

SECTION IX
B - BUSINESS DISTRICT

9.1 DECLARATION OF INTENT - BUSINESS ZONE DISTRICT

The purpose of the Business District is to provide areas designed for retail shopping convenience of persons residing in the County as well as from more distant places. The Business District is designated to provide a wide range of commercial uses. There may be some emphasis upon wholesale and business services. Light manufacturing and some types of processing are also permitted.

USES PERMITTED

- (1) Single -family dwellings;
- (2) Multiple-family dwellings;
- (3) Boarding and rooming houses, rest homes, and bed and breakfasts (any bed and breakfast, rooming house or boarding house that wishes to have over five (5) total bedrooms, must be constructed or modified to meet R-1 requirements of the current County Building Code);
- (4) Hotels, motels, lodges, resort cabins, and conference facilities including accessory business within the principal buildings;
- (5) Schools, churches and hospitals;
- (6) Medical and dental offices and clinics;
- (7) Parks and playgrounds;
- (8) Small Wind Energy System thirty five (35) feet in height and below that comply with the provisions contained within Section 11.8 (10);
- (9) Accessory uses and structures as defined in Section XIII;
- (10) Outdoor recreational areas provided all such uses retain natural environmental conditions, do not involve the storage of equipment outside of a building and are not obnoxious, offensive or objectionable because of excessive noise, odors, dust or vibration;
- (11) Any general commercial activity, retail or wholesale, including but not limited to the following:
 - Antique Shops
 - Bakeries
 - Banks
 - Barber and Beauty Shops
 - Bottling Works
 - Clothing Stores
 - Construction Businesses, Heavy Equipment Storage Area and Earth-Moving Businesses
 - Dairies
 - Drug Stores
 - Eating and Drinking Establishments
 - Florists
 - Furniture Repair and Sales
 - Commercial Nurseries and Retail Greenhouses
 - Grocery Stores
 - Home Improvement Stores
 - Light Manufacturing
 - Mini-Storage Warehouse Facilities
 - Personal Service Shops
 - Retail and Rental Stores
 - Theatres, Indoor
 - Warehouse Facilities

Provided that all previous listed uses do not allow objectionable or obnoxious amounts of noise, odor, dust, smoke, vibration or other similar causes to be disseminated outside the "B" – Business District.

- (12) Reservoirs and dams engineered to contain one hundred (100) acre feet of water or less;
- (13) Water diversion structures, ditches and pipeline structures engineered to convey fifteen (15) cubic feet of water per second of time or less;
- (14) Small Wind Energy Systems thirty five (35) feet in height and below that comply with the provisions contained within section 11.8 (10);
- (15) Telecommunications infrastructure thirty five (35) feet in height and below that comply with the provisions contained within Section 11.8 (7) as well as those systems deemed rooftop designs. All applicable building permit requirements apply.
- (16) Short Term Rental subject to an Administrative Permit (aka Short Term Rental Permit) and the term, conditions, and requirements of Section 14.8, Short Term Rental.

USES PERMITTED BY SPECIAL REVIEW

- (1) Camping;
- (2) Mobile Home Parks;
- (3) Reservoirs and dams engineered to contain more than one hundred (100) acre feet of water;
- (4) Water diversion structures, ditches and pipeline structures engineered to convey more than fifteen (15) cubic feet of water per second of time;
- (5) Public utility facilities, excluding business offices and repair facilities;
- (6) Facilities for a trans-basin diversion;
- (7) Commercial outdoor recreational areas and accessory facilities;
- (8) Gasoline stations;
- (9) Automotive repair facilities;
- (10) Cleaning and dyeing shops;
- (11) Automobile sales;
- (12) Marinas;
- (13) Small Wind Energy System above thirty five (35) feet in height and/or more than one (1) small wind energy system on any single parcel of land;
- (14) Telecommunications infrastructure above thirty five (35) feet in height and not deemed a rooftop design;
- (15) Adult Oriented Uses

9.2	MINIMUM AREA OF LOT	one (1) acre
9.3	MINIMUM LOT WIDTH	50 feet
9.4	MINIMUM FRONT YARD	30 feet
9.5	MINIMUM SIDE YARD (Except when adjacent to residential use, public rights-of-way, and/or when roof drainage is to side yard)	0 feet 10 feet
9.6	MINIMUM REAR YARD	10 feet
9.7	MAXIMUM HEIGHT OF BUILDINGS	35 feet
9.8	WATER QUALITY SETBACK	Setback from the edge of a water body shall be a minimum of 30 feet.

