



**AGENDA**  
**for the Planning Commission**  
**of the Town of Palisade, Colorado**  
**341 W. 7th Street (Palisade Civic Center)**

**June 3, 2025**  
**6:00 pm Regular Meeting**  
<https://us06web.zoom.us/j/3320075780>  
**Meeting ID: 332 007 5780**

- I. REGULAR MEETING CALLED TO ORDER AT 6:00 pm**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL**
- IV. OATH OF OFFICE - SWEAR IN CURRENT MEMBERS**
- V. AGENDA ADOPTION**
- VI. ANNOUNCEMENTS**

**A. UPCOMING MEETINGS:**

- 1. **Board of Trustees**– Tuesday, June 10, 2025, at 6:00 pm
- 2. **Planning Commission**- Tuesday, June 17, 2025, at 6:00 pm
- 3. **Tourism Advisory Board**- Wednesday, June 18, 2025, at 9:00 am

- B. COMMUNITY OUTREACH SURVEY** The Town of Palisade is considering replacing the electronic message board at Veterans Memorial Park and would like your input. This survey will help us understand how you receive town information and your thoughts on the proposed message board. Your feedback is valuable and will guide our decisions going forward. <https://forms.gle/sidmm9nZ3rFVrstr7>

- C. WALKABOUT WEDNESDAY** June 4, 2025, 5:00 pm - 8:00 pm A community celebration of local art and creativity! Take a stroll downtown and discover diverse artistic displays throughout the streets. This free event offers a wonderful opportunity to explore our arts community while connecting with neighbors and fellow art enthusiasts. Come walk, discover, and celebrate the incredible talent right here in our town!

- D. PALISADE FARMERS MARKET** Sundays June 1 – October 5, 2025, visit Downtown Palisade this summer and enjoy the Sunday Farmers' Market. Local vendors supply fresh produce and an array of unique artisan products.

- E. FREE BUS FARE** Grand Valley Transit received an Ozone grant for free fare for all of June, July, and August! This starts with service on Monday, June 2nd and will run through Saturday, August 30th.

**VII. APPROVAL OF MINUTES**

- A.** Minutes from May 20, 2025, Regular Planning Commission Meeting

**VIII. TOWN MANAGER REPORT**

**IX. NEW BUSINESS**

**A. Appoint Chairperson**

The Palisade Planning Commission will nominate and appoint a chairperson for a one-year term.

1. Nominations
2. Commission Discussion
3. Decision - Motion, Second, and Rollcall Vote to appoint someone as the Chairperson for the Palisade Planning Commission for a one-year term.

**B. Appoint Vice-Chairperson**

The Palisade Planning Commission will nominate and appoint a vice-chairperson for a one-year term.

1. Nominations
2. Commission Discussion
3. Decision - Motion, Second, and Rollcall Vote to appoint someone as the Chairperson for the Palisade Planning Commission for a one-year term.

**X. CONTINUED BUSINESS**

**A. Final Review Draft Ordinance 2025-04**

The proposed amendments would remove density caps (dwelling units per acre) in all residential zones except AFT and reduce minimum lot sizes across all residential use types in the AFT, SFR MFR, MU Districts while maintaining all existing setback requirements, height limitations, and impervious surface standards.

1. Staff Presentation
2. Public Comment
3. Commission Discussion
4. Direction - Direct staff to make further edits or schedule the required public hearing for the proposed amendments to Section 5.03 Residential Districts.

**B. Initial Review Draft Sign Regulations Section 10.10**

Residential areas are limited to small signs (4 sq ft), while commercial areas allow larger wall signs based on building facade length, plus one freestanding sign per lot up to 20 feet tall in designated areas. Key restrictions include no illuminated signs in residential zones, mandatory dark sky lighting standards, and required nightly removal of temporary business signs.

1. Staff Presentation
2. Public Comment
3. Commission Discussion
4. Direction - Direct staff to make further edits or schedule the required public hearing for the proposed amendments to Section 10.10 Signs.

**XI. PUBLIC COMMENT – For items not on the Public Hearing agenda**

*Please keep comments to 3 minutes or less and state your name and address. Neither the Planning Commissioners nor staff will respond to comments at this time. The Commission may direct staff to look into specific comments to bring back as an Agenda item at a future meeting.*

**XII. ADJOURNMENT**



**MINUTES OF THE REGULAR MEETING OF THE  
PALISADE PLANNING COMMISSION  
May 20, 2025**

The regular meeting of the Planning Commission for the Town of Palisade was called to order at 6:00 pm by Chair Amy Gekas. Present were Commissioners LisaMarie Pinder, Brett Zahrte, David Hull, Alex Sparks, and Brandon Burke. Absent was Vice-Chair Ed Seymour. A quorum was declared. Also in attendance were Town Manager Janet Hawkinson, Community Development Director Devan Aziz, and Town Clerk Keli Frasier.

