

## ARTICLE 10: SIGNS

### 17-10-1. GENERAL PROVISIONS.

- (1) General Intent. The purpose of this Article is to protect the health, safety and welfare of the residents of the City by regulating the design, construction and installation of signs. The City Council (Council) recognizes that signs are an important means of visual communication for the public convenience and that businesses, services and other activities have the right to identify themselves by using signs that are accessory and incidental to the use on the premises where the signs are located. In select areas off-premise signage is allowed, subject to regulations which reduce potential negative traffic and aesthetic impacts. It is the goal of this article to provide a reasonable balance between the right of an individual to identify a business or activity location and the right of the public to be protected from the visual discord that results from the unrestricted proliferation of signs. In keeping with this goal, regulations contained in this article are a result of consideration of the compatibility of signs with adjacent land uses and the total visual environment of a particular area and the entire community.
- (2) Regulatory Purpose. This Article regulates signage for the following specific reasons:
  - (a) To protect the public from hazardous conditions which result from structurally unsafe signage;
  - (b) To ensure that signage does not obscure or distract the vision of motorists, such as signs which compete or conflict with necessary traffic signs and warning signals, and which may cause a severe traffic hazard;
  - (c) To protect the public from profuse signage which distracts rather than facilitates identification of businesses and other land uses;
  - (d) To provide appropriate identification in pedestrian-oriented areas as well as in vehicular-oriented areas, and to make appropriate adjustments for the size and amount of signage in major commercial centers located where traffic is heavy, travel speeds are greater and building setbacks are greater;
  - (e) To generally ensure that signage is appropriate to a particular use and location so that the cumulative effect is an attractive City environment, thereby reinforcing community values.
- (3) Regulatory Scope and Application. This Article shall govern and control the display, construction, erection, alteration, remodeling, enlarging, moving or maintenance of all signs permitted within all zone districts established by this Zoning Ordinance and any amendments thereto. The definitions applicable to this Article are included in Article 2 of Title 17 (Zoning Ordinance). Signs which are permitted in all districts but are exempt from obtaining permits, and signs which are prohibited, are identified in this Section (3)(a) and (b). Applicability of sign regulations to works of art, architectural features and building

decorations is stated in this Section (3)(c) below. The relationship between sign regulations contained in official development plans for PD districts and in sign regulations in this article is stated in Section 17-10-1(4)(b).

(a) Signs Exempt from Permits; All Districts. The Council has chosen not to require a permit for signs which have been judged to have minimal impact on the public, do not create traffic, safety or other hazards, are temporary in nature, and which constitute a unique medium. The following sign displays may be erected as allowed below and maintained in all zone districts without a permit. Such signs shall be in addition to all other signs permitted in a zone district as specified in Table 10-1, unless otherwise stated in this Section 17-10-1(3).

1. Election Signs. Election signs shall be removed five (5) days after the election to which they relate. Such signs shall be limited to forty-two inches (42") in height and shall not extend outside the property line and shall not be in any public right-of-way. Such signs shall be limited to wall, window and freestanding signs not to exceed eight (8) square feet, and shall not be a paper or cloth banner.
2. Flags. Flags of nations or an organization of nations, states and cities. Flagpoles shall not exceed 35' in height.
3. Holiday Decorations. Signs in the nature of decorations, clearly incidental and commonly associated with any national, local or religious holiday. Such signs may be of any type, number, area, height, location, illumination, or animation so long as they do not advertise or identify a product or a business and are located so as not to conflict with traffic regulatory devices. These signs must be removed within ten days following the holiday.
4. Ideological Signs. Signs expressing ideological views shall be limited to forty-two inches (42") in height and shall not extend outside the property line and shall not be in any public right-of-way. Such signs shall be limited to wall, window, freestanding and monument signs not to exceed twelve (12) square feet, and shall not be a banner of paper or cloth. These signs shall not be placed on private property without permission of the landowner.
5. Inside Signs. Signs within buildings that are not visible from the roadway and are more than twelve (12) inches from the window.
6. Memorial Signs. Memorial signs or tablets, giving the name of the building and date of erection, when cut into any masonry surface or attached or inlaid so as to be part of the building. The area of the sign shall not exceed twelve (12) square feet.
7. Public Signs. Signs required or specifically authorized for a public purpose by any law, statute or ordinance.
8. Scoreboards. Scoreboards located adjacent to athletic fields.