SECTION XIII
ACCESSORY BUILDINGS AND USES

13.1 DESCRIPTION OF

- (1) **An "accessory building and use" is a subordinate use of a building, other structure, or tract of land, or a subordinate building or other structure which:**
- (a) Is clearly incidental to the use of the principal building, other structure or use of land;
 - (b) Is customary in connection with the principal building, other structure or use of land;
 - (c) Is ordinarily located on the same lot with the principal building, other structure or use of land;
- (2) **"Accessory buildings and uses" may include, but are not limited to the following:**
- (a) home occupations;
 - (b) A garage, outbuilding or shed to store building materials or recreational type equipment for non-commercial purposes;
 - (c) incinerators incidental to residential use;
 - (d) storage of merchandise in Business and Unclassified Districts;
 - (e) storage and sale of crops, vegetables, plants and flowers produced on the premises.
 - (f) One (1) additional dwelling unit within, and not legally sub-dividable from, the principal structure. This additional dwelling unit shall be no greater than 50% of the square footage of the primary dwelling unit, or 1500 square feet, whichever is the lesser size.
 - (i) The dwelling must be in a continuous enclosure. Any dwelling spaces joined by a garage or breezeway are not considered to be a single-dwelling.
 - (ii) The entire dwelling must function as a unit without any permanent physical separation such as wall or floor with no means of connection.
 - (iii) Any dwelling that cannot meet these two criteria is not considered to be a single-family dwelling by the Office of the State Engineer, and therefore could not be served by an in-house hold use only well permit.
 - (iv) An approved building permit with adequate proof of water and sanitation to service this accessory use will be required.
 - (g) One (1) travel trailer, camper or motor home as defined by the Grand County zoning for use during the construction of an owner built single-family dwelling. The travel trailer, truck camper, or motor home must be entirely self-contained, or must be connected to the well and septic, or water and sewer service for the property on which the single-family dwelling will be located. This accessory use is allowed for one (1) continuous year. The time period for this one (1) year allowance will begin with the Grand County Building Department's footing inspection. This accessory use is not available until an approved building permit has been issued. Only one (1) continuous one (1) year period is allowed per building permit for a dwelling unit. At the end of the one (1) year period, the travel

trailer, truck camper, or motor home must be removed if construction has not been completed, or the building permit will be rescinded. No extensions of this time period will be allowed.

- (h) One (1) temporary real estate office shall be allowed provided that:
 - (i) The office is located within the area of a recorded final plat (greater than 20 lots/units).
 - (ii) The office is a minimum of 120 square feet and a maximum of 500 square feet in size.
 - (iii) The temporary sales office is located and subsequently designed to minimize disturbances of the site and blend into the surrounding natural environment.
 - (iv) A building permit has been approved and issued by the Grand County Building Department.
 - (v) Adequate access, off-street parking and sanitary facilities are provided.
 - (vi) Sales are limited to those lots/units within the subdivision in which the office is located.
 - (vii) A temporary permit has been issued by the Department of Planning and the Applicant has deposited \$2,000.00 cash or certified funds with the Grand County Treasurer to be used by Grand County in accordance with the temporary permit. If no permit is granted or when the permit terminates, then and in that event, the \$2,000.00 shall be returned to the applicant.
 - (viii) The office is removed after three (3) years of the recording date of the final plat or when the last lot/unit is sold, whichever occurs first. No permit shall be renewed.
- (i) Columbarium: "a columbarium adjacent to and on the same lot as a church."

13.2 HOME OCCUPATIONS

A home occupation shall be allowed as a permitted accessory use provided all the following conditions are met:

- (a) Such use shall be carried on by the inhabitants living on the premises and no others;
- (b) Such use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character thereof;
- (c) There shall be no exterior advertising other than identification of the home occupation;
- (d) There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

13.3 SIGNS

Signs shall be permitted as accessory uses in accordance with the following regulations:

General Provisions

The provisions of this Article 13.3 shall apply to the display, construction, erection, alteration, use, maintenance and location of all signs in all Zone Districts in unincorporated areas of Grand County.

- (1) **Purpose:** It is the intent of these regulations to authorize the use of signs and sign structures that are compatible with their surroundings, appropriate to the activity that displays them, and legible in the circumstances in which they are seen. These regulations are intended to create a framework for signs and sign structures that:
 - (a) Promotes use of signs that are aesthetically pleasing, of appropriate scale and integrated with surroundings in order to meet the county's expressed desire for quality development and protection of view sheds;
 - (b) Protects the public from injury and property damage caused by or partially attributable to distracting or hazardous signage;
 - (c) Minimizes visual clutter that is potentially harmful to traffic and pedestrian safety, property values, business opportunities and community appearance;
 - (d) Provides communication between people and their environment;
 - (e) Preserves the right of free speech and expression.

- (2) **Sign Permit Required:** A sign permit shall be required for all new signs prior to installation or placement, except as described in Section 13.3.18. A sign permit shall be required whenever the area of a permitted sign is modified. Routine maintenance, repair, and repainting which does not alter a sign may be performed on previously permitted sign without first obtaining a new permit. A sign permit fee shall be based on the fee schedule approved by the Grand County Board of County Commissioners.

Signs located within the "Three Lakes" Design Review Area (DRA) shall also be compatible with location and the pastoral environment, rustic in nature, and harmoniously colored to blend in with surrounding vegetative cover in compliance with Section 14.5(1)(g) Design Review Area of the Grand County Zoning Regulations and this Section 13.3.

