



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

June 17, 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. AGENDA ADOPTION

V. ANNOUNCEMENTS

A. UPCOMING MEETINGS:

1. **Board of Trustees**– Tuesday, June 24, 2025, at 6:00 pm

B. 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.

C. LAVENDER FEST Located in Riverbend Park 06/28/25 supporting the education, research, networking, and market development of the agricultural crop of lavender in the state of Colorado.

D. FOURTH OF JULY Friday 07/04/25 the 4th of July Parade will follow the normal parade route. Please be aware of street closures from Peach St to Main St and Third St to Seventh St. Following the parade take part in the Foamazing party at Veterans Memorial Park from 11am – 1pm.

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.

VI. APPROVAL OF MINUTES

A. Minutes from June 03, 2025, Regular Planning Commission Meeting

VII. TOWN MANAGER REPORT

VIII. PUBLIC HEARING

A. Ordinance 2025-05 Repealing and Replacing Section 10.10 of the Palisade Land Development Code

The Planning Commission is requested to consider forwarding a recommendation of approval/denial for Ordinance No. 2025-05, which repeals and replaces Section 10.10 of the Palisade Land Development Code concerning signs.

1. Staff Presentation
2. Public Comment
3. Board Discussion
4. Decision – Motion, Second, and Rollcall vote to: Forward recommendation of Approval/Denial to the Palisade Board of Trustees for Ordinance 2025-05, which repeals and replaces Section 10.10 of the Palisade Land Development Code

IX. 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.

X. ADJOURNMENT



**MINUTES OF THE REGULAR MEETING OF THE
PALISADE PLANNING COMMISSION
June 3, 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, Brandon Burke, and 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.

OATH OF OFFICE

Town Clerk Keli Frasier swore in all members of the Palisade Planning Commission.

AGENDA ADOPTION

Motion #1 by Commissioner Hull, seconded by Vice-Chair Seymour, to approve the agenda as presented.

A voice vote was requested.

Motion carried unanimously.

APPROVAL OF MINUTES

Motion #2 by Commissioner Pinder, seconded by Commissioner Sparks, to approve the minutes of May 20, 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.

NEW BUSINESS

Appoint Chairperson

Chair Gekas opened the meeting to nominations for Chairperson.

Commissioner Hull nominated Chair Gekas for Planning Commission Chairperson. Vice-Chair Seymour seconded the Nomination. Chair Gekas accepted the nomination. No other nominations were offered.

Motion #3 by Vice-Chair Seymour, seconded by Commissioner Hull, to appoint Chair Gekas as Palisade Planning Commission Chairperson for a one-year term.

A roll call vote was requested.

Yes: Commissioner Burke, Commissioner Sparks, Chair Gekas, Commissioner Pinder, Commissioner Zahrte, Commissioner Hull, Vice-Chair Seymour

No:

Absent:

Motion carried.

Appoint Vice-Chairperson

Chair Gekas opened the meeting to nominations for Vice-Chairperson.

Commissioner Zahrte nominated Commissioner Burke for Planning Commission Vice-Chairperson. Vice-Chair Seymour seconded the Nomination. Commissioner Burke accepted the nomination. No other nominations were offered.

Motion #4 by Vice-Chair Seymour, seconded by Commissioner Hull, to appoint Commissioner Burke as Palisade Planning Commission Vice-Chairperson for a one year term.

A roll call vote was requested.

Yes: Commissioner Sparks, Chair Gekas, Commissioner Pinder, Commissioner Zahrte, Commissioner Hull, Vice-Chair Seymour, Commissioner Burke

No:

Absent:

Motion carried.

CONTINUED BUSINESS**Final Review Draft Ordinance 2025-04**

Community Development Director Aziz gave a brief presentation and led Commission discussion regarding proposed amendments to 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.

Chair Gekas opened the discussion to public comment.

Matt Payne, Palisade, CO; encouraged allowing the development of the front of single-family homes with zero setbacks against sidewalks, which would enable homes to accommodate larger families.

