6) Freestanding Sign

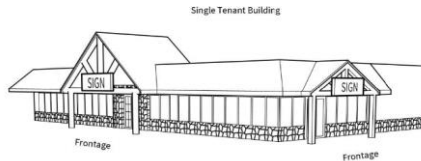


- (b) Common Site Signs shall not count towards the two allotted signs per tenant. These include Directional Signs, Informational Signs, and Building Directory Signs.
- (c) The aggregate sign area for each business frontage may be the lesser of three (3) square feet per lineal foot of business frontage but no more than seventy-five (75) square feet.
- (d) Multi-tenant signs count toward the 2-sign maximum per business.



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- (e) Businesses, entities, or tenant spaces without business or street frontage shall be allowed a maximum of thirty-two (32) square feet of aggregate sign area.
- (f) Window Signs are allowed above street level and are limited to twenty-five (25%) percent of the glazing area per window. These window signs shall not be included in the allowed number of signs or the allowed overall sign area.
- (g) Signs visible through the glazing area of any window shall not be included in the allowed number of signs or the allowed overall sign area. One neon open size is permitted for each business.
- (h) Businesses or entities that are located on a corner lot or that have more than one street frontage (not including alleys, driveways, or parking lots) shall be allowed to have an additional sign that is sixty-six (66%) percent of the primary building frontage but no more than fifty (50) square feet on each additional street frontage.



17.76.100 DEFINITIONS

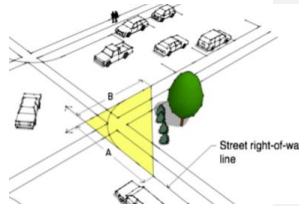
Generally, a sign is considered a graphic device with writing, symbols, logos, etc. subject to view from a public right-of-way, and used to advertise, identify, direct, and/or inform the public. For the purpose of this Chapter, certain words and phrases used are defined as follows:

1. **3-D Sign:** 3-D signs are three-dimensional signs that have a depth or relief on their surface greater than six inches.
2. **Abandoned Sign:** An obsolete sign that no longer serves any purpose or is located on property that becomes vacant and unoccupied or a sign that pertains to a time, event, or purpose that no longer applies.
3. **Aggregate Sign Area:** The total available sign area of all sides or portions of a sign.
4. **Allowed Sign:** A sign that is neither prohibited nor exempt.
5. **Animated Sign:** A sign that includes the optical illusion of movement of any part of its structure, design, or pictorial segment, including the movement of any illumination or the flashing or varying of light intensity.
6. **Attention-Getting Device:** Any flag, streamer, spinner, pennant, feathers, costumed character, light, balloon, continuous string of pennants, flags or fringe, audible components or similar device or ornamentation used primarily for the purpose of attracting attention for promotion or advertising a business or commercial activity which is visible by the general public from any public right-of-way or public area.
7. **Awning:** An overhead roof cover or structure projecting beyond and attached to the exterior wall of a building. and has no ground support.
8. **Awning Sign:** A sign that is permanently attached to an awning.
9. **Back Lit Sign:** *See Internally Illuminated sign.* A sign which contains an illumination source entirely inside the sign construction which makes the sign content visible by light shining outward from the sign.