- (3) **Sign Permit Application:** A complete application for a sign permit shall be submitted to the Grand County Department of Planning and Zoning by the owner or his/her authorized agent and shall include, at a minimum, the following information:
 - (a) Name and address of the owner or other person in control of the real property upon which the sign is to be constructed, erected, posted or displayed and proof of ownership or interest in the property.
 - (b) The name of the person erecting the sign.
 - (c) The address and legal description of the property upon which the proposed sign is to be located.
 - (d) The type of sign.

- (e) The proposed location of the sign on the property identified. The location and total surface area of all other permitted signs existing on the property or buildings.
 - (f) Detailed drawings, drawn to scale, containing complete plans and specifications which indicate the method of construction and anchoring to the building or ground, the total area of the proposed sign in square feet and the height of the proposed sign from the ground level.
 - (g) A detailed site plan, drawn to scale, which shall indicate all existing and proposed signs for the site including dimensions, colors, materials and/or illumination, if applicable, for each sign. All applicable property lines must be depicted on the site plan and flagged on-site to verify setbacks.
 - (h) Building elevations with signs depicted.
 - (i) Any other information deemed necessary by the Planning Director.
 - (j) Sign permit fee as established by the current fee schedule.
- (4) **Safety Standards**
- (a) **Wind Load.** Signs over ten (10) feet in height and/or thirty-five (35) square feet in surface area should be engineered to withstand a wind loading minimum of thirty (30) pounds per square foot of sign area without failure of the face retention system or sign structure.
 - (b) **Electrical Wiring.** Electrical wiring for the sign shall be underground in the case of freestanding signs, and behind the sign cabinet in the case of wall or projecting signs. A State electric permit may be required.
 - (c) **Support.** Wall signs or projecting signs shall be engineered in such a manner that no downward attached guy wires are needed for support. All freestanding signs shall be self-supporting, erected on or permanently attached to a sufficient foundation.
 - (d) **Protection of Anchors and Supports.** Anchors and supports shall be protected when near driveways, parking lots or similar locations where they could be damaged by moving vehicles. Signs attached to masonry, concrete or steel shall be safely and securely fastened thereto by means of metal anchors, bolts or approved expansion screws of sufficient size and anchorage to safely support the loads applied. No anchor or support for any sign, except flat wall signs, shall be connected to or supported by a parapet wall that is not braced.
 - (e) **Liability.** Grand County specifically disclaims any and all liability for the construction, improvement, maintenance and repairs or replacement of any signs. The liability for construction, improvement, maintenance, repairs and replacement is with the owner of the sign(s) who shall be liable in the event of any injury caused by those activities and shall indemnify and hold Grand County harmless from any liability.
- (5) **Sign Permit Review and Issuance**
- Within ten (10) days of filing a completed application the Grand County Department of Planning and Zoning shall review the sign application in accordance with the established review criteria. The Department of Planning and Zoning shall approve, approve with conditions, or deny the sign permit application.

(6) **Sign Permit Review Criteria**

The following review criteria will be used by the Department of Planning and Zoning to evaluate all sign permit applications:

- (a) Sign meets the requirements of this Article and other applicable codes;
- (b) Sign conforms to the requirements of the Zoning Code for the Zone District in which it is located;
- (c) Sign will not interfere with pedestrian or vehicular safety;

(7) **Appeal of Sign Permit Denial or Approval with Conditions**

Any appeal of the Department of Planning and Zoning staff's interpretation of these Regulations resulting in denial of a sign permit or approval with conditions shall be made to the Board of Adjustment. The Board of Adjustment shall review the application at the next regularly scheduled meeting. The decision by the Board of Adjustment to approve, approve with conditions or deny the application shall be final.

(8) **Variances**

Any request for an increase in the maximum allowable area for a sign, a variance from any of the requirements of Section 13.3, or for signs not expressly permitted in these regulations, must be approved through a variance granted by the Board of Adjustment in accordance with the provisions of the Zoning Regulations.

(9) **Obsolete Signs**

Signs that are located on property that become vacant and unoccupied for a period of six (6) months or more shall be removed by the owner of the sign or the owner of the property.

This provision shall not apply to signs officially designated as landmarks, permanent signs accessory to businesses which are open only on a seasonal basis, provided there is clear intent to continue operation of the business, or signs displayed on a business temporarily suspended due to a change in ownership or management unless property remains vacant or the business is closed for a period of six (6) months or more.

(10) **Maintenance**

Signs and sign structures shall be maintained in good repair at all times and shall not constitute a hazard to safety, health or public welfare by reason of inadequate maintenance or deterioration. Signs and sign structures shall be constructed and maintained such that they are able to withstand the extreme wind and weather conditions of Grand County. The County Building Department shall have the authority to order the repair, alteration or removal of a sign or structure that constitutes a hazard to life or property. Any sign that has not been repaired, altered or removed within 30 days after written notification from the County Building Department shall be removed by the County at the expense of the owner of the premises on which the sign is located.