**AGENDA ADOPTION**

*Motion #1* by Commissioner Hull, seconded by Commissioner Pinder, to approve the agenda as presented.

A voice vote was requested.

Motion carried unanimously.

**APPROVAL OF MINUTES**

*Motion #2* by Commissioner Hull, seconded by Commissioner Burke, to approve the minutes of March 18, 2025, as presented.

A voice vote was requested.

Motion carried unanimously.

**TOWN MANAGER REPORT**

Town Manager Janet Hawkinson reviewed the current and ongoing projects led by the Town of Palisade.

**PUBLIC HEARING I**

**Ordinance 2025-01 Amending Section 7.05 of the Palisade Land Development Code**

Chair Gekas opened the hearing at 6:09 pm.

Community Development Director Aziz gave a brief presentation about the proposed text amendments.

Chair Gekas opened the hearing to public comment.

Tammy Craig, Palisade, CO, encouraged the Commission to pass the proposed Ordinance.

Commissioners asked for clarification on the changes and regulations for legal non-conforming setbacks for fences.

*Motion #3* by Commissioner Burke, seconded by Commissioner Hull, to forward a recommendation of approval Ordinance 2025-01 amending Section 7.05 of the Palisade Land Development Code concerning Accessory Structures & Uses to the Board of Trustees as written.

A roll call vote was requested.

**Yes:** Commissioner Burke, Commissioner Sparks, Chair Gekas, Commissioner Pinder, Commissioner Zahrt, Commissioner Hull

**No:**

**Absent:** Vice-Chair Seymour

Motion carried.

Chair Gekas closed the hearing at 6:24 pm.

### **CONTINUED BUSINESS**

#### **Comprehensive Zoning Map and Use Table Review and Update**

Community Development Director Aziz gave a brief presentation and led Commission discussion regarding the current zoning map and use table to ensure alignment with the Town's comprehensive plan, address emerging land use needs, and improve clarity for residents and developers.

Chair Gekas opened the discussion to public comment.

Matt Payne, Palisade, CO; encouraged the Commissioners to consider encouraging basements, low-level spaces, and underground parking lots to preserve the town's viewshed. Mr. Payne also suggested allowing the development of the front of single-family homes with zero setbacks against sidewalks, which would enable homes to accommodate larger families.

Lisa McNamara, Palisade, CO; requested the clarification of Mixed Use Zones and clearer definitions. Ms. McNamara also encouraged offering business development incentives to enhance the town core.

Tammy Craig, Palisade, CO, asked that the Mixed Use Zone remain in the code and observed that many properties in the area are under conservation easements and, therefore, undevelopable.

**Direction from the Commission** is to bring this item back as a work session with large printed maps and materials for comparison and review.

### **PUBLIC COMMENT**

None were offered.

### **ADJOURNMENT**

*Motion #4* by Commissioner Burke, seconded by Commissioner Hull, to adjourn the meeting at 7:27 pm.

A voice vote was requested.

Motion carried unanimously.

X

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Keli Frasier, CMC  
Town Clerk

X

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Amy Gekas  
Planning Commission Chair

## **Town Manager Report Capital Construction Project List Updates 06.03.2025**

### Wastewater Consolidation to Clifton \$24 million

- DOLA Grant – Engineering Wastewater Consolidation \$1 million
- Phase of Project: Easement & Engineering
- The Town is completing the engineering and land acquisition phase.
- The project is still meeting the timeline with the RFP for construction to be posted in late summer.

### Pretreatment Wastewater Program Implementation

- The Town is focusing on the pretreatment wastewater program. This has been a multi-year project. Pretreatment means tanks must be added to the sewer systems to trap waste that is not wanted in collection pipes or wastewater treatment plants.
- The Town has had pretreatment requirements that have never been enforced.
- There are over 100 businesses in Town that have been or need to be inspected to determine pretreatment requirements.
- Pretreatment needs to occur. It must happen for collections in pipes and the lagoons – whether the Town consolidates with Clifton or not. Businesses should have been in compliance over 20 years ago.
- Surveys and letters have been sent. New letters will be sent.

### Roundabout Highway 6 – CDOT \$500,000

- The engineer design work is completed, and CDOT is finalizing - \$15M
- This is a CDOT project – the Town is participating with bike delineators, landscaping, and street lighting.
- The Town is using dark sky solar lights at the intersection.