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10. **Banner:** A temporary sign composed of logo, design, or text on a flexible lightweight fabric, plastic, or similar material.
11. **Billboards:** See *Off Premises sign*.
12. **Building Code:** The most recently adopted version of the Pikes Peak Regional Building Code.
13. **Building Directory Sign:** A sign that serves as a common or collective identification of multiple businesses on the same property and is attached to a building.
14. **Building Name Sign:** A permanent architectural component of the building that names the structure but does not advertise a specific business. Similar to a plaque.
15. **Business:** A single commercial enterprise or group of enterprises housed within one or more buildings, or which utilizes the same business frontage.
16. **Business Courtesy Signs:** Miscellaneous signs incidental to doing business and not intended as advertising such as credit card signs, security system, and information signs (toilets, deliveries, etc.).
17. **Business Frontage:** That portion of a building frontage occupied by a single tenant space or lease area in a single or multi-tenant building facing a street, alley, parking area, or other public right-of-way. For businesses located on the interior of a building without business frontage, the building elevation providing customer access shall be considered the business frontage for the purposes of determining signage.
18. **Canopy:** An overhead roof cover or structure that may or may not be attached to the building and contains posts or other ground support.
19. **Canopy Sign:** A sign attached to a canopy.
20. **Changeable Message:** Digital or non-digital text or graphics that changes at intervals.
21. **Common Site Signage:** Signage not specific to an individual tenant on a multi-tenant property such as directional signs.
22. **Clear Vision Triangle:** An area where a driver's field of view may not be obstructed. The size of this area is defined by the Town's adopted roadway specifications.
23. **Deceptive Sign:** A sign which is false or misleading.
24. **Directional Sign:** Signs for traffic or pedestrian movement on or adjacent to the property. Logos or text are allowed only as required for the directional message.
25. **Drive-through Sign:** A sign intended for the display of information for pedestrians or drive-through vehicles.
26. **Election Season Signs:** Signs promoting political candidates or ballot issues that are in for a regular or special city, county, state, or federal primary or general election.
27. **Electronic Signs:** Any sign that uses solid, electronic technology such as incandescent lamps, LEDs, LCDs, or some other electronic means of changing copy to produce bright displays that typically involve moving copy, animation, or other graphics.
28. **Event Sign:** A temporary promotional sign on public or private property for an upcoming event.



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29. **Exempt Sign:** A sign that does not require a sign permit but must still comply with applicable sign type standards.
30. **External Illumination.** Illumination of a sign that is affected by an artificial source of light not contained within the sign itself.
31. **Flashing illumination.** Illumination in which the artificial source of light is not maintained stationary or constant in intensity and color at all times when the sign is illuminated.
32. **Freestanding Sign:** A self-supporting sign, not attached to the building and permanently anchored to the ground.
33. **Fully Shielded Light Fixture:** A light fixture that directs light away from any public vantage point and covers the bulb or light source to prevent it from being seen.
34. **Gasoline or Fuel Price Sign.** A sign that identifies the type and price of gasoline for sale on the premises of a legally established gasoline service station.
35. **Historic Sign:** A sign that has historic significance as determined by the Board of Trustees on the recommendation of the Palmer Lake Historic Society or for properties listed on the National or State Register of Historic Places.
36. **Home Occupation Sign:** A sign intended to identify a private enterprise occurring in a residential occupancy.
37. **Ideological Sign:** Any temporary sign announcing an idea, opinion, or position on a social or political issue and containing no commercial message.
38. **Information Signs:** A sign used to indicate or provide information and direction with respect to permitted uses on the property, including but not limited to signs indicating the hours of operation, and such signs as “no smoking”, “vacancy”, “office”, “private warning”, “open”, “closed”, “restrooms”, “no solicitation”, or “no parking”.
39. **Internally Illuminated Sign:** A sign face which is lit or outlined by a light source located within the sign.
40. **Light Post Banner:** A banner intended to be installed on municipal light posts.
41. **Light Source:** The actual bulb or other light emitting element contained within any light fixture.
42. **Master Sign Plan:** A sign plan which identifies the number, description, size, and location of all signs for businesses on the same property or within the same project which constitutes a visual entity as a whole.
43. **Menu Sign:** A sign showing a restaurant menu.
44. **Monument Sign:** A site or area entry sign identifying a subdivision, commercial center, residential complex, or more than three separate individual structures. Typically, a freestanding sign with a base integrated with the ground and landscaping.
45. **Multi-tenant Site:** A property, building, or group of buildings with more than one tenant.
46. **Mural:** Two-dimensional works of art applied directly to vertical surfaces not intended to advertise or promote commercial services or products, also known as a public display.
47. **Neon Sign:** A sign integral w/ electric tube light source(s) that form letters, symbols, or other graphic shapes.
48. **Nonconforming Sign:** A existing sign which does not conform to the regulations of this Chapter, either at the effective date of the regulation establishing this Chapter or as a result of subsequent amendments which may be incorporated into this Chapter.