(11) **Nonconforming Signs**

A sign that was lawfully constructed or installed prior to adoption or amendment of this regulation and was in compliance with all provisions of any regulation in effect at the time of construction or installation, but which does not currently comply with this regulation is a nonconforming sign. Any nonconforming sign may be continued in operation and maintained after the effective date of this regulation, provided, however, that no such sign shall be changed in any manner that increases the noncompliance of such sign with the provisions of this regulation and provided, further, that the burden of establishing a sign to be non-conforming under this regulation rests entirely upon the person or other entity claiming such status for a sign. The right to maintain a nonconforming sign terminates immediately upon any of the following:

- (a) Abandonment of a sign for a continuous period of six (6) months.
- (b) Any violation of Grand County Zoning Regulations on this property.
- (c) Destruction, damage or obsolescence whenever the sign is damaged or destroyed by any cause whatsoever, or becomes obsolete or substandard under any applicable regulation of Grand County such that the sign becomes a hazard or danger.
- (d) Failure to Maintain. The right to continue use of a nonconforming sign shall terminate if the sign is not maintained in compliance with the requirements set forth in Section (10) Maintenance.
- (e) Sign may not be structurally altered, relocated or replaced in a manner that increases or continues the nonconformity.

(12) **Sign Types Permitted**

(a) **Directional Sign**

An on or off-site sign located and designating the entrance or exit of a property or providing off-site directional information. Directional signs shall comply with Sign Standards and shall not be located within public right-of-way or on public property.

(b) **Freestanding Sign**

An on-site sign which is supported by one or more columns, poles, posts or braces extended from the ground or from an object on the ground, with air space between the ground and the sign area and no part of the sign attached to any part of the building, structure, or other sign.

- (i) Shall not exceed fifteen (15') feet in height and comply with all Sign Standards.

A premise may display one (1) freestanding sign on each street or highway on which it has frontage. A multi-use building may display one (1) freestanding sign facing each street or highway on which the building has frontage provided that no freestanding signs are displayed by the individual occupants of the building.

(c) **Ground or Monument Sign**

An on-site sign permanently affixed to the ground at its base, supported entirely by a base structure and not mounted on a pole.

- (i) A premise may display one (1) ground sign on each street or highway on which it has frontage. A multi-use building may display one ground sign facing each street or highway on which the building has frontage, provided that no ground signs are displayed by the individual occupants of the building.
- (ii) Shall not exceed eight feet (8') in height and comply with all Sign Standards.
- (iii) Shall be designed as an integral architectural element of the site and/or building to which it principally relates;
- (iv) Shall incorporate predominantly natural construction materials such as wood and native stone. Natural colors (earthen tones) are favored. Use of penetrating stains rather than paint on wood surfaces is encouraged. Any metal flashing or trim must be anodized or painted so as to be non-reflective.

(d) **Projecting Sign**
An on-site sign which is attached and projecting from the wall of a building twelve inches (12") or more and is not on the same plane as the wall. Projecting signs shall not be located above the eave line or parapet wall of any building. No projecting sign shall extend more than six feet (6') from a building wall. There shall be a minimum clearance of at least eight feet (8') between the bottom of the projecting sign and the ground at grade.

(e) **Sign**
A device, fixture, placard, structure or visual display that uses any form, graphic, illumination, symbol or writing to advertise, announce, direct, inform or identify that is visible from the public right-of-way.

A double sided sign, one having two faces that are parallel but not more than one (1) foot apart, shall be regarded as a single sign if mounted on a single supporting structure and both sides of the sign are identical.

A sign having two (2) non-parallel and angled faces shall also be regarded as a single sign if mounted on a single supporting structure, both sides of the sign are angled apart no greater than forty-five (45) degrees, and both sides of the sign are identical. The sign size of a double sided sign having non-parallel faces and angled apart greater than forty-five (45) degrees, shall be the total area of both sign faces used to display a sign, not including supporting poles or structures.

(f) **Temporary Sign**
An on-site sign that is displayed for a limited period of time, not to exceed thirty (30) days. If a sign display area is permanent but the message displayed is subject to periodic changes, that sign shall not be regarded as temporary.

(g) **Wall Sign**
An on-site sign painted on, incorporated in or affixed to the building wall, on the same plane as the wall and dependent on the wall for support. Wall signs shall not be mounted higher than the parapet wall or eave line of the principal building. No sign part may project from the surface upon which it is attached more than twelve inches (12"). A principal building with more than five (5) independent businesses shall be allowed twenty (20) square feet of wall per independent business [twelve (12) square feet of wall sign per independent within the Three Lakes Design Review Area (DRA)].

(13) **Sign Standards Table**
Standards related to sign area, sign type, square footage, height, setbacks and projections with each Zone District and within the "Three Lakes" Design Review Area (DRA) are outlined in the following Sign Standards – Table. Refer to specific Sections herein for detailed regulations regarding sign area, height, setbacks, illumination, etc.