### TAP Grant Sidewalks – 80% Grant – 20% Town \$1M

- Project completed – 2/2025
- TAP grant sidewalks from Cresthaven to High School
- Town & CDOT will use the remaining funds on the roundabout project

### Multi-Modal Sidewalk Grant Award for Elberta – 1<sup>st</sup> Street to Wine Cty Rd. \$2 M

- Design/Engineering 75% Complete and in review with CDOT
- Construction scheduled for Fall 2025

- The Town will begin easement acquisition

#### Troyer Sewer Lift Station

- DOLA grant 80% - Town 20% - total \$346,645.00
- Complete

<u>Land Use Code Update</u>	<u>DOLA grant \$20,000 - Town \$20,000</u>	<u>Total \$40,000</u>
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- This project is updating various land use codes to meet Town needs
- The project began in the Summer of 2024 and continues to the completion schedule in the Spring of 2025

<u>Irrigation in Palisade</u>	<u>\$?</u>
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- Complete mapping – create fund and rates and build out a plan

<u>Veterans Memorial Center</u>	<u>\$?</u>
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- Building inspections determining the condition of the structure
- Researching various required remodel options and pricing for the Board

<u>Swimming Pool</u>	<u>\$15,000</u>
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- Hire a design/ build firm to create plans for a remodel and addition to the swimming pool – public engagement with plan creation



**PALISADE PLANNING COMMISSION**  
**Agenda Item Cover Sheet**

**Meeting Date:**           **June 3, 2025**

**Presented By:**       **Community Development Director**

**Department:**       **Community Development & Planning**

**Re:**                   **LDC Update**

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**SUBJECT:**

The proposed amendments would remove density caps (dwelling units per acre) in all residential zones except AFT and reduce minimum lot sizes across all residential use types in the AFT, SFR MFR, MU Districts while maintaining all existing setback requirements, height limitations, and impervious surface standards. Analysis demonstrates these reductions maintain building feasibility while promoting more efficient land use.

Staff have analyzed the buildable area potential under the reduced lot sizes to confirm development feasibility. The analysis shows that even with the smallest permitted lot sizes, reasonable building footprints are achievable:

- Single-Family/Alley-Loaded (reduced from 5,000 to 3,500 sq ft lot): Maintains 975 sq ft buildable area per floor
- Zero Lot Line (reduced from 5,000 to 3,500 sq ft lot): Maintains 1,625 sq ft buildable area per floor
- Two-Family (reduced from 10,000 to 7,000 sq ft lot): Maintains 3,250 sq ft total buildable area per floor
- Townhouse (reduced from 2,000 to 1,800 sq ft lot): Maintains 925 sq ft buildable area per floor for interior units

All development types can utilize two stories within the existing 28-foot height limitation, effectively doubling the potential living space. The existing setback requirements and impervious surface limitations remain unchanged, ensuring:

- Consistent neighborhood character
- Adequate spacing between buildings
- Compatible scale with existing development

**DIRECTION:**

*Direct staff to make further edits or schedule the required public hearing for the proposed amendments to Section 5.03 Residential Districts regarding minimum lot size requirements.*



**TOWN OF PALISADE, COLORADO**

**ORDINANCE NO. 2025-04**

**AN ORDINANCE AMENDING SECTION 5.03 RESIDENTIAL DISTRICTS AND SECTION 5.04 NONREDISENTIAL DISTRICTS OF THE PALISADE LAND DEVELOPMENT CODE CONCERNING INFILL DEVELOPMENT AND EFFICIENT LAND USE STANDARDS**

**WHEREAS**, pursuant to Section 31-23-305, C.R.S., the Board of Trustees may adopt, alter or amend zoning and regulations; and

**WHEREAS**, the Palisade Comprehensive Plan establishes “Goal 2.1: Balance growth with preserving the agricultural heritage to maintain a sense of community” and “Strategy 2.1B: Continue evaluating existing zoning regulations to determine if it promotes balance growth with community preservation”; and

**WHEREAS**, efficient use of land and infrastructure is essential for the economic vitality and sustainable growth of the Town of Palisade; and

**WHEREAS**, infill development helps reduce sprawl, preserve agricultural lands, and maximize the use of existing utilities and infrastructure; and

**WHEREAS**, the Board of Trustees finds that encouraging infill development will help implement the Comprehensive Plan while providing additional housing options and economic development opportunities for the community; and

**WHEREAS**, the Board of Trustees desires to amend Section 5.03 to establish regulations promoting infill development and efficient land use; and

**WHEREAS**, the Town's Planning Commission has recommended to the Board of Trustees that the amendments to the Land Development Code contained in this Ordinance be adopted; and

**WHEREAS**, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-306, C.R.S., on \_\_\_\_\_, a public hearing was held before the Planning Commission to consider a recommendation of an amendment of the Land Development Code to the Board of Trustees as set forth herein, following public notice as required by law; and

**WHEREAS**, in accordance with Sections 3.02 and 4.01 of the Land Development Code, and Section 31-23-304, C.R.S., on \_\_\_\_\_, a public hearing was held before the Board of Trustees to consider the amendment of the Land Development Code as set forth herein, following public notice as required by law; and

**WHEREAS**, the Board of Trustees finds and determines that the amendments to the Land Development Code, as contained herein, are necessary and designed for the purpose of promoting the health, safety, convenience, order, prosperity and welfare of the present and future inhabitants of the Town of Palisade and are consistent with the Town's Comprehensive Plan and the Town's other goals, policies and plans.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF PALISADE, COLORADO, AS FOLLOWS:**

The foregoing recitals are incorporated herein as if set forth in full.