Tammy Craig, Palisade, CO, requested clarification on minimum lot sizes.

Direction from the Commission is to modify the multi-family side-yard setback to 8ft, and move the Ordinance forward for a Public Hearing.

Initial Review Draft Sign Regulations Section 10.10

Community Development Director Aziz and consultant Ty Johnson gave a brief presentation and led Commission discussion regarding proposed amendments to the Palisade Land Development Code regarding signs.

Chair Gekas opened the discussion to public comment.

Matt Payne, Palisade, CO; thanked the Commission for their efforts regarding dark sky regulations, and requested rules to require electronic signs be turned off at night.

Tammy Craig, Palisade, CO, requested clarification on real estate signage.

Direction from the Commission is to move the Ordinance forward for a Public Hearing.

PUBLIC COMMENT

Jasmine Cook of Palisade, CO, read and passed out a letter to the Commission regarding food truck regulations.

Matt Payne of Palisade, CO, reiterated his appreciation of dark sky considerations and requested that the Commission consider regulations for all lighting, not just signs.

ADJOURNMENT

Motion #5 by Vice-Chair Burke, seconded by Chair Gekas, to adjourn the meeting at 7:14 pm.

A voice vote was requested.

Motion carried unanimously.

X

Keli Frasier, CMC
Town Clerk

X

Amy Gekas
Planning Commission Chair

Capital Projects to Date

Waste-Water Consolidation to Clifton**\$24 million**

- Winter Construction (canal drained) – Fall 2025 – Fall 2026
- Abandonment of existing lagoons – 1 year – Summer 2026 – 2027

DOLA Grant – Engineering Waste-Water Consolidation**\$2 million**

- Submitted Grant Request of \$1million for engineering on water-consolidation project – 50% match for \$2 million – complete Fall 2025

Roundabout Highway 6 – CDOT**CDOT Project**

- Construction Begin Fall 2025
- Town working closely with CDOT – Town responsible for lighting, landscaping, irrigation, bike lane definition

Multi-Modal Sidewalk Grant Award for Elberta – 1st Street to Wine Cty Rd.**\$2 million**

- Town awarded \$1.8 million in grant funds from CDOT for multi-modal path
- Town match 20% at \$200,000 - Includes 2 bridges over canal
- Construction Fall 2025 – April 2026

Land Use Code Update**\$40,000**

- DOLA grant \$20,000 - Town \$20,000 total \$40,000
- Project being completed with grant 7/29/2025

Boat Ramp – River Path Access	\$150,000
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- Design/ Engineering Plans complete
- Waiting Approval of Army Corp Permit
- Fall/ Winter Construction 2026-2026

WRAP – Wildfire Ready Action Plan – Regional Watershed Planning	\$ Regional Grant Fund
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- The Town of Palisade is part of a regional grant to plan wildfire management in the town's watershed. When complete the opportunity for grant funding to implement infrastructure.

Community Center	\$ Estimate????
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- The building has been closed for use due to the failing HVAC system and structural damage.
- To date architectural and construction review has been completed. This report is an analysis of the updates needed to the building.
- Asbestos reports are complete.

Palisade Irrigation	\$
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- The Town took over Palisade Pipes & Lateral Irrigation System.
- This infrastructure provides irrigation water to roughly half of the town from the Price Ditch.
- The mapping of the infrastructure is 90% complete.
- Next step is a rate study for the system.
- A study also needs to be conducted on how much water from the Price Ditch can be utilized.

Palisade Swimming Pool	\$15,000
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- The Trustees have directed to begin a preliminary design on a swimming pool remodel.