9. Symbols. Symbols or crests of national, state, religious, fraternal and civic organizations. The area of such symbols may not exceed 32 square feet.
  10. Bus Bench Signs.
  11. Transit Shelter Signs, two (2) panels measuring four (4) feet in width and six (6) feet in height which are attached to a transit shelter legally installed and maintained along major transportation corridors in accordance with all requirements of an executed and approved agreement between the City and a provider of transit shelter stops.
- (b) Signs Prohibited in All Zone Districts. In addition to signs placed without a permit, the following signs and devices are prohibited in all zone districts, are not subject to variances, and are declared a nuisance by the City:
1. Animated signs.
  2. Pennants, streamers, lighter-than-air objects, and wind signs are strictly prohibited.
  3. Flashing or blinking signs.
  4. Off-premises advertising, except as provided for in Table 10-1.
  5. Portable signs.
  6. Roof signs.
  7. Search lights.
  8. Signs painted on fences.
  9. Signs which are located on, or projecting over the public right-of-way, except for: public signs as provided in Table 10-1; and signs on legally installed and maintained bus bench signs and transit shelter signs.
  10. Strings of light bulbs used in connection with commercial premises for commercial purposes, other than traditional holiday decorations.
  11. Vehicles Used for Signage Purposes. Signs painted on, or attached to a licensed or unlicensed motor vehicle shall constitute a vehicular sign. Such vehicles shall be used either for business trips during the day, or used for commuting to and from work, or both. Such vehicles parked adjacent to a public right-of-way and not driven as described herein shall be considered to be primarily functioning as an illegal sign and shall be removed from the premises or stored where they are not seen from a public right-of-way.

12. Wheeled advertising devices, except for permanent signs on licensed, operable vehicles which are used daily for service and/or delivery purposes.

c) Works of Art; Architectural Features and Building Decoration. Architectural features or building decoration which are integral to the design of a building or provide an artistic accent shall be exempt from sign regulations. Works of art which in no way identify a business, business activity, or product are not considered a sign and are exempt from sign regulations. Works of art which contain or portray a commercial message suggestive of the on-site or off-site business shall be interpreted to constitute a sign, and shall be counted toward the number and size of signs permitted for the premises. Works of art must comply with building height limits and setback requirements applicable to the property on which they are located.

(4) Regulatory Conflicts.

(a) General. Nothing contained herein shall be deemed a waiver of the provisions of any other ordinance or regulation applicable to signs. Signs located in areas governed by several ordinances and/or applicable regulations shall comply with all such ordinances and regulations. If there is a conflict between these regulations and any other ordinance or regulations, the more stringent shall apply; provided, however, those properties with Colfax street frontage within the Colfax Overlay District shall be regulated by the Colfax Overlay District sign standards and other overlay zones.

(b) Official Development Plans. Where an adopted official development plan for a PD (Planned Development) district includes sign regulations, such regulations shall supersede the regulations set forth in this article and shall represent the sum total of sign regulations applicable to the property governed by the official development plan unless otherwise stated in the official development plan.

Official development plans adopted after the effective date of this ordinance shall not include sign regulations in conflict with Table 10-1, except that, if the official development plan is applicable to a major commercial center, as defined in Section 17-10-4(1)(b) the allowances for amendments to the sign standards for major commercial centers, as provided in Section 17-10-4(7), shall also apply to such centers governed by an official development plan.

(5) Illustrations. Graphics and illustrations used in this Article 10 are illustrative, to be used as guidelines for provisions pertaining thereto, and are not to be interpreted as the only method of compliance with the applicable provision.

(6) Free Speech. The Council recognizes the right of residents of the City to fully exercise their right to free speech by the use of ideological signs which contain non-commercial messages. Such signs are subject to size, height and location restrictions as stated in Table 10-1, are allowed in all zoning districts, and are not subject to permit.

(7) Severability. The provisions of this code are severable. If any part of this code is declared

unconstitutional by a final judgment of a court of competent jurisdiction, that decision shall not affect any portion of the code which remains, but the remainder shall be in full force and effect as if the portion declared unconstitutional had never been part of the code.

## **7-10-2. ADMINISTRATION AND ENFORCEMENT.**

### **(1) Administration.**

- (a) Authority. This Article shall be administered by the Director of Community Planning and Development (the "Director") who shall have the powers and duties set forth and those necessarily implied to administer and enforce this code. The Director may issue appropriate procedures and forms.
- (b) Requirement for Approval of Sign Permits and Comprehensive Sign Plans.