SIGN STANDARDS - TABLE								
Zone District	*Total Max. Signage	*Sign Type and Use	*Max. Sign Type	*DRA Max. Sign Type	*Max. Height, Projection, Setback			
E-Estate	35 SF	One (1) Free Standing, Ground, Projecting or Wall Sign per: <ul style="list-style-type: none"> Community Facility Approved Special Use Permit 	35 SF	20 SF	Free Standing 15' max. height	Ground or Monument 8' max. height		
R-Residential		One (1) Free Standing, Projecting or Wall Sign identifying any other use permitted in Zone District	12 SF	12 SF			10' setback (<10' height)	10' setback
F-Forestry & Open		One (1) Free Standing or Ground or Monument Sign per subdivision entrance	35 SF	20 SF			15' setback (≥10' height)	
M-Mobile Home	20 SF (DRA)							
T-Tourist	50 SF	One (1) Free Standing Sign	50 SF	35 SF	15' max. height 10' setback (<10' height) 15' setback (≥10' height)			
		One (1) Ground or Monument Sign	50 SF	35 SF	8' maximum height 10' setback			
		One (1) Projecting Sign per principal use	50 SF	35 SF	8' min. height clearance. 6' max. projection. At or below parapet wall or eave line.			
		One (1) Wall Sign per principal use	50 SF	35 SF	At or below parapet wall or eave line. 12" max. projection			
		Wall Signs on buildings with more than five (5) independent businesses	20 SF	12 SF	At or below parapet wall or eave line. 12" max. projection			
		On-site signs advertising sale of products on premises	35 SF	35 SF	At or below parapet wall or eave line.			
		Directional Sign	6 SF	6 SF	8' maximum			
A-Accommodation	35 SF (DRA)	One (1) Free Standing Sign	50 SF	35 SF	15' max. height 10' setback (<10' height) 15' setback (≥10' height)			
		One (1) Ground or Monument Sign	50 SF	35 SF	8' maximum height 10' setback			
		One (1) Projecting Sign per principal use	50 SF	35 SF	8' min. height clearance. 6' max. projection. At or below parapet wall or eave line.			
		One (1) Wall Sign per principal use	50 SF	35 SF	At or below parapet wall or eave line. 12" max. projection			
		Wall Signs on buildings with more than five (5) independent businesses	20 SF	12 SF	At or below parapet wall or eave line. 12" max. projection			
		On-site signs advertising sale of products on premises	35 SF	35 SF	At or below parapet wall or eave line.			
		Directional Sign	6 SF	6 SF	8' maximum			
B-Business	100 SF	One (1) Free Standing Sign	50 SF	35 SF	15' max. height 10' setback (<10' height) 15' setback (≥10' height)			
		One (1) Ground or Monument Sign	50 SF	35 SF	8' maximum height 10' setback			
		One (1) Projecting Sign per principal use	50 SF	35 SF	8' min. height clearance. 6' max. projection. At or below parapet wall or eave line.			
		One (1) Wall Sign per principal use	50 SF	35 SF	At or below parapet wall or eave line. 12" max. projection			
		Wall Signs on buildings with more than five (5) independent businesses	20 SF	12 SF	At or below parapet wall or eave line. 12" max. projection			
		On-site signs advertising sale of products on premises	35 SF	35 SF	At or below parapet wall or eave line.			
		Directional Sign	6 SF	6 SF	8' maximum			
<p>*Refer to specific Sign Standard sections for detailed regulations regarding sign area, height, setbacks, illumination, etc. SF = Square Feet DRA = Three Lakes Design Review Area Min. = Minimum Max. = Maximum</p>								