Recently Completed Capital Projects

Fiber	50% DOLA Grant - 50% Town	\$450,000
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- Project Complete 6/2025 - CDOT fiber going live – Town connected

TAP Grant Sidewalks –	80% Grant – 20% Town	\$1 million
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- Project Complete – remaining funds to CDOT roundabout project

<u>Troyer Sewer Lift Station</u>

- DOLA grant 80% - Town 20% - total \$346,645.00
- Project Complete 6/2025

<u>Hydraulic Model Study</u>

- DOLA grant \$20,000 - Town \$30,000 total \$50,000
- Project Complete 1st Quarter 2024

Veterans Park Playground	\$75,000
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- \$75,000 Lotto & Trailer Park Development Funds
- Completed Fall 2023

Clinic	\$5 million
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- Project Construction Complete – Town owns the building and leases
- Project 100% grant funded at \$5 million

<u>Renovation Historic Gym</u>

- A new south wall and indoor staircases were constructed, opening the historic bleachers back into the gym space.

<u>MMOF Safety Improvements to Highway 6</u>
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- Highway 6 was remodeled with left hand turn lanes, the removal of a lane and the addition of pedestrian safety refuge and detached sidewalks with landscaping



PALISADE PLANNING COMMISSION
Agenda Item Cover Sheet

Meeting Date: **June 17, 2025**

Presented By: **Community Development Director**

Department: **Community Development & Planning**

Re: **ORDINANCE 2025-05**

SUBJECT:

The Planning Commission is requested to consider forwarding a recommendation of approval/denial for Ordinance No. 2025-05, which repeals and replaces Section 10.10 of the Palisade Land Development Code concerning signs. The current sign regulations require updating to address technological advances, improve safety standards, ensure First Amendment compliance, and provide clarity in enforcement procedures. The proposed ordinance balances free speech rights with community aesthetics and safety while maintaining Palisade's small-town character and agricultural heritage.

Key Provisions:

Prohibited Signs: Establishes clear standards for prohibited signage including structurally unsafe signs, signs in public rights-of-way, and signs that obstruct traffic visibility.

Sign Categories:

- **Wall Signs:** Up to 2 sq ft per linear foot of building facade
- **Projecting Signs:** Maximum 10 sq ft per side, limited to two sides
- **Pole Signs:** Limited to specific overlay district, maximum 20 feet height
- **Monument Signs:** Maximum 8 feet height with area based on street frontage
- **Ground Signs:** Maximum 4 feet height with area based on street frontage

Lighting Standards: Prohibits electronic message boards, requires shielding to prevent glare, and establishes maximum brightness levels.

Temporary Signs: Provides specific allowances for residential and commercial districts with time limitations.

DIRECTION:

Forward recommendation of approval/denial to the Palisade Board of Trustees for Ordinance 2025-05, which repeals and replaces Section 10.10 of the Palisade Land Development Code concerning signs

**TOWN OF PALISADE, COLORADO
ORDINANCE NO. 2025-05**

**AN ORDINANCE OF THE TOWN OF PALISADE, COLORADO REPEALING AND
REPLACING SECTION 10.10 OF THE PALISADE LAND DEVELOPMENT CODE
CONCERNING SIGNS**

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 goals to maintain the small-town character and agricultural heritage while supporting economic vitality and preserving community aesthetics; and

WHEREAS, the Board of Trustees finds that modernizing sign regulations will enhance the visual quality of the community while providing clear standards for businesses and property owners; and

WHEREAS, the Board of Trustees recognizes the need to ensure sign regulations comply with First Amendment protections regarding content neutrality while maintaining the Town's authority to regulate the time, place, and manner of signage; and

WHEREAS, the Board of Trustees finds that updating sign regulations is necessary to address technological advances, improve safety standards, and provide clarity in enforcement procedures; and

WHEREAS, the Board of Trustees desires to repeal and replace Section 10.10 of the Land Development Code to establish comprehensive sign regulations that balance free speech rights with community aesthetics and safety; 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 June 17, 2025, a public hearing was held before the Planning Commission to consider a recommendation of the repeal and replacement of Section 10.10 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 June 24, 2025, a public hearing was held before the Board of Trustees to consider the repeal and replacement of Section 10.10 as set forth herein, following public notice as required by law; and