- (1) Sign Permits. Before any sign governed by these regulations is erected, displayed, altered, relocated or reconstructed, the proponent for the sign shall submit an application to the City of Lakewood and shall receive approval for a sign permit from the Director. The submittal requirements and review procedures for sign permit applications are stated in Section 17-10-3, except that signs listed in Section 17-10-1(3)(a) as exempt from obtaining sign permits are not required to obtain approval for a sign. Whether or not a sign permit is required, a building permit shall be obtained prior to installation of a sign if required by the City of Lakewood Building Code.
- (2) Comprehensive Sign Plans. Comprehensive sign plans are required for properties in the 1-C, 2-C, 3-C, 4-C and 5-C Zone Districts as provided in Section 17-10-4. Comprehensive sign plans are required as part of the official development plan for a PD district when the uses allowed by an official development plan include or are similar to the uses allowed in the 1-C through 5-C districts, and the size of the proposed development meets the definition of a medium sized or major commercial center, as stated in Section 17-10-4(1)(a) or (b). (Nothing in this section shall be construed to prevent the submittal of a comprehensive sign plan with any official development plan for developments other than medium sized or major commercial centers.) Lakewood requires comprehensive sign plans for certain commercial centers to assure that the color scheme, lettering style, and type of materials used in signs presents an overall coordinated appearance. Comprehensive sign plans also specify the type, number, size, method of illumination, and location of signs allowed in a center. The applicability of, and review authority, submittal requirements, format and review procedures for comprehensive sign plans are stated in Section 17-10-4. A comprehensive sign plan must be approved prior to issuance of any building permits for construction of, and prior to the installation, display, alteration, relocation, or reconstruction of any sign in developments required to have a comprehensive sign plan by these regulations. Signs approved as part of a comprehensive sign plan shall be subject to the requirement to obtain an individual sign permit for each sign prior to installation.

- (c) Variances. The City Council recognizes special instances may occur where strict application of this Article may deprive a person of the reasonable use of a sign and that such a person should have a procedure to obtain variances from the requirements of this Article for good cause. Topographic problems and past development patterns, which may require the use of an off-premise sign for identification purposes, are examples of possible situations where a variance may be appropriate. Requests for variances to sign regulations shall be decided by the Board of Adjustment. Such requests shall be submitted and reviewed according to the procedures, and shall be subject to the criteria, stated in Section 17-4-3 of the Lakewood Zoning Ordinance.
- (d) Appeals. Appeal from an administrative decision or the enforcement of the standards contained in the Ordinance is available by application to the Board of Adjustment within 30 days after the administrative decision or enforcement. Appeals shall be heard in accordance with the procedures set forth in Section 17-4-6 of the Lakewood Zoning Ordinance. Appeals pertaining to signs subject to a Comprehensive Sign Plan shall be in accordance with Section 17-10-4(4).

(2) Enforcement.

- (a) Prohibited, Hazardous and Abandoned Signs. The City shall require the removal of any sign which is determined to be prohibited, hazardous, or abandoned in order to protect the public health, safety or welfare.
  - (1) Notification of Unlawful Signs. No prohibited, abandoned, or hazardous sign shall be allowed within the City, nor allowed to continue by variance.
    - (a) Prohibited Signs. Notice shall be given by certified mail or personal service to the owner or lessee of any prohibited sign or to the owner of the property on which it is located. The notice shall state that such prohibited sign shall be altered to conform with this Ordinance or be removed within 24 hours after the notice has been received. The time period may be stayed during any administrative appeal.
    - (b) Hazardous Signs. Hazardous signs are those which by reason of inadequate maintenance, dilapidated condition, or obsolescence create an imminent hazard to public health, safety, or welfare, as declared by the Director. Said signs are declared a nuisance and shall not be allowed within the City. The notice shall require hazardous sign removal within 24 hours, or abatement in accordance with the provisions of Section 9.80.070 of the Lakewood Municipal Code.
    - (c) Abandoned Signs. A sign is determined to be abandoned at the time the business identified by the sign discontinues the business or vacates the premises. Signs abandoned for a period of thirty (30) days shall be declared a nuisance by the Director. The notice shall require the abandoned sign be

replaced or removed within thirty (30) days as determined by the following circumstances:

- (1) Signs which were used by a business which are determined will be used by a new business re-occupying the structure may remain, but the sign face must be replaced by a blank panel.
  - (2) Signs which were used by a business which are found to be non-conforming with this code, or on sites which will be or have been cleared for redevelopment, must be removed from the property.
- (2) Appeals of Notice to Remove. The owner or lessee of a sign or the owner of the property on which sign is located who has been notified by the Department that said sign is prohibited, hazardous or abandoned may appeal that decision to the Director within five (5) days of the receipt of such notice for prohibited and hazardous signs and within twenty (20) days for abandoned signs. The appeal shall contain the appellant's name and address, the decision being appealed, and a brief explanation why the appellant should not be required to comply with the decision being appealed. The Director may meet informally with the appellant to exchange necessary information and shall issue a decision in writing to the appellant at his address stated in the appeal.
- (3) Failure to Comply with Notices. If the owner or lessee of a prohibited, hazardous or abandoned sign or the owner of the property on which such sign is located fails to comply with notice given pursuant to this section within the time specified, the Director is authorized to cause the action required by ordinance and notice. All costs incurred by the City plus an administrative cost of fifteen percent (15%) of the direct costs shall be charged against the real property and its owners.
- (4) Other Remedies. Any unpaid charge plus all costs and penalties shall constitute a debt due the City. The City Attorney shall, at the direction of the City Manager, institute civil suit in the name of the City to recover such charges, cost and penalties. The City may prevent by injunction and require removal of any sign erected without a permit. These remedies shall be cumulative with all other remedies. No charge or conviction of violation of this Ordinance, or action, or remedy exercised hereunder, shall be exclusive, and none shall preclude the bringing of any charges of violation, or the exercise of any other remedy hereunder.
- (b) Legal Nonconforming Signs. A sign is legal nonconforming if it complied with the sign regulations in effect at the time it was erected, but no longer meets the requirements of new regulations.
- (1) Termination of Legal Nonconforming Signs. A legal nonconforming sign must be brought into conformance or terminate and cease to exist if any one of the following conditions occur:

- (a) Whenever the sign is damaged more than 50% of its total replacement value, destroyed from any cause whatsoever, or becomes obsolete or substandard under any applicable ordinance of the municipality to the extent that the sign becomes a hazard or a danger.
  - (b) The business to which the sign pertains expands the building gross floor area or parking or loading area twenty percent (20%) or more from the effective date of this ordinance.
  - (c) Whenever there is a request made for a permit to alter the structural support of the sign.
  - (d) Whenever there is a request for a building permit to make improvements to the facade of the building on which the nonconforming sign is located excluding normal repair or maintenance efforts.
- (2) Legal Nonconforming Signs in Newly Annexed Areas. Any owner or operator of a legal nonconforming sign in a newly annexed area shall be subject to the requirements of this section.
- (3) Amortization. Signs which were nonconforming prior to the effective date of Ordinance O-82-170 shall be removed or brought into conformance by January 9, 1998. Signs which were made nonconforming by enactment of Ordinance O-82-170, which became effective January 9, 1983, shall be removed or brought into conformance by January 9, 1998. Signs which are made nonconforming by this ordinance 0-94-28 shall be removed or brought into conformance 10 years from the effective date (7/9/94) of this ordinance. No nonconforming sign shall be required to be removed or brought into conformance pursuant to this section if such action would jeopardize the receipt by the State of Colorado of its full share of federal highway funds.

**17-10-3. REVIEW PROCEDURES FOR SIGN PERMITS.**

- (1) Need for Permit. All persons, firms, or corporations shall first obtain a permit for each sign as required by this ordinance. Signage shall conform to the Building Code and this Article of the City of Lakewood. Signs approved as part of a comprehensive sign plan shall be subject to the requirement to obtain an individual sign permit for each sign prior to installation. Permits for signs on sites subject to the requirement for a comprehensive sign plan shall not be issued until such a plan has been approved and signed by the Director.
- (2) Application for Permit; Determination. Application for a sign permit shall be made by the owner or his authorized agent or lessee of the property on which the sign is to be located or by a sign contractor licensed by the City of Lakewood. Such applications shall be made in writing on forms furnished by the Department and shall be signed by the applicant. The Director shall, within fifteen (15) working days from the day of the application, either

approve or deny the application based on criteria in this sign code or refer the application back to the applicant if insufficient information has been furnished.

- (3) Limit on Approval Authority. A permit shall only be issued for a sign if the use with which the sign is associated is a legal or legal nonconforming use allowed in the zoning district in which the sign is to be located. Signs shall be located on the same property as the permitted use, except for signs on bus benches and new development directional as allowed in Table 10-1.
- (4) Submittal Requirements. The application for the permit shall include the following plans and other information as required:
  - a) Name, address, and telephone number of the property owner or his authorized agent; the person entitled to possession of the sign; and the sign contractor or erector.
  - b) Location by street address of the proposed sign structure.
  - c) Complete information as required on application forms provided by the Department, including the following information:
    - (1) For freestanding or monument signs, site layout showing sign location, setbacks, and any buildings, parking areas, drive aisles and landscaped areas in the vicinity of the sign.
    - (2) For wall signs; building elevations showing sign location and dimensions to scale; roof lines; building heights and lineal footage of building frontage and street frontage.
    - (3) For each sign; sign elevation including area to be occupied by lettering, symbols or images, with dimensions; sign type; method of illumination; construction materials; projection or depth of sign cabinet.
    - (4) Such other data pertinent to the application.
  - d) Plans indicating the scope and structural detail of the work to be done, including details of all connections, guy lines, supports and footings, and materials to be used.
  - e) Completed application for an electrical permit for all electrical signs.
- (5) Permit Fees. A permit fee shall be paid to the City for each permit issued. The fee shall be in accordance with the fee schedule established by the City Council. A review fee for Comprehensive Sign Plans will be required in accordance with a fee approved by City Council.
- (6) Compliance with Permit. When a sign permit has been issued by the Department, it shall be unlawful to change, modify, alter or otherwise deviate from the terms or conditions of said permit without prior approval of the Director of Community Planning and Development. A written record of such approval shall be entered upon the original application and maintained in the files of the Department.