**Section 1.** Land Development Code Section 5.03 Residential Districts is hereby amended with new additions underlined and deletions in ~~strike through~~ as follows:

DRAFT

### Section 5.02 Established Zoning Districts

In order to implement the Palisade Comprehensive Plan and promote the purposes of this Land

<b>Table 5.1: Zoning Districts</b>	
<b>Residential Districts</b>	
<b>AFT</b>	Agriculture, Forestry Transitional
<b>SFR</b>	Single Family Residential
<b>MFR</b>	Multifamily Residential
<b>MU</b>	Mixed Use
<b>Nonresidential Districts</b>	
<b>TC</b>	Town Center
<b>CB</b>	Commercial Business
<b>LI</b>	Light Industrial
<b>HR</b>	Hospitality Retail
<b>CP</b>	Community/Public
<b>Special Purpose District</b>	
<b>PD</b>	Planned Development

Development Code, the following zoning districts are established:

### Section 5.03 Residential Districts

#### A. Agricultural and Forestry Transitional (AFT)

Established to provide for wineries, vineyards and related lodging and commercial activity compatible with the Town's rural and agricultural character. Development in the AFT district is compatible and complementary to the rural/agricultural surroundings.

The AFT district is intended to implement and correspond in part to the Comprehensive Plan's "Agricultural/Residential 2.5" and the "Agricultural/Residential 5" Land use designation.

Table 5.2: AFT District Standards		
Use		
Allowed uses	Single-family	Nonresidential Development(1)
Density (maximum)		
Density	1 dwelling unit per <del>2.5</del> <u>5</u> acres	N/A
Lot Requirements (minimum)		
Lot area (acres)	<del>2.5</del> <u>5</u>	<del>2.5</del> <u>5</u>
Lot width (feet)	150	150
Setback Requirements (minimum)(2)		
Street yard (feet)	35	35
Side yard – interior (feet)	25	35
Side yard – street (feet)	35	35
Rear yard (feet)	20	20
Building Requirements (maximum)		
Height (feet)	28	28
Impervious surface	15%	15%

## B. Single Family Residential (SFR)

Established to provide for orderly suburban residential development and redevelopment. Intended to maintain and protect residential areas at low to moderate densities, characterized predominantly by single-family detached units. The regulations for this district protect existing neighborhoods from undesirable uses and residential conversions.

The SFR district is intended to implement and correspond in part to the Comprehensive Plan's "Low Density Residential" land use designation.

Table 5.3: SFR District Standards			
Use			
Single-family		Alley-loaded	Nonresidential Development(1)
<del>Density (maximum)</del>			
<del>Density</del>		<del>4.5 dwelling unit per acre</del>	<del>N/A</del>
Lot Requirements (minimum)			
Lot area (square feet)	<del>7,500</del> <u>5,000</u>	<del>7,500</del> <u>5,000</u>	<del>9,000</del> <u>6,000</u>
Lot width (feet)	<del>65</del> <u>60</u>	<del>65</del> <u>60</u>	60
Setback Requirements (minimum)(2)			
Street yard (feet)	20	15	25
Side yard – interior (feet)	10	10	10
Side yard – street (feet)	10	10	20
Rear yard (feet)	20	20	20
Building Requirements (maximum)			
Height (feet)	28	28	28
Impervious surface	45%	55%	45%

### C. Multifamily (MFR)

Established to maintain and protect residential areas of higher density which include a variety of small lot residential development options. The MFR district allows moderate to high residential density development. Proximity to public parks and open space is an asset for MFR district development.

The MDR district is intended to implement and correspond in part to the Comprehensive Plan's "Medium Density Residential" land use designation.

