

ORDINANCE NO. 2025- ____

A BILL

FOR AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO, AMENDING SECTIONS 146-4.10.13 AND 146-6.2.S AND ADDING SECTION 146-4.10.16 OF THE UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO SIGNS

WHEREAS, Section 146-5.4.1.C.3 of the Uniform Development Ordinance provides that all applications for ordinance text amendments shall be presented for a public hearing, both to the Planning and Zoning Commission, who shall render a recommendation to City Council, and to the City Council for final decision; and

WHEREAS, on _____, following a public hearing, the Planning and Zoning Commission voted to recommend the ordinance text amendment to City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AURORA, COLORADO:

Section 1. Section 146-4.10.13 of the Unified Development Ordinance of the City of Aurora, Colorado, is hereby amended as follows:

4.10.13. OFF-PREMISES SIGNS.

Off-premises signs, including billboards, shall be permitted in the I-2 district, within 1,000 feet of a highway in commercial and industrial areas, provided that they comply with the standards in this Section 146-4.10.13.

A. Signs Permitted. Ground Signs are permitted if they comply with the following standards:

1. One off-premises ground sign provided that not sign shall be less than 600 feet from another off-premises ground sign.
2. Maximum sign area shall not exceed 100 square feet per side for double-faced signs.
3. Maximum sign area shall not exceed 200 square feet for single-faced signs.
4. Maximum height shall not exceed 25 feet.
5. If abutting residential use or district, the sign shall not be illuminated between the hours of 11:00 p.m. and 6:00 a.m.

- B. *Authorization.* Written permission from the property owner on which the sign is to be erected must accompany the original application and any renewal application.
- C. *Visibility.* No sign shall be allowed to be visible from any freeway, interstate highway, or residential zone districts.
- D. *Site Plan Exists.* Where a sign is to be located on a property that has an approved Site Plan, all tenants within the area covered by the Site Plan shall be notified of the application. The notice shall include the nature of the application and shall instruct the tenants to direct any comments on the application to the Planning Director.
- E. *No Site Plan Exists.* Where a sign is to be located on a property for which no Site Plan has been approved, a plan, **approved by the property owner**, showing the property boundary, and the size, height, location, and orientation of the proposed sign shall be submitted to the Planning Director.
- F. ~~*Application Required.* The plan shall be accompanied by an application for approval by the owner of the property.~~
- G. *Review.* The Planning Director shall review and approve the sign in accordance with the following criteria:
1. The sign shall conform with all ~~other~~ applicable ~~or potentially applicable~~ requirements of this Section 146-4.10 and the Aurora City Code;
 2. The sign shall not obstruct the view of other signs or uses; and
 3. The sign shall not be located within the potential future location of streets, drives, or easements.
- H. *Approval Period.* Approval for signs under this Section 146-4.10.13 shall be for a period of five years, at which time application for renewal for an additional five year period may be made.
- I. *Precedence.* Nothing in this Section 146-4.10.13 shall allow a sign to be within the location of any future streets, alleys, easements, fire lanes, access easements, or other requirements imposed during Site Plan Review. Approval for a sign under this Section 146-4.10.13 may be terminated by the City upon submittal of a Site Plan to the City, if such termination is necessary to comply with the criteria for review set forth in this Section 146-4.10.13.

J. *Exemption for City-Property Signs.* No provision of this section shall apply to Section 146-4.10.16 (City-Property Signs).

Section 2. Section 146-4.10 of the Unified Development Ordinance of the City of Aurora, Colorado, is hereby amended by adding a subsection, to be numbered as Section 146-4.10.16, which section shall read as follows:

4.10.16. CITY-PROPERTY SIGNS.

City-property signs shall be permitted in all zone districts provided that they comply with the standards in this Section 146-4.10.16.

A. *Signs Permitted.* City-property signs are permitted if they comply with the following standards:

- 1. Maximum sign area shall not exceed 280 square feet.**
- 2. Maximum height shall not exceed 25 feet.**
- 3. If the sign includes an electronic message display, it must comply with the following standards:**
 - a. The electronic message display may occupy up to one hundred (100) percent of each sign face;**
 - b. The electronic message display must be programmed so it does not change more frequently than once every eight seconds, and the message change occurs instantaneously, without use of scrolling, flashing, blinking, or other similar transitions. The board shall contain static messages only, changed only through dissolve or fade transitions, but that may otherwise not have movement, or the appearance or optical illusion of movement varying light intensity, of any part of the board, design or pictorial segment of the board. The change of message using dissolve or fade transition shall not exceed one second of time between each message displayed on the board;**
 - c. The message display must be provided with automatic dimming software or solar sensors to control brightness for nighttime viewing and varying daytime lighting conditions;**
 - d. The sign shall not obstruct the view of other signs or uses; and**
 - e. No electronic message display may be within 600 feet of another electronic message display.**
- 4. If abutting a residential use or district, and oriented so that light from the sign is visible from a window of a residential building, the intensity of the**

light shall not exceed 0.01 footcandles above ambient, measured vertically, at the property line at a point nearest to the window between the hours of 11:00 p.m. and 6:00 a.m.