#### **17-10-4. REVIEW PROCEDURES FOR COMPREHENSIVE SIGN PLANS.**

- (1) **Applicability.** A comprehensive sign plan shall be required for all new medium-sized and major commercial centers in the 1-C, 2-C, 3-C, 4-C, and 5-C districts as defined in this Section (1)(a) and (b) below; and for existing centers as described in (e) below. The City requires comprehensive sign plans for these defined commercial centers to assure that the lettering style, color scheme, type of materials, and sign placement on the buildings presents an overall coordinated appearance. Commercial centers qualifying as a medium-sized or major center, which are approved through a PD district adopted after the effective date of this ordinance, shall comply with the requirement to prepare a comprehensive sign plan. The comprehensive sign plan shall be included as part of the official development plan adopted with the PD district.
  - (a) **Medium-Sized Commercial Centers (in excess of 40,000 square feet of gross floor area).** Developments in the 1-C through 5-C zone districts, and PD districts adopted after the effective date of this ordinance, which have in excess of 40,000 square feet but less than 150,000 square feet of gross floor area are defined as medium-sized centers. Medium-sized centers shall obtain approval for a comprehensive sign plan prior to issuance of any sign permits for businesses or uses located within the development. Signs shown in the comprehensive sign plan shall meet the sign standards stated in Table 10-1 and should address the design guidelines listed in Section 17-10-4(5). This requirement shall apply to the development of floor space for any use allowed by the 1-C through 5-C districts and PD districts.
  - (b) **Major Commercial Centers (in excess of 150,000 square feet of gross floor area).** Developments in the 1-C through 5-C zone districts, and PD districts adopted after the effective date of this ordinance, which have in excess of 150,000 square feet of gross floor area are defined as major centers. Major centers shall obtain approval for a comprehensive sign plan prior to issuance of any sign permits for businesses or uses located within the development. The sign standards contained in Table 10-1 and the design guidelines listed in Section 17-10-4(5) are to be used as guidelines in preparing comprehensive sign plans for major centers, with creativity and internal consistency encouraged. The sign standards in Table 10-1 and design standards in Section 17-10-4(5) may be altered as part of an approved comprehensive sign plan, as long as the purposes for such plans and this Article are met. This requirement shall apply to the development of floor space for any use allowed by the 1-C through 5-C districts.
  - (c) **Definition of Commercial Center.** Any development of property in the 1-C through 5-C districts, and in PD districts, adopted after the effective date of this ordinance, for any uses permitted by the 1-C through 5-C districts, which meets one or more of the following criteria shall be considered a commercial center:
    - (1) four or more tenant spaces in any one building on a parcel
    - (2) two or more buildings which are:

- (a) located on the same parcel
- (b) subject to the same site plan
- (c) sharing parking facilities or access points
- (d) located on contiguous parcels where, in the judgement of the Director, the design of buildings, structures and site improvements indicates the development of the parcels will be connected or coordinated

Application of this Section 17-10-4 shall only be made to commercial centers in excess of 40,000 square feet of gross floor area.

- (d) Determination of Size of Commercial Center. For commercial centers for which building permits are requested after the effective date of this ordinance, the amount of square footage in a commercial center shall be determined by the gross floor area square footage allowed by the approved site plan. For commercial centers which are being reconstructed, redeveloped or expanded, as provided in Section 17-10-4(e) below, the amount of square footage shall be determined by the existing gross floor area square footage which remains in place added to any new floor area square footage to be added, as shown on the approved site plan or building construction drawings. Submittal of site plans in phases, where individual phases have less than 40,000 square feet of gross floor area, shall not exempt a commercial center from the requirement of obtaining approval for the comprehensive sign plan.
- (e) Application of Requirement for Comprehensive Sign Plans to Existing Commercial Centers. Existing medium-sized and major commercial centers shall be exempt from the requirement to obtain approval for a comprehensive sign plan, except when one or more of the following occurs:
  - (1) Reconstruction of the center is undertaken such that more than 50% of the facades where existing signs are located are removed and replaced.
  - (2) Redevelopment of the site is undertaken such that building(s) constituting more than 50% of the floor area is removed, and the square footage shown on the site plan for the redevelopment qualifies the property as a medium-sized or major center.
  - (3) Square footage is proposed which represents an addition of 20% or more from the size of the center as it existed on the effective date of this Ordinance, and the square footage shown on the site plan for the redevelopment qualifies the property as a medium-sized or major center.