WHEREAS, the Board of Trustees finds and determines that the repeal and replacement of Section 10.10, 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, THAT:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Land Development Code Section 10.10 Signs is hereby repealed in its entirety and replaced with the following:

Section 10.10 Signs

A. Purpose and Intent

The purpose of Section 10.10 is to protect the health, safety, property, and welfare of the public while providing for the neat, clean, orderly, and attractive appearance of the community. This section aims to improve the effectiveness of signs by providing for safe construction, location, erection, and maintenance of signage. Additionally, it seeks to minimize adverse visual safety factors to the traveling public and ensure compliance with all applicable provisions of state and federal law regarding freedom of speech and sign content neutrality.

B. Applicability

The regulatory provisions of this Section shall apply to the display, construction, erection, alteration, use, maintenance and location of all signs within the Town of Palisade. Additionally, signs that are within 660 feet of highway right of way are subject to state and federal rules and regulations, which include requirements for size, lighting and spacing.

C. Prohibited Signs

The following signs are prohibited in all zoning districts.

1. Signs that are erected after adoption of this code and do not comply with the provisions of this LDC
2. Signs that are structurally unsafe or hazardous;
3. Nongovernmental signs erected on public property or public rights-of-way.
4. 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;
5. Signs shall not be placed within fifteen (15) feet of any driveway entrance or exit where such placement would obstruct sight lines between vehicles entering/exiting and pedestrians or other vehicles
6. Signs that are located within the visibility triangle as defined in Section 10.07.L
7. 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;
8. Portable signs that do not comply with the temporary sign regulations permitted by this Code;
 9. Signs painted on trees, rocks, or other natural features; and
 10. Any wall sign that extends vertically or horizontally beyond the dimensions of the wall upon which it is installed or mounted; and
 11. 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;
 12. 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.
 13. Signs painted on or displayed on vehicles or trailers usually parked in public places primarily for displays. This excludes registered vehicles that are wrapped and serve an additional function to the organization such as distribution, transportation, etc.

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.
2. Construction Standards
 - a. All signs shall comply with the appropriate provisions of the current building and electrical codes and this LDC.
 - b. Signs shall be located in such a way that they maintain sufficient horizontal and vertical clearance of all overhead electrical conductors in accordance with electric code specifications, provided that no sign, except

governmental signs, shall be installed closer than ten (10) feet horizontally or vertically from any conductor or public utility guy wire.

- c. In no way shall a sign hinder or obstruct the visibility of the right-of-way, as defined by Section 10.07.K, either at intersections or points of ingress or egress from parking lots.
- d. All signs shall be constructed using materials designed for outdoor use and weather resistance. Professional fabrication methods shall be used (mechanical lettering, vinyl application, digital printing, carved/routed letters, etc.).
- e. Hand-painted signs are permitted only when executed with professional techniques on appropriate substrates and sealed with weather-resistant coatings.
- f. Signs showing visible deterioration, fading, or unprofessional construction techniques shall be brought into compliance within 30 days of notice.

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. All temporary signs shall be placed on private property and advertise for the appropriate use of the parcel. No off-site signage is allowed.

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 one (1) temporary sign provided that each such sign does not remain in place for more than one-hundred and eighty (180) days in a twelve (12) month calendar year and is advertising for an existing use on the property.
 - 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. Sign shall only advertise for the sale or lease of a building on the property for which the sign is placed; 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