Table 5.4: MFR District Standards						
Use						
Allowed uses	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	Nonresidential Development(1)
Density (maximum)						
Density	7 dwelling unit per acre					N/A
Lot Requirements (minimum)						
Lot area (square feet)	<del>5,000</del> <u>3,500</u>	<del>5,000</del> <u>3,500</u>	<del>5,000</del> <u>3,500</u>	<del>10,000</del> <u>7,000</u>	<del>2,000</del> <u>1,800</u>	<del>6,000</del> <u>4,000</u>
Lot width (feet)	<del>55</del> <u>50</u>	<del>55</del> <u>50</u>	45	<del>80</del> <u>70</u>	25	<del>60</del> <u>50</u>
Setback Requirements (minimum)(2)						
Street yard (feet)	20	15	15	15	15	20
Side yard – interior (feet)	10	10	0	10	10	10
Side yard – separation (feet)(3)	N/A	N/A	20	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	15	15	20
Rear yard (feet)	20	20	20	20	20	20
Building Requirements (maximum)						
Height (feet)	28	28	28	28	28	28

Impervious surface	55%	55%	55%	55%	80%	50%
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**E. Mixed Use (MU)**

Established to facilitate adaptive re-use and preservation of older residential structures and compatible new nonresidential development. The MU district is primarily a residential district, only modest-scale nonresidential uses are allowed. Nonresidential uses are encouraged to occupy existing residential structures without changing the character of such structures and to emphasize pedestrian rather than vehicular access. The MU district may be used as a transitional district between residential and nonresidential districts. The MU district is intended to implement and correspond in part to the Comprehensive Plan's "Residential Mixed Use" land use designation.

Table 5.6: MU District Standards						
Use						
Allowed uses	Single-family	Alley-loaded	Zero lot line	Two-family	Town-house	Nonresidential Development(1)
<del>Density (maximum)</del>						
Density	7 dwelling unit per acre					N/A
Lot Requirements (minimum)						
Lot area (square feet)	<del>5,000</del> <u>3,500</u>	<del>5,000</del> <u>3,500</u>	<del>5,000</del> <u>3,500</u>	<del>10,000</del> <u>7,000</u>	<del>2,000</del> <u>1,800</u>	<del>5,000</del> <u>3,500</u>
Lot width (feet)	<del>55</del> <u>50</u>	<del>55</del> <u>50</u>	45	<del>80</del> <u>70</u>	25	50
Setback Requirements(2)						
Street yard (minimum feet)	20	15	15	15	15	25
Street yard (maximum feet)	N/A	N/A	N/A	N/A	N/A	30
Side yard – interior (feet)	10	10	0	10	15	10
Side yard – separation (feet)(3)	N/A	N/A	20	N/A	N/A	N/A
Side yard – street (feet)	10	10	10	10	15	10
Rear yard (feet)	20	20	20	20	20	20
Building Requirements (maximum)						
Height (feet)	28	28	28	28	28	28
Impervious surface	55%	55%	55%	55%	80%	75%





**PALISADE PLANNING COMMISSION**  
**Agenda Item Cover Sheet**

**Meeting Date:**           **June 3, 2025**

**Presented By:**       **Community Development Director**

**Department:**       **Community Development & Planning**

**Re:**                   **LDC Update**

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**SUBJECT:**

The proposed amendments to Section 10.10 Signs would repeal and replace the Town's sign regulations to enhance public safety, improve community appearance, and ensure effective signage while maintaining the Town's small character. The draft code establishes clear standards for different sign types while addressing modern signage needs and dark sky lighting requirements.

Key provisions include:

**Prohibited Signs:** Eliminates unsafe signage including structurally hazardous signs, those mimicking traffic signals, moving/flashing displays, and abandoned business signs

**Commercial/Industrial Areas:** Allows appropriately scaled business signage including wall signs calculated at 2 sq ft per linear foot of building facade, plus one freestanding sign per lot (pole signs up to 20 ft in designated overlay areas, monument signs up to 8 ft, ground signs up to 4 ft)

**Lighting Standards:** Implements dark sky-compliant illumination requirements with brightness limits and mandatory sign extinguishing during non-business hours

**Design Incentives:** Offers additional square footage (25 sq ft bonus) for signs using materials that complement building architecture

The regulations maintain existing setback requirements and safety clearances while providing clear guidance for applicants and staff.

**DIRECTION:**

*Direct staff to make further edits or schedule the required public hearing for the proposed amendments to Section 10.10 Signs.*

## **Section 10.10 Signs**

### **A. Purpose and Intent**

The purpose of Section 10.10 is to:

1. Protect the health, safety, property, and welfare of the public;
2. Provide for the neat, clean, orderly, and attractive appearance of the community;
3. Improve the effectiveness of signs;
4. Provide for safe construction, location, erection, and maintenance of signs;
5. Minimize adverse visual safety factors to the traveling public; and
6. Comply with all applicable provisions of state and federal law regarding freedom of speech and sign content neutrality.

### **B. Applicability**

The regulatory provisions of this Division 5 shall apply to the display, construction, erection, alteration, use, maintenance and location of all signs within the Town of Palisade.

### **C. Prohibited Signs**

The following signs are prohibited in all zoning districts.