Nothing in this section shall be construed to prohibit the property owner(s) of an existing medium-sized or major commercial center from requesting approval of a comprehensive sign plan in advance of the requirement for such a plan to be done.

- (f) Issuance of Sign Permits in Existing Commercial Centers Subject to Comprehensive Sign Plan Requirement. No sign permits shall be issued for signs, nor shall signs be installed, reinstalled, reconstructed or replaced in existing commercial centers subject to

the requirement for approval of a comprehensive sign plan under this Section (2)(e), until such plan is approved as provided in Section 17-10-4(4). Signs in place at the time a center becomes subject to the requirement for approval of comprehensive sign plan may continue in place for a period of ten years from the date on which the requirement applied, at which time, all signs in the center shall be in compliance with the comprehensive sign plan. The date of the end of the ten year period shall be placed on the Comprehensive Sign Plan for the subject property. Any signs installed after the date on which the requirement applied shall conform to the comprehensive sign plan.

- (2) Application for Plan Approval; Determination. Application for a comprehensive sign plan shall be made by the property owner or his authorized agent. The Director shall send notification of the request to property owners within 300 feet of the subject property. If the Director receives written objections within 15 days after the notification is sent in the mail from 25% or more of those notified, the application shall be forwarded to the Planning Commission for review and decision. The Planning Commission decision shall be final. Within 15 days after the deadline for written objection, the Director shall either approve or deny the application, or refer the application back to the applicant for revision or additional information. In the case of a proposed PD district, the Director shall review the application during the rezoning process while reviewing the Official Development Plan.
- (3) Submittal Requirements. The application for a comprehensive sign plan shall include the following plans and other information as required:
  - (a) Name, address, and telephone number of the property owner or his authorized agent.
  - (b) Location by street address of the property subject to the proposed comprehensive plan.
  - (c) Comprehensive sign plan depicted on 24" x 36" mylar, in a format acceptable to the Director, including the following information:
    - (1) Site layout showing buildings, parking areas, drive aisles and landscaped areas; the location of any freestanding, or monument signs to scale; site dimensions including lineal feet of building frontage and street frontage.
    - (2) For wall signs; building elevations showing sign location and dimensions to scale; roof lines; building heights and lineal footage of building frontage and street frontage.
    - (3) For each sign; sign elevation including area to be occupied by lettering, symbols or images, with dimensions; sign type; lettering styles, colors, method of illumination; construction materials; projection or depth of sign cabinet.
    - (4) Such other data pertinent to the application to be determined by the Director.
  - (d) Completed information as required on application forms provided by the Department.
  - (e) Plan review fee in accordance with fee schedule established by the City Council.
- (4) Approval Authority. The Director shall be authorized to take action to either approve,

approve with conditions or deny applications for comprehensive sign plans after the notification has been sent in conformance with Section 17-10-4(2). The applicant shall have the right to appeal a decision by the Director on such applications to Planning Commission. No sign permits for property requiring a comprehensive sign plan shall be issued until such plan has been approved.

(5) Design Guidelines for Comprehensive Sign Plans. It is the intent of the City of Lakewood in requiring that comprehensive sign plans be approved for certain commercial centers that the signage in these centers present an overall coordinated appearance which will contribute to a aesthetically pleasing visual environment. (For purposes of this section (17-10-4), the term tenants refers to the occupant of space in a commercial center whether the business owns or leases such space.) The following design guidelines have been established to achieve this purpose and shall apply to all comprehensive sign plans. These guidelines are to be used as guidelines and shall not be enforced as standards.

(a) An overall color scheme should be established for project identification, directional and informational signage. This color scheme shall be coordinated with colors used for materials, paint and trim on the buildings in the commercial center.

(b) Wall signs for in-line tenants should have a coordinated appearance by using the techniques listed below:

(1) Using similar format for each tenant sign in terms of shape, size, style, and method of construction, mounting and illumination, and use of same color for returns or sign cabinets.

(2) Using similar lettering style.

(3) Using same color scheme.

(4) Creating a sign band using building materials or colored borders which unifies the sign display area.

Allowance may be made for each tenant to have an individual, identifying logo when the same lettering style and colors are used for all in-line tenants.

(c) Tenants in freestanding buildings on individual pad sites may have more flexibility as to the lettering style and color scheme used for signs to allow for corporate, chain store or franchise identity.

(d) These standards shall not apply to temporary signs if standards for such signs are included in the comprehensive sign plan. Colors permitted to be used for temporary signs shall not include florescent or neon-bright hues.