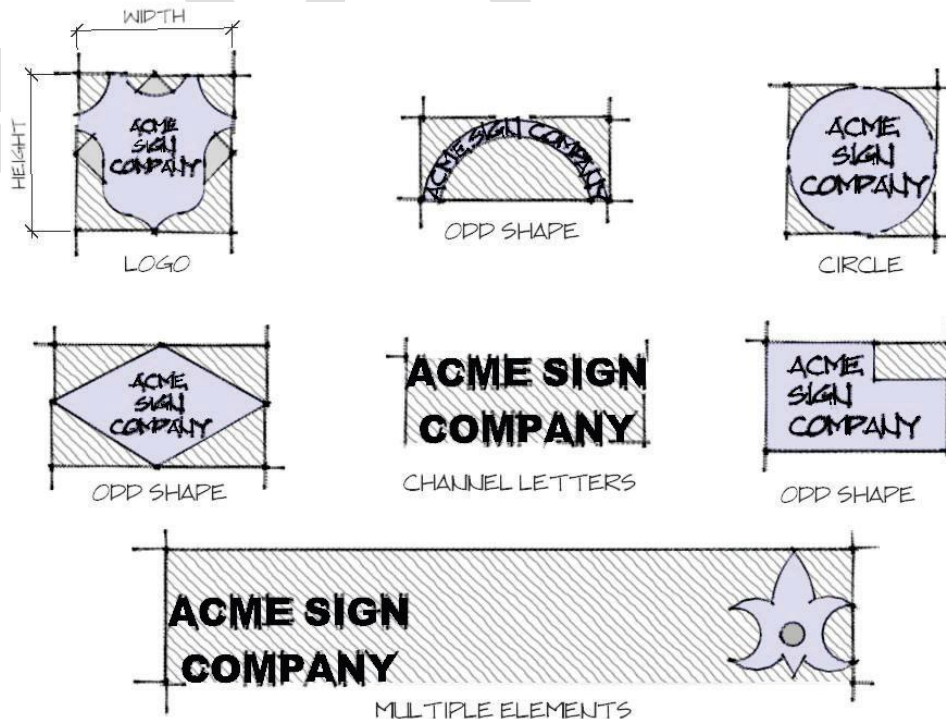
- a. Each business is permitted one (1) temporary sign per twelve (12) month calendar year, provided that it does not exceed thirty-two (32) square feet in size, is not illuminated, and that the sign does not remain in place for more than sixty (60) consecutive days.
- b. Window signs. Up to two (2) window signs per business are permitted, provided they do not exceed thirty percent (30%) of any window area.
- c. Murals. An on-premises wall sign depicting, but not limited to artistic renderings of Town history, environment or community life. Such signs may be approved as a conditional use, subject to the provisions of Section 4.07.
- d. Up to two (2) wayfinding signs to support traffic circulation for a business, provided that they remain within the property lines located outside of the public right-of-way, each sign shall not exceed eight (8) square feet in size, and is not illuminated.
- e. Each business is permitted one (1) easel sign (an upright A-frame structure) or 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). Easel and Feather Flag signs must be removed at close of business hours.
 - i. Easel signs
 - 1. 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.
 - 2. 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.
 - 3. No sign shall exceed a height of three (3) feet, not exceed six (6) square feet per face.
 - 4. Sign shall not render unusable any public seating, parking or access.
 - 5. No signs shall be located within ten (10) feet of any fire hydrant.
 - 6. Signs shall be constructed of high quality materials such as plastic, metal or wood, and shall not be in a condition of deterioration
 - ii. Feather Flag signs
 - 1. Feather flag does not exceed fifteen (15) feet in height.
 - 2. Is located on-premises of the business it is advertising .

3. Does not exceed thirty-two (32) square feet in size.
 4. Feather flag 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.
3. Enforcement and Violation
- a. Temporary signs exceeding time limits shall be deemed abandoned and subject to removal by the Town after 48-hour notice