1. Signs that are structurally unsafe or hazardous;
2. Signs that are erected by any non-governmental entity that are visible from any public right-of-way and impersonate or could be confused with a traffic sign or signal or emergency;
3. Signs that obstruct or interfere with traffic signs or signals, or that impair visibility in the public right-of-way, or that are located within a clear vision area;
4. Signs with visible moving, revolving, or rotating parts, flashing or flickering lights, or other illuminating devices that have a changing brightness or intensity or color, or any mechanical movement or apparent movement achieved by electrical, electronic, or mechanical means;
5. Portable signs that do not comply with the temporary sign regulations permitted by this Code;
6. Signs painted on trees, rocks, or other natural features; and
7. Any wall sign that extends vertically or horizontally beyond the dimensions of the wall upon which it is installed or mounted; and

8. Signs whose expressive content is not protected by the First Amendment to the U.S. Constitution or the Colorado Constitution, including but not limited to signs containing obscenity, as interpreted by the federal or state courts;
9. Abandoned on-premises signs, including but not limited to any on-premises sign that relates to an establishment that no longer occupies or operates on the property where the sign is located.
10. Signs painted on or displayed on vehicles or trailers usually parked in public places primarily for displays.

#### **D. Sign Permit Required**

All signs that are not prohibited by Section 10.10C above shall comply with the standards in this Section 10.10. Most signs are required to obtain a sign permit from the Town before being erected, to ensure compliance with applicable sign standards.

Unless specifically exempted by subsection 1 below or another provision of this Code, all signs erected in the Town require the approval of a sign permit pursuant to Section 10.10, Sign Permit, prior to installation or placement.

1. Exceptions
  - a. A sign permit is not required to change the message or content of any permitted on premise sign at any time.
  - b. A sign permit is not required to perform construction or maintenance on a sign, provided that the activity does not change the type of sign or result in a type, size, height, location, or other aspect of the sign that violates the applicable standards of this Code.

#### **E. Exempt Signs**

The following temporary signs are permitted subject to compliance with applicable provisions of this Code, and do not require the issuance of a sign permit before installation or placement. Any temporary sign not permitted pursuant to this section, may be approved if the applicant obtains a sign permit pursuant to this Code.

1. Agricultural and Residential Zone Districts
  - a. One sign that is flush-mounted on a building or structure that is no greater than four (4) square feet in area.
  - b. The following temporary signs are permitted, provided that each sign does not exceed four (4) square feet in area, does not exceed three (3) feet in height above grade, and is not illuminated:

- i. Up to two (2) temporary signs on each street frontage provided that each such sign does not remain in place for more than sixty (60) days;
- ii. One (1) additional temporary sign on each street frontage during any time during which all or a portion of the property or all or a portion of a building on the property is actively listed for sale or rent; and
- iii. An unlimited number of temporary signs within ninety (90) days before and thirty (30) days after any general or special election.

2. Mixed-Use, Nonresidential, and Industrial Zone Districts

- a. Each business is permitted one (1) temporary sign, provided that it does not exceed thirty-two (32) square feet in size, is not illuminated, and that the sign does not remain in place for more than twenty-one (21) days.
- b. Wayfinding signage to support traffic circulation for a business.
- c. Easel signs. Each business is permitted one (1) easel sign (an upright A-frame structure, provide that the sign does not exceed six (6) square feet per face, and must be removed at close of business hours. Easel signs shall meet the following standards. Signs that cause potential risks to public safety due to a failure to comply with these standards shall be immediately removed or shall be subject to removal by the Town of Palisade.
  - i. Sign shall not block sidewalk ramp or curb-cut and shall not cause passage upon a public sidewalk to be decreased to less than forty-eight (48) inches in width.
  - ii. Sign is limited to that portion of the sidewalk immediately in front of (and alongside in the case of a corner lot) the property or business establishment. Except for corner lot, the sign shall be nearest the curb when possible.
  - iii. No sign shall exceed a height of three (3) feet.
  - iv. Sign shall not render unusable any public seating, parking or access.
  - v. No signs shall be located within ten (10) feet of any fire hydrant.
  - vi. Signs shall be constructed of high quality materials such as plastic, metal or wood, and shall not be in a condition of deterioration

- c. Each business is permitted one (1) feather flag sign (a temporary sign composed of durable lightweight fabric with a sturdy frame enclosing only a portion of the material's edge so that it can remain upright and still be flexible in the breeze), provided that:
  - i. Does not exceed fifteen (15) feet in height.
  - ii. Is located on-premises of the business it is advertising.
  - iii. Does not exceed thirty-two (32) square feet in size.
  - iv. Must be removed at close of business hours.

## **F. Specific Sign Regulations**

### **1. Sign Area Measurement**

- a. The area of a sign face shall be computed by means of the smallest rectangle that will encompass the extreme limits of the writing, representation, emblem or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed, but not including any supporting framework, base, bracing or decorative fence or wall when such fence or wall otherwise meets the regulations of this LDC and is clearly incidental to the display itself.
- b. For a single wall, all pieces of information or other graphic representations on that wall shall be measured as though part of one (1) sign, encompassed within one (1) rectangle, which may not exceed the maximum permitted sign area.