(6) Compliance with Comprehensive Sign Plan. Upon approval of a comprehensive sign plan, no sign permit shall be issued for a sign which is not in compliance with the plan or with this Article. It shall be unlawful to change, modify, alter or otherwise deviate from the provisions of a comprehensive sign plan except as otherwise provided in this ordinance.

Any signs installed which are not in compliance with an approved comprehensive sign plan shall constitute a prohibited sign and shall be removed as described in section 17-10-2(2).

- (7) Amendments to Comprehensive Sign Plan. A property owner or his authorized agent may propose amendments to a comprehensive sign plan. Such amendments shall be submitted, reviewed and a determination reached in the same manner as for the original plan, except that evidence in the form of signatures on the proposed amended plan document, shall be provided indicating that the current property owners have agreed to the proposed amendment prior to a determination being made on the amendment by the Director.

#### **17-10-5. INSTALLATION AND MAINTENANCE OF SIGNS.**

- (1) Installation of Signs. Upon issuance by the Department of a permit, a sign may be erected, altered and maintained only for a use permitted in the District in which the sign is located. Signs shall be located on the same lot as the permitted use, except for signs on bus benches and as allowed in Table 10-1.
- (2) Requirement for Nameplate. Any person, firm, or corporation erecting, constructing or enlarging any signs in the City shall attach thereto a name plate providing the name and address of the person, firm or corporation causing the same to be done.
- (3) Identification of and Marking of Electrical Signs. Each electrical sign hereafter erected or remodeled shall bear thereon a clearly legible identification plate not exceeding fifteen (15) square inches in area, stating the name of the person, firm or corporation responsible for its construction and erection, with the installation date, and permit number.
- (4) Licensing and Insurance Requirements.
  - (a) License Required. Any person, firm, or corporation, engaged in the business of installing, erecting, moving or maintaining signs which are eight (8) feet or more in height or twenty-five (25) square feet or more in area in the City of Lakewood, shall be duly licensed by the City. A person not engaged in the sign erecting business may be allowed to install, erect, move or maintain his own sign upon demonstration to the Department that he possesses sufficient knowledge and skill, and is appropriately insured for public protection.
  - (b) Certificate of Insurance Required. Before any permit is issued for a sign which may require any work on or over public property, the erector shall furnish to the City a Certificate of Insurance from a firm with corporate surety, authorized to do business in the State of Colorado, for public liability and property damage in the amounts established by the Department of not less than the following and covering the liability of the sign erector with respect to all work performed by him or his agents or employees:

For death or injury to any one person and including property damage: \$150,000  
Total liability in any one accident: \$600,000

- (c) Indemnity Agreement. The erector shall be required to sign an indemnity agreement, on a form furnished by the City, which releases and discharges the City, its employees, agents and assigns from any liability and from any and all claims, demands, damages, actions, courses of action, or suits of any kind or nature whatsoever as related to the construction and maintenance of the sign.
- (5) Work Not in Compliance with Permit.
- (a) Notice of Work Not in Compliance; Correction. If the Department finds that work under any sign permit issued is not in accordance with the information supplied in the permit application and/or is in violation of this or any other pertinent ordinances, or should it be found that there has been any misrepresentation in connection with the application for the permit (including non-sufficient fund checks) the applicant and the owner of the sign shall be notified of such findings and that the violation must be corrected within five (5) working days of notice. If such correction is not made, the permit shall be revoked and written notice thereof shall be served upon the sign owner or erector personally or by certified mail.
- (b) Appeal of Notice. The owner or lessee of the property on which the sign is located shall have the right to appeal the decision of the Department to the Board of Adjustment as described in section 17-10-2(1)(d).
- (6) Expiration of Permit; Extensions. If actual work either on or off site is not commenced under any building permit issued within one hundred eighty (180) days from the date of such permit, the permit shall automatically become null and void. Delays which are not the result of willful acts or neglect of the sign owner or his authorized agent may be excused and the Director may grant an extension of time in which to start or resume operations. All requests or extensions and approval thereof shall be in writing. When any permit has been revoked under the terms of this Section, permit fees shall not be refunded.
- (7) Assignment of Responsibility. Unless the owner of the sign is stated on the name plate attached to the sign, or ownership is indicated in an application for a sign permit, the owner or lessee or other person entitled to possession of any lot is presumed to be the owner of the sign or sign structure located thereon and responsible for erecting, construction, enlargement, alteration, repair, movement, improvement, conversion or demolition.
- (8) Maintenance. Every sign shall be maintained in good condition at all times, as determined by the Director. Signs shall be kept neatly painted, including all metal parts and supports thereof that are not galvanized or of rust-resistant metals. The Director shall inspect and shall have the authority to order the painting, repair, alteration, or removal of a sign which is not in conformance with this Ordinance or is inadequately maintained, dilapidated, or obsolescent.