F. Specific Sign Regulations

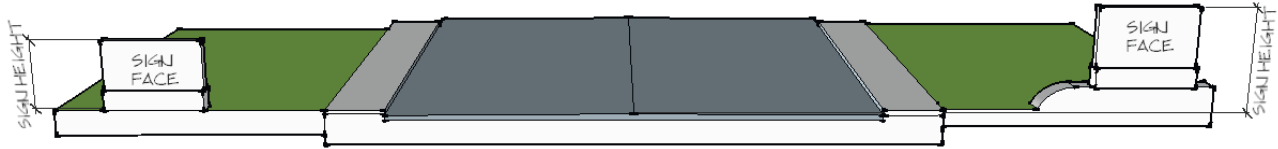
1. Sign Area Measurement

- 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. Sign Type Limitations

- a. Building-Mounted Signs: Each lot may have only one (1) type of building-mounted sign (wall, projecting, or awning/marquee sign). Multiple signs of the same type may be permitted only as specifically allowed in each subsection.
- b. Freestanding Signs: Each lot may have only one (1) freestanding sign, which may be either a pole sign (where permitted by overlay district), monument sign, or ground sign, but not a combination thereof.
 - i. Freestanding 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.
- c. Total Sign Allocation: The total number of signs per lot shall not exceed one (1) building-mounted sign type and one (1) freestanding sign, except as specifically provided for in residential districts or multi-tenant buildings.

4. 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.

5. Projecting Signs

a. Sign Area Permitted

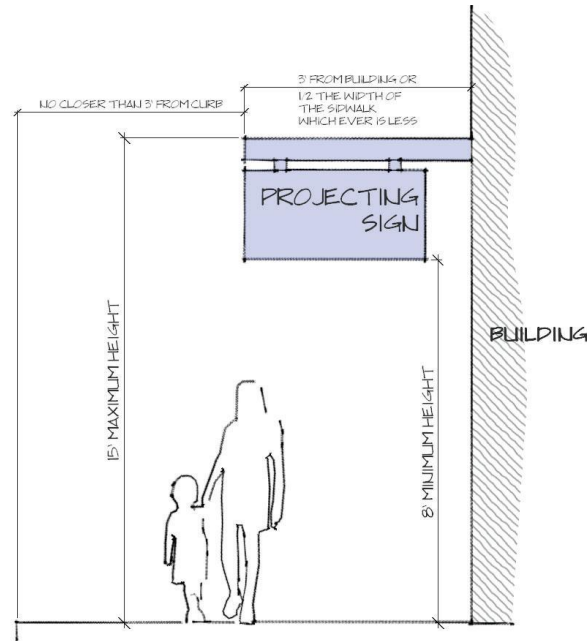
- i. The maximum area of any single side of a projecting sign shall be ten (10) square feet, and such signs shall be limited to two (2) sides.

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.

6. 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

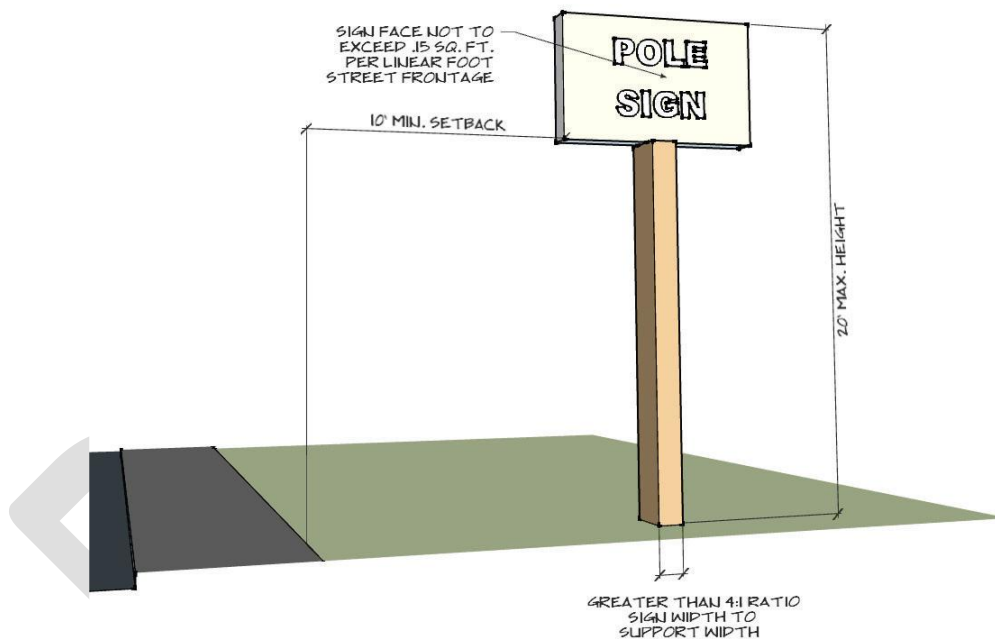
- i. No portion of an awning or marquee sign shall project more than twelve (12) inches from the surface it is attached to. Hanging signs shall maintain a clear height of seven and one-half (7½) feet above the ground.