### **2. Sign Height Measurement**

- a. The height of a sign shall be measured from the highest point of a sign to the finished grade beneath it. When any filling, berming, mounding or excavation solely for the purpose of locating the sign, the height of the sign shall be measured from the finish floor elevation of the building for which the sign advertises for.

### **3. Wall Signs**

#### **a. Sign Area Permitted**

- i. The sign allowance shall be calculated based on the length of the building facade which is most nearly parallel to the street it faces. Each building facade that faces a dedicated public street shall have its own sign allowance.
- ii. In the event a building does not have frontage on a dedicated public street, the owner of the building may designate the one

(1) building facade which shall be used for the purpose of calculating sign allowance. In the event the only building facade that faces on a dedicated street contains no commercial display area, a property owner may designate another building facade to serve as the basis for calculating the total amount of sign area allowed.

- iii. Up to two (2) square feet of sign area shall be allowed for each linear foot of building facade for wall signs. Window signs incorporated with a window display, will not be considered part of the total sign allowance.

b. Number

- i. More than one (1) wall/fascia sign may be erected, provided the total surface area regulation is not exceeded.

c. Height

- i. No wall/fascia sign may extend above parapet walls or above roof lines of buildings without parapet walls.

d. Projection/clearance

- i. No wall sign may project more than twelve (12) inches from the building wall. If a sign projects more than six (6) inches from the building, the sign shall maintain a clear height of eight (8) feet above finished grade.

e. Location

- i. Wall/fascia signs may be located in all zoning districts so long as no illuminated sign is located in any residential district. Home occupation and home business signs shall be permitted in residential districts

4. Pole Signs

- a. A freestanding sign attached to the ground by one (1) or more support structures having a ratio of greater than four to one (4:1) sign width to narrowest width of support structure.

b. Sign Area Permitted

- i. The maximum surface area of a single side of a pole sign shall not exceed fifteen hundredths (0.15) square foot per linear foot of street frontage along the street toward which such sign is primarily oriented.

c. Number

- i. One (1) pole sign shall be allowed for each lot that qualifies for one based on the location standards of 10.10(F)(4)(e).

- ii. Any lot with a pole sign shall not be allowed to have a ground sign or monument sign in addition to their pole sign.
- d. Height
  - i. The maximum height of a pole sign or any part thereof, including base or apron, supports, supporting structures and trim, shall not exceed twenty (20) feet.
- e. Location
  - i. Pole signs shall only be allowed in nonresidential zoning districts.
  - ii. Pole signs shall only be permitted for properties located in the overlay as defined by the shaded red polygon in the image displayed below.



## 5. Ground Signs

- a. A freestanding sign attached to the ground with a clearance of less than eight (8) inches and not exceeding forty-eight (48) inches in height.
- b. Sign Area Permitted
  - i. The maximum surface area of a single side of a ground sign shall not exceed one-fourth (.25) square foot per linear foot of street frontage along the street toward which such sign is primarily oriented.
- c. Height

- i. The maximum height of a ground sign or any part thereof, including base or apron, supports, supporting structures and trim, shall not exceed four (4) feet.
  - d. Number
    - i. One (1) ground sign shall be allowed for each lot that qualifies for one based on the location standards of 10.10(F)(5)(f).
    - ii. Any lot with a ground sign shall not be allowed to have a pole sign or monument sign in addition to their ground sign.
  - e. Location
    - i. Residential Zoning Districts
      - 1. One permanent non-digital monument or ground sign up to twenty-four (24) square feet in area is allowed at the entrance to a subdivision or multifamily apartment/condominium building/complex and on each common area parcel that abuts a public right-of-way.
    - ii. Ground signs are permitted in nonresidential zoning districts.
- 6. Monument Signs
  - a. A freestanding sign attached to the ground by one (1) or more support structures having a ratio of less than four to one (4:1) sign width to narrowest width of support structure.
  - b. Sign Area Permitted
    - i. The maximum surface area of a single side of a monument sign shall not exceed two-tenths (0.20) square foot per linear foot of street frontage along the street toward which such sign is primarily oriented.
  - c. Height
    - i. The maximum height of a monument sign or any part thereof, including base or apron, supports, supporting structures and trim, shall not exceed eight (8) feet.
  - d. Number
    - i. One (1) monument sign shall be allowed for each lot that qualifies for one based on the location standards of 10.10(F)(5)(f).
    - ii. Any lot with a ground sign shall not be allowed to have a pole sign or monument sign in addition to their ground sign.
  - e. Location
    - i. Residential Zoning Districts



1. One permanent non-digital monument or ground sign up to twenty-four (24) square feet in area is allowed at a multifamily apartment/condominium building/complex and on each common area parcel that abuts a public right-of-way.