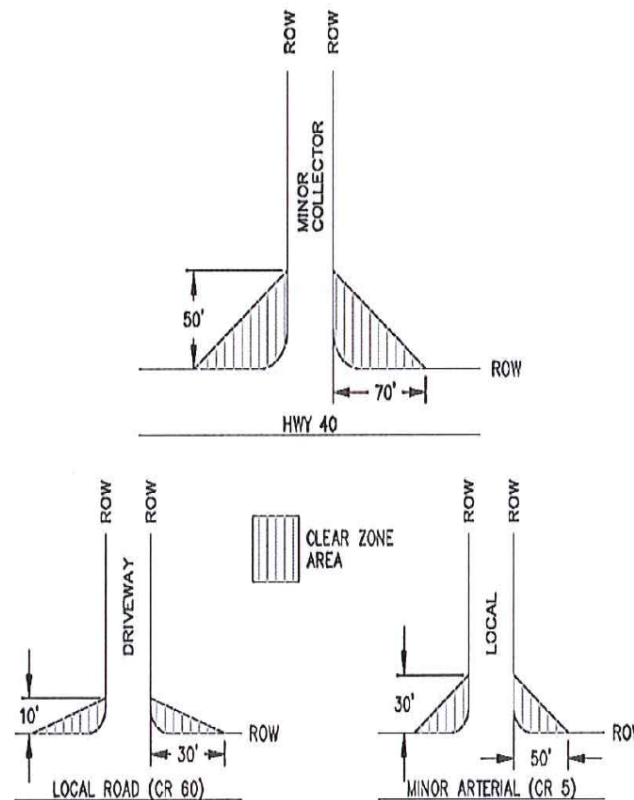
(14) **Sign Area Standards**

- (a) Sign Area shall be the total area of the individual face used to display a sign, not including supporting poles or structures.
- (b) For a wall sign which is framed, outlined, painted or otherwise prepared and intended to provide a background for a sign display, the area and dimensions shall include the entire portion within such background or frame.
- (c) For a wall sign comprised of individual letters, figures or elements on a wall or similar surface of the building or structure, the area and dimensions of the sign shall encompass a regular geometric shape (rectangle, circle, trapezoid, triangle, etc.), or a combination of regular geometric shapes, which form, or approximate, the perimeter of all elements in the display, the frame, and any applied background that is not part of the architecture of the building. When separate elements are organized to form a single sign, but are separated by open space, the sign area and dimensions shall be calculated by determining the geometric form, or combination of forms, which comprises all of the display areas, including the space between different elements.
- (d) For a freestanding sign, the sign area shall include the frame, if any, but shall not include:
 - (i) A pole or other structural support unless a pole or structural support is internally illuminated or otherwise so designed to constitute a display device, or part of a display device.
 - (ii) Architectural features that are either part of the building or part of a freestanding structure, and not an integral part of the sign, and which may consist of landscaping, building or structural forms complementing the site in general.

(15) **Sign Setbacks and Height Standards**

Signs shall not be located within utility easements or public right-of-ways, or closer than ten feet (10') from the property line. Signs are restricted to a maximum height of fifteen feet (15').

- (a) **Sight Distances:** Signs within the sight distance area at intersections of roads and driveways, as defined by the Grand County Road and Bridge Standards, may be reviewed and approved by the Grand County Engineer (See Figure III). Cost of review shall be paid by the Applicant.



TYPICAL SIGHT TRIANGLES

FIGURE III

- (b) **Temporary Signs:** Temporary signs not exceeding six (6) square feet shall not be required to meet minimum setback; however, such signs shall not impair visibility for traffic movement.
 - (c) **Setbacks Related to Height:** Signs less than ten feet (10') in height shall be setback a minimum of 10 feet (10') from the property line. Signs ten feet (10') in height and greater shall be setback a minimum of fifteen feet (15') from the property line.
 - (d) **Sign Height:** Height shall be measured from the base of the sign or supportive structure at its point of attachment to the ground, to the highest point of the sign structure. A freestanding or ground sign located on a man-made base, including a graded earth mound or berm, shall be measured from finished construction grade, excluding any and all mound or berming.
- (16) **Illuminated Sign Standards**
- (a) **Externally Illuminated:**
Fixtures to illuminate signs shall be shielded, shaded or hooded to direct the light inward and downward onto the sign and away from adjoining properties and adjacent public right-of-way; no light shall trespass into the sky.

Ground-mounted light fixtures shall be permanently secured to prevent inadvertent or accidental misalignment. Illumination of a flag on a flagpole is permitted, provided that a narrow spread lamp is used and aimed to illuminate only the top of the flagpole. The

source of illumination must be shielded in a manner so as not to be visible from adjacent property or public right-of-way.

(b) **Internally Illuminated:**

No sign will be allowed to have any internal lighting that projects outward through translucent material such as plastic to illuminate the sign, other than the sign letters and graphic. All internally illuminated sign backgrounds shall be opaque, non-translucent material.

(c) **Subdued Lighting:**

The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the adjacent right-of-way; and the illumination of a sign shall not be noticeably brighter than other lighting in the vicinity or objectionable to surrounding areas.

(i) No sign shall have blinking, flashing or fluttering lights or other illuminating devices which has a changing light intensity, brightness or color. Beacon or strobe lights are not permitted.

(ii) No colored lights shall be used at any location or in any manner so as to be confused with or construed as traffic control devices; neither the external nor reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares.

(iii) Electrical supply to free standing illuminated signs must be underground. A State electrical permit may be required per electrical code for illuminated signs.

(17) **Signs Subject to a Permit**

No person shall display, erect, relocate or alter the physical characteristics of any sign without first filing a written application with the Grand County Department of Planning and Zoning, pursuant to Section 13.3.2, and obtaining a sign permit, except for those signs described in Section 13.3.18. Signs subject to a permit within the “Three Lakes” Design Review Area (DRA) have also been included within the Zone Districts below.

(a) **Signs in the “E,” “R,” “F” and “M” Districts**

On-site identification signs shall have the number of graphic elements held to a minimum needed to convey the sign’s major message and shall be composed in proportion to the area of the sign face. The following sign types are allowed, subject to permitting:

(i) One (1) freestanding or monument sign per subdivision entrance for residential developments provided such sign does not exceed thirty-five (35) square feet in sign area per face [twenty (20) square feet in sign area per face within the DRA]; or

(ii) One (1) on-site freestanding, ground, projecting or wall sign identifying any other use authorized in the zone district provided such sign does not exceed twelve (12) square feet in sign area per face; or

(iii) One (1) on-site freestanding, ground, projecting or wall sign identifying a community facility provided such sign does not exceed thirty-five (35) square feet in sign area per face [twenty (20) square feet in sign area per face within the DRA]; or

- (iv) One (1) on-site freestanding, ground, projecting or wall sign for uses approved by special review provided such sign does not exceed thirty-five (35) square feet in sign area per face [twenty (20) square feet in sign area per face within the DRA].