f. Location

- i. Awning and marquee signs shall only be allowed in nonresidential zoning districts.

7. 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.7.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.



8. 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.8.e.
- 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.

9. 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

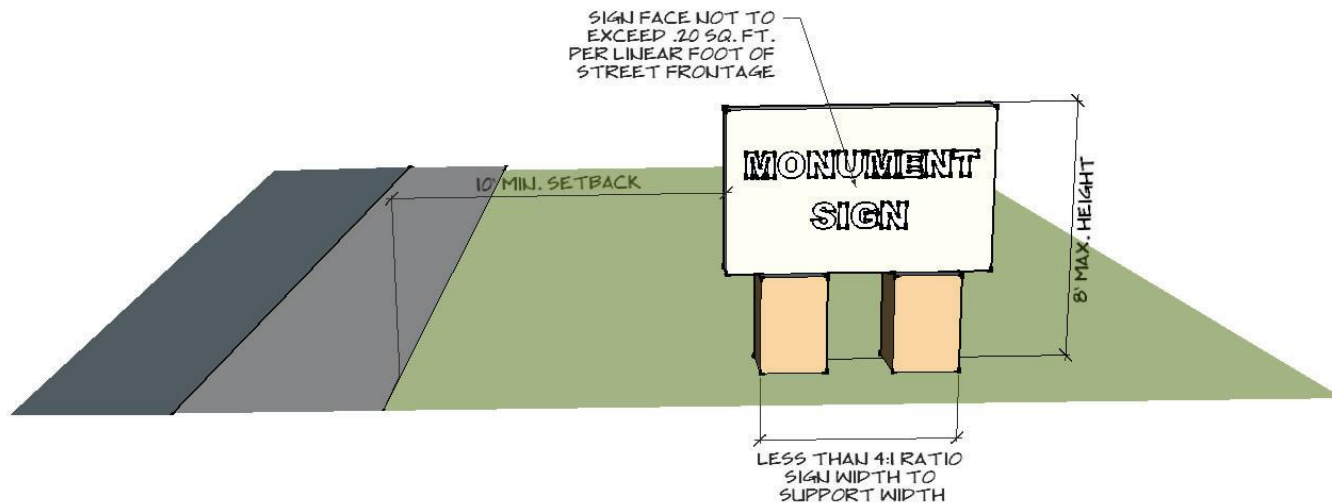
- i. The maximum surface area of a single side of a monument sign shall not exceed two-tenths (0.20) square foot per linear foot of street frontage along the street toward which such sign is primarily oriented.

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.9.e.
- ii. Any lot with a monument sign shall not be allowed to have a pole sign or ground sign in addition to their monument 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.

10. 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:

Brightness Standards	
Area of Sign (square feet)	Measurement Distance (feet from sign)
0-10	30
10-24	45
25-49	55
50-99	90
100-149	110
150-199	135
200-300	150

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

11. 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.

Section 3. Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable.

Section 4. Effective Date. This ordinance shall take effect thirty (30) days after publication following final passage.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED at a regular meeting of the Board of the Trustees of the Town of Palisade, Colorado, held on June 24, 2025.

TOWN OF PALISADE, COLORADO

By: _____

Greg Mikolai, Mayor

ATTEST:

By: _____

Keli Frasier, CMC
Town Clerk