- ii. Monument signs are permitted in nonresidential zoning districts.

## 7. Projecting Signs

### a. Sign Area Permitted

- i. The maximum area of any single side of a projecting sign shall be ten (10) square feet, and such signs shall be limited to two (2) sides.

### b. Number

- i. Not more than one (1) projecting sign shall be permitted for each business establishment.

### c. Height

- i. No sign shall extend above parapet walls or above roof lines of buildings without parapet walls and in no instance shall the top of the sign be higher than fifteen (15) feet above the finished grade.

### d. Projection/Clearance

- i. No sign shall project more than three (3) feet from the building wall or one-half ( $\frac{1}{2}$ ) the width of the sidewalk, whichever is less, provided that no sign shall project closer than three (3) feet to the curb line. All projecting signs shall maintain a clear height of eight (8) feet above the finished grade.

### e. Construction

- i. All projecting signs shall be fastened directly to the supporting building wall, with the supporting structure physically integrated into the sign. All projecting signs shall intersect the building wall at right angles.

### f. Location

- i. Projecting signs shall only be allowed in nonresidential zoning districts.

## 8. Awning, Marquee, Canopy, and Hanging Signs

### a. Sign Area Permitted

- i. The maximum area of a single awning, marquee or canopy sign shall not exceed seventy-five percent (75%) of the surface area of the face of the awning or marquee to which it is attached.
  - ii. The maximum area of one (1) side of any sign hanging from an awning shall be six (6) square feet and in no instance be larger than the area permitted for a wall/fascia sign.
- b. Number
  - i. One (1) awning or marquee sign shall be permitted per awning or marquee side that faces a public right-of-way or sidewalk. Where multiple businesses are covered by one (1) awning, one (1) hanging sign is permitted per business premises.
- c. Setback
  - i. No portion of any awning or marquee sign shall project closer to the curb line than the awning or marquee to which it is attached.
- d. Height
  - i. Awning and marquee signs shall not extend above the top of the awning or marquee to which they are attached. Hanging signs shall not exceed eighteen (18) inches in height.
- e. Projection/Clearance
  - i. No portion of an awning or marquee sign shall project more than twelve (12) inches from the surface it is attached to. Hanging signs shall maintain a clear height of seven and one-half (7½) feet above the ground.
- f. Location
  - i. Awning and marquee signs shall only be allowed in nonresidential zoning districts.

## 9. Lighting Standards

- a. Illuminated sign is defined as any informational or advertising sign that is illuminated by either internal or external means. Illuminated signs shall only be allowed in nonresidential zoning districts.
- b. Electronic message boards are prohibited.
- c. Lighting of signs shall comply with the following:
  - i. The light from any illuminated sign shall be so shaded, shielded and directed that the light intensity does not generate glare onto nearby residential areas between the hours of 8 p.m. and 8 a.m.

- ii. Any external lighting shall be fully shielded and downcast to prevent uplighting.
- iii. Neither the direct nor the reflected light from primary light sources shall create a traffic hazard to operators of motor vehicles on public thoroughfares or approaches to public thoroughfares, as determined by the Department of Public Works.
- iv. Signs may only be illuminated while the associated activity is taking place; for businesses, sign illumination must be extinguished completely during the hours the business is closed.
- v. The maximum brightness levels for signs shall not exceed three tenths (0.3) footcandles over ambient light levels. Measurements of light are based on the area of the sign versus measurement of the distance. Using a footcandle meter, brightness shall be in conformance with the following distance table:

1. Brightness Standards	
2. Area of Sign	4. Measurement Distance
3. (square feet)	5. (feet from sign)
6. 0-10	7. 30
8. 10-24	9. 45
10. 25-49	11. 55
12. 50-99	13. 90
14. 100-149	15. 110
16. 150-199	17. 135
18. 200-300	19. 150

- vi. The measurement shall be conducted at least thirty (30) minutes after sunset or thirty (30) minutes before sunrise.

## 10. Design Standards

### a. Setbacks

- i. Pole, monument, and ground signs shall be setback a minimum of ten (10) feet from any street right-of-way line and fifteen (15) feet from any interior side lot line.
- b. Building Materials
  - i. It is encouraged that sign materials and design complement the architectural design and construction materials of the principal building for which the sign is advertising.
  - ii. The Community Development Director may allow an increase of 25 square feet to allowable sign area for pole, monument, and ground signs when construction materials are used that do an exemplary job of complementing the building's materials and design. This may include, but is not limited to, materials such as stone, stucco, rusty metal, and other materials that reflect the design values of the Town of Palisade, as determined by Town Staff.