(b) **Signs in the “A” and “T” Districts**

On-site identification signs shall have the number of graphic elements held to a minimum needed to convey the sign’s major message and shall be composed in proportion to the area of the sign face. A combined maximum of fifty (50) square feet in sign area [thirty-five (35) square feet in sign area within the DRA] is permitted within the following sign types, subject to permitting:

- (i) All signs allowed in the “E,” “R,” “F” and “M” Districts.
- (ii) One (1) free standing or ground sign per principal building provided such sign does not exceed fifty (50) square feet in sign area per face [thirty-five (35) square feet in sign area per face within the DRA]; and
- (iii) One (1) projecting sign per principal use, provided such sign does not exceed fifty (50) square feet in sign area per face [thirty-five (35) square feet in sign area per face within the DRA]; and
- (iv) One (1) wall sign per principal use provided such sign does not exceed fifty (50) square feet in sign area per face [thirty-five (35) square feet in sign area per face within the DRA], with the exception that a principal building with more than five (5) independent businesses shall be allowed twenty (20) square feet of wall sign per independent business [twelve (12) square feet of wall sign per independent business within the DRA]; and
- (v) On-site signs advertising the sale of products produced on the premises provided the total area of all such signs does not exceed thirty-five (35) square feet in area per face; and
- (vi) On or off-site directional signs, not exceeding six (6) square feet in area per face, and limited to not more than two (2) such off-site signs per principal use.

(c) **Signs in the “B” District**

On-site identification signs shall have the number of graphic elements held to a minimum needed to convey the sign’s major message and shall be composed in proportion to the area of the sign face. A combined maximum of one-hundred (100) square feet in sign area [thirty-five (35) square feet in sign area within the DRA] is permitted within the following sign types, subject to permitting:

- (i) One (1) free standing or ground sign per principal building provided such sign does not exceed fifty (50) square feet in sign area per face [thirty-five (35) square feet in sign area per face within the DRA]; and
- (ii) One (1) projecting sign per principal use provided such signs do not exceed fifty (50) square feet in sign area per face [thirty-five (35) square feet in sign area per face within the DRA]; and
- (iii) One (1) wall sign per principal use provided such sign does not exceed fifty (50) square feet in sign area per face [thirty-five (35) square feet in sign area per face within the DRA], with the exception that a principal building with more than five (5) independent businesses shall be allowed twenty (20) square feet of wall per

independent business [twelve (12) square feet of wall sign per independent business within the DRA]; and

- (iv) On-site signs advertising the sales of products on the premises provided the total area of all such signs does not exceed thirty-five (35) square feet in area; and
- (v) On or off-site directional signs, not exceeding six (6) square feet in sign area per face, and limited to two (2) such off-site signs per principal use.

(18) **Signs NOT Subject to a Permit**

The following signs do not require a permit under this Article and may be placed in any Zone District subject to the provisions of this Article.

(a) **Public Purpose Signs**

Signs required by law or signs specifically authorized for a public purpose, do not require a permit. Uniform directional signs, traffic signs, public facility signs, or interpretive or historical signs that provide instructions as required by law or necessity, or are approved by Grand County or the Colorado Department of Transportation, do not require a permit.

(b) **Residential Building Identification Signs**

Such signs shall be used to identify individual residences and shall be limited in content to the name of the owner or occupant and the address of the premises. No more than one (1) sign may be placed on the frontage of each dwelling unit. Such signs shall be limited to four (4) square feet for each dwelling unit or twelve (12) square feet for a multi-family building.

(c) **Bulletin Boards**

On-site bulletin boards, notice boards, menu boards or display boards not exceeding six (6) square feet in gross surface area and accessory to a church, school, public or nonprofit institution or restaurant as primarily intended for pedestrians.

(d) **Construction Signs**

On-site construction signs are exempt, provided that:

- (i) Signs in conjunction with any residential use shall not exceed six (6) square feet each.
- (ii) Signs in conjunction with all other uses shall not exceed twenty (20) square feet each.
- (iii) Only one (1) such sign shall be permitted per lot.
- (iv) Such signs shall identify an architect, contractor, subcontractor, material supplier, owner and/or financial lender only.
- (v) Such signs shall be removed within thirty (30) days after completion of the project.

(e) **Garage, Estate, or Yard Sale**

Signs not in excess of six (6) square feet which advertise a garage sale, estate sale or yard sale on the lot on which the sign is located may be erected no sooner than two (2) days prior to the date of the sale and must be removed within twenty four (24) hours after the date of sale.