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49. **Obsolete Sign:** A sign, except a historic sign, which is misleading in terms of identifying a business, service, or attraction, that no longer exists or advertising one or more events that are all concluded.
50. **Off-premises Sign:** An advertising sign or billboard placed at a location, not on the parcel where the subject entity or activity occurs.
51. **Official Sign:** A sign required by law or authorized for public or quasi-public institutions to meet the needs of public information, health, safety, and welfare including traffic signs.
52. **Parking Sign:** A sign indicating parking or directing vehicular traffic to a parking area.
53. **Plaques:** A permanent building component cut into or attached to the building designating names of buildings, occupants, dates, or other entities involved in the building creation.
54. **Permanent Sign:** A sign made of durable materials applied or installed to be immovable.
55. **Portable Sign:** A sign not permanently attached to the ground or building or not designed to be permanently attached to the ground or a building.
56. **Prohibited Sign:** A sign not permitted within the corporate limits of Palmer Lake.
57. **Projecting Sign:** A sign hanging from or attached to a building and extending out from the exterior wall surface, including signs suspended under an awning or other exterior building element.
58. **Projected Image Sign:** The illuminated projection of imagery on a surface.
59. **Public Realm:** Public right-of-way or publicly owned property.
60. **Public right-of-way:** A parcel or portion of land which allows for public pedestrian or vehicular access thereupon.
61. **Pylon Sign:** A tall Freestanding-mounted sign higher than 10' (typically associated with an adjacent higher-speed roadway).
62. **Real Estate Sign:** A sign advertising property for sale, rental, or lease.
63. **Residential Complex:** A residential complex means a building or related group of buildings in which one or more member units are located and typically includes common areas and services available for the use of its residents.
64. **Right-of-Way Sign:** Signs occurring within the public Right-of-Way.
65. **Roof Sign:** A sign erected above the roofline or parapet of any building.
66. **Sandwich Board Sign:** A portable moveable sign constructed in an A-frame style with message content on one or both sides.
67. **Searchlight:** An apparatus containing a light and/or reflector for projecting a strong, far-reaching beam in any direction.
68. **Sign Area:** The area that includes the entire face of the sign, frame, artwork, and any spacing between letters, figures, and designs, but not including the sign structure or base. For window signs, the "sign area" shall be measured at the extremities of the lettering and/or graphics.
69. **Sign Face:** The side of a sign on which text or graphics are placed. A sign may have more than one sign face.
70. **Sign Permit:** A permit issued for the erection, construction, enlargement, alteration, moving, or conversion of any sign, issued pursuant to this Chapter.



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- 71. **Site Announcement Sign:** A temporary sign announcing a new business, construction, or other similar activity.
- 72. **Structure:** Anything built that requires a permanent location. This term includes buildings and signs.
- 73. **Temporary Sign:** A sign that is only allowed for a defined temporary period of time and is exempt from permitting but must meet registry and sign type standards. Designed to be used for a temporary period of time, not permanent in nature.
- 74. **TOPL:** Town of Palmer Lake.
- 75. **Traffic Signs:** Stop signs, yield signs, one-way signs, exterior traffic exit and enter signs, and other signs intended for vehicular traffic control.
- 76. **Wall Sign:** A sign attached to, painted on, or erected against the exterior of a building or structure.
- 77. **Yard Sale Sign:** A temporary sign such as garage sale or other temporary sale at any residential or commercial property.
- 78. **Window / Door Sign:** A sign applied to or attached to glazing or located in close proximity to the glazing on the interior, which can be seen through the window from the building exterior.
- 79. **Works of Art including symbol signs:** 2D graphics or 3D objects mounted to the building or contained in a projecting sign on-site intended for aesthetic purposes only that do not advertise or promote a particular business, service, or product.

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