B. *Authorization.* Permission, in a form acceptable to the City, such as but not limited to a revocable license, must accompany an application, except when the City is the applicant.

C. *Review.* The Planning Director shall review and shall approve the sign permit in accordance with the following criteria:

- 1. The sign shall conform with all applicable requirements of this Section 146-4.10 and the Aurora City Code;**
- 2. The sign complies with any conditions as set forth in the approved revocable license, (see Section 146-4.10.16.B), if a revocable license is required, including but not limited to, location of the sign.**

Section 3. Section 146-6.2.S of the Unified Development Ordinance of the City of Aurora, Colorado, is hereby amended as follows:

Sign.

Any medium, including its structure and the component parts, that is used or intended to be used to attract attention to the subject matter for advertising or identifying purposes. The term "sign" shall not include design features of an architectural nature that do not employ words or prices. The term includes but is not limited to the following:

- 1. *Sign, Awning.*** A sign depicted or placed upon, attached to, constructed in, or supported by an awning extending over functional or faux windows.



Figure 6.2-9: Awning Sign

2. *Sign, Banner.* Banners and other signs of a temporary nature designed to be attached to walls or hung or suspended from posts or brackets.
3. *Sign, Blade.* Small scale sign hanging or projecting perpendicular to building face.
4. *Sign, Cabinet.* A fabricated sign box that contains a light source and a plastic or ~~aluminium~~ **aluminum** face with letters or graphics. A cabinet sign may be designed to mount to a wall or may be designed to be part of a monument or pylon sign.
5. *Sign, Canopy.* A sign on a framed architectural feature that is attached to and supported from the wall of a building.



Figure 6.2-10: Canopy Sign

6. *Sign, City-Property.* A sign located on property owned or controlled by the City, with permission by the City.
76. *Sign, Fabric.* Any sign, banner, valance or advertising display constructed of cloth, canvas, fabric, or other light material, with or without frames.
87. *Sign, Ground Fabric.* Any sign with a structure that is mounted on the ground, intended to be displayed for a limited time period and is temporary in nature.
98. *Sign, Individual Letter.* A type of sign consisting of independent letters or message content items respective of each other, text or symbols with no background material other than the wall of the building or a common structure known as a "raceway" to which they are affixed, with a minimum depth of one inch. If the individual letters or message content items are attached to a "raceway", the "raceway" must be painted to match the color of the wall and must be limited to a height of no more than one-half of the height of the tallest letter or message content item.

109. *Sign, Multi-Tenant Development.* An on-site sign for a development containing two or more tenants on the premises where the sign is located.

1140. *Sign, Monument or Ground.* A detached, freestanding sign supported by a permanent base, where the entire bottom of the sign is affixed to the ground.

1244. *Sign, Off-Premises.* A sign including billboards or general outdoor advertising device that advertises or directs attention to a business, profession, commodity, entertainment, service, religious, charitable or non-profit organization, or an activity, product, good, or service that is not located upon or available upon the premises where the sign is located. **This does not include City-Property Signs.**

1342. *Sign, On-Premises.* A sign that does not meet the definition of an Off-Premises Sign

1443. *Sign, Projecting.* Any sign that projects perpendicular to and is supported by a building. A grand projecting sign is a projecting sign that is substantially larger and is more visible to drivers, cyclists, or pedestrians at a distance.



Figure 6.2-11: Projecting Sign and Grand Projecting Sign

1514. Sign, Roof. A sign erected upon or that projects above any portion of the roof or parapet of the building or structure.

1615. Sign, Temporary. Any sign or other advertising device or display constructed of fabric, canvas, cardboard, wall board, plywood, or other light temporary material, with or without structural frame, intended for a temporary display for a limited period of time. Examples of temporary signs include real estate "for sale," "for rent", and "open house" signs, garage sale signs, signs identifying the architect, engineer or contractor for work currently under construction, signs advertising a temporary event or commercial opportunity, and signs that express noncommercial messages.

1716. Sign, Wall. Any sign attached to or painted on the wall of a building or structure with the exposed face of the sign in a plane parallel to the plane of the wall.

~~1817.~~ *Sign, Window.* Any sign that is applied, painted or otherwise attached to the interior or exterior of a window surface or is otherwise clearly visible from the exterior of the structure.

Section 4. Severability. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 5. Pursuant to Section 5-5 of the Charter of the City of Aurora, Colorado, the second publication of this Ordinance shall be by reference, utilizing the ordinance title. Copies of this Ordinance are available at the Office of the City Clerk.

Section 6. Repealer. All orders, resolutions, or ordinances in conflict with this Ordinance or with any of the documents hereby approved, are hereby repealed only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

INTRODUCED, READ AND ORDERED PUBLISHED this ____ day of _____, 2025.

PASSED AND ORDERED PUBLISHED this ____ day of _____, 2025.

MIKE COFFMAN, Mayor

ATTEST:

KADEE RODRIGUEZ, City Clerk

APPROVED AS TO FORM BY CITY ATTORNEY PETE SCHULTE:

BY: _____
LENA MCCLELLAND, Assistant City Attorney