- (f) **Warning Signs**
Any sign erected by a public entity, public utility company or construction company to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines and similar devices. Warning signs may be electronic message or reader boards.
- (g) **Historical Markers**
Cornerstones, commemorative tablets, or historical signs not exceeding six (6) square feet in size and permanently affixed to buildings or structures for the purpose of identifying the name of a building or other historical information.
- (h) **Real Estate Signs**
Temporary signs used to offer for sale, lease or rent the land or buildings upon which the sign is located are exempt, provided:
 - (i) One (1) sign per lot advertising real estate not to exceed six (6) square feet in area.
 - (ii) All such temporary signs shall be removed within seven (7) days after the real estate closing or lease transaction.
- (i) **Seasonal Decorations**
Temporary, noncommercial decorations or displays (including strings of lights), when such are clearly incidental to, and are customarily and commonly associated with any national, state, local or religious holiday or celebration; provided that such decorations or displays are maintained and do not constitute a hazard.
- (j) **Vehicle Signs and Advertising Devices**
Signs permanently affixed to a vehicle, such as advertisements painted on trucks and cars, unless the vehicle is parked specifically for advertising purposes, in violation of Section 19 (m).
- (k) **Signs Identifying a Place of Religion Assembly**
Signs identifying a building as a place of religious assembly or as a religious institution, provided that the sign complies with maximum standards, restrictions and conditions set forth in these Regulations.
- (l) **Trespassing Signs**
Signs located on a property, posting prohibitions on trespassing, hunting, fishing, snowmobiling or other prohibited activities, provided such sign does not exceed four (4) square feet in area per face and is not illuminated.
- (m) **Sandwich Boards**
Sandwich boards used to attract attention to a business establishment, provided that:
 - (i) Businesses may display a maximum of one (1) sandwich board, and the total square footage cannot exceed six (6) square feet in area per side.
 - (ii) Sandwich boards shall be placed in a location which will not cause an inconvenience to adjoining property owners and/or to the public or interfere with public safety, road maintenance and snow removal operations.
 - (iii) Sandwich boards may only be displayed during business hours and shall be removed after hours.
 - (iv) Sandwich boards must be immediately removed if damaged or in disrepair.

(n) **Banners**

Banners applied to paper, plastic or fabric used to decorate or attract attention to a business establishment, provided that:

- (i) Banners are displayed in conjunction with a grand opening celebration or a special event or sale. As a general rule, banners cannot be displayed for more than ten (10) consecutive days.
- (ii) Businesses may display a maximum of two (2) banners with a combined total area of not more than fifty (50) square feet. If a business is situated on a corner lot with two (2) street frontages, the owner may be permitted to display up to fifty (50) square feet per street frontage.
- (iii) Banners shall be securely attached to the wall of the establishment, freestanding signs or light poles on private property. Banners must be removed immediately if damaged or in disrepair.
- (iv) A business can display a banner as its main identification for up to one (1) month while permanent signage is being made. Banners shall not be used in lieu of permanent signage.

(o) **Tourist-Oriented Direction Signs**

A sign approved and permitted by the Colorado Department of Transportation containing one or more authorized business' plaques which provide directional information for tourists to businesses.

(p) **Entryway Identification**

An overhead entryway located at a driveway entrance or front gate of a property for the purpose of identifying the property owner, property name or residence located thereon. The entryway structure shall not exceed Grand County's maximum building height.

(q) **Temporary Political Campaign Signs**

Signs announcing candidates seeking public office, with pertinent data, and signs relating to ballot issues, with pertinent data. All such signs shall not interfere with public safety or road maintenance operations. All such signs shall be removed within seven (7) days after the election.

(19) **Prohibited Signs**

The following are prohibited in all zoning districts within Grand County:

- (a) Signs with any type of flashing, rotating or blinking light or component; signs with any type of animation or intermittent lighting effects; electric reader boards or message center signs, except for time and temperature devices.
- (b) Signs with any sound-emitting component.
- (c) Strobe lights, searchlights, beacons and laser light or similar upward or outward oriented lighting.
- (d) Signs in the public right-of-way or on public property.
- (e) Flags, banners or other devices designed or allowed to wave, flap or rotate with the wind.

This provision does not apply to flags of any government or its agencies, or any person, civic, charitable, religious or fraternal organization.

- (f) Any sign that could be confused with or interfere with a traffic control device or that may be determined to interfere with the safe flow of traffic. Any sign that interferes with sight distance triangles at intersections as required by Grand County Department of Road and Bridge.
- (g) Any sign which interferes with free passage from or obstructs any fire escape, downspout, window, door, stairway, ladder or opening intended as a means of ingress or egress.
- (h) Any sign or sign structure which is structurally unsafe, or constitutes a hazard to safety or health by reason of inadequate maintenance or dilapidation.
- (i) Any sign which projects a distance of more than six (6) feet perpendicular from the building to which it is attached.
- (j) Any sign attached parallel to the wall of a building but mounted more than twelve (12) inches from the wall.
- (k) Any roof-mounted sign or sign which projects above the highest point of the roof line or fascia of a building.
- (l) Off-premise advertising signs or any other sign not pertinent and clearly incidental to the permitted use on the property where located.
- (m) Signs mounted, attached or painted on motor vehicles, trailers or boats that are parked or located for the apparent purpose of advertising a product, service or activity or to direct people to a business or activity on or near the premises and not used in conducting a business or service.
- (n) Signs identifying a home occupation.
- (o) Any sign, including its supporting structure, in existence for a period of six (6) months or more after the premises have been vacated, which advertises an activity, business, product or service no longer produced or conducted upon the premises upon which such sign is located.
- (p) Portable signs which are not permanently affixed to any structure on the site or permanently mounted to the ground, except as allowed in Section 18 (m).
- (q) **Signs of Obscene Character**
Signs or pictures of an obscene, indecent or immoral character that will offend public morals or decency, based upon constitutional standards.