**17-10-6. SIGN STANDARDS.**

- (1) Matrix of Sign Standards. Table 10-1 identifies what types of temporary and permanent signs are allowed in the City's zoning districts. This figure also indicates the style, maximum size, maximum number, maximum height, minimum setback, and other requirements for each type of sign allowed. Whether or not a permit is required for each type of sign is also listed. The requirements contained in Table 10-1 apply to signs over which the City has authority, including comprehensive sign plans for medium-sized commercial centers and for sign regulations contained in official development plans for PD districts which are adopted after the effective date of this ordinance. The requirements contained in Table 10-1 serve as a guideline for preparation of sign plans for major commercial centers, and sign standards may be altered from those shown in Table 10-1 for major commercial centers as provided in its sign plan. Where sign regulations are not included in an official development plan, or where a sign plan has not been prepared for an existing commercial center, the requirements in Table 10-1 shall apply.
  
- (2) Signable Area. Notwithstanding the sign area allowed by Table 10-1, wall signs shall be limited to no more than seventy five percent (75%) of the length of the building frontage of the establishment, store front or tenant space on which the sign is installed. Wall signs shall be further limited to the "signable area" available on the building facade on which they will be installed. The signable area shall mean that area of a building facade up to the roof line which is free of windows and doors or major architectural detail and may be enclosed by an imaginary rectangle.
  
- (3) Measurement of Sign Area; Sign Size. The area of a sign shall be measured in conformance with the regulations as herein set forth. The structure or bracing of a sign shall be omitted from measurement, unless such structure or bracing is made part of the message or face of the sign.
  - (a) Signs with Backing. The area of signs enclosed by a box or outline shall be measured by determining the area of a geometric shape which creates the smallest single continuous perimeter enclosing the extreme limits of the display surface or face of the sign; including all frames, backing, face plates, nonstructural trim or other component parts not otherwise used for support.

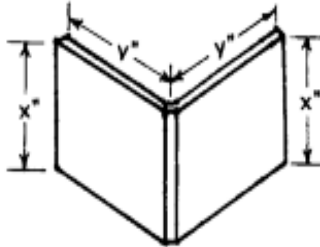


Internally lit box with background

- (b) Signs Without Backing. The area of signs consisting of individual letters or symbols shall be measured by determining the sum of the area of the smallest single continuous geometric shape enclosing the extreme limits of each message, including all frames, face plates, nonstructural trim or other component parts not otherwise used for support.

SIGN  
Individual backlit letters

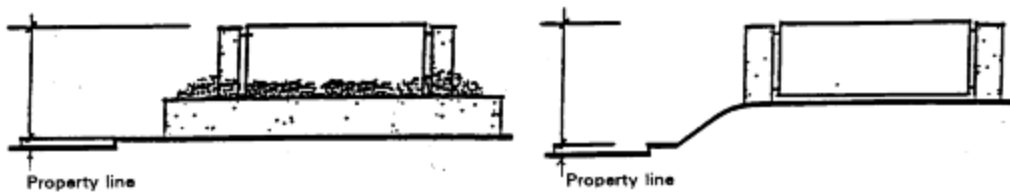
- (c) Multiple-Faced Faces. Sign area for signs which have two parallel sign faces, such that only one face is visible at any one time to an observer, shall be calculated using only the larger of the two sign faces. Sign area for signs which have multiple sign faces not being parallel, such as V-shaped, triangles or cubes, shall be calculated using the total of all faces which may be seen at the same time from a viewer's perspective.



- (d) Spherical, free-form, sculptural and other non-planar signs. Sign area shall be the sum of the areas of the vertical faces of the smallest four (4) sided polyhedron that will encompass the sign structure and which may be seen at the same time from a viewer's perspective.



- (4) Height Determination. The height of a freestanding or monument sign shall be measured from the grade at the property line, at a point closest to the sign location.



- (5) Number of Signs. Each continuously enclosed area of a sign face, either by outline or by an imaginary line, shall be considered one sign. The total surface area of multiple unit signs include vertical and horizontal spacing between signs.
- (6) Setback Determination. The setback of a sign is measured from the property line to the nearest edge of the sign or support structure of the sign.
- (7) Permitted Illumination. Methods of illumination permitted to be used shall be as stated in Table 10-1. Signs in commercial, office, and industrial zones which identify commercial, office, and industrial uses may be illuminated, but all direct illumination shall not exceed twenty-five (25) watts per bulb. Permanent ground signs within residential zone districts may be illuminated if they meet the following criteria:
- (a) The sign is at least 100 feet away from the closest building occupied as a residence, provided however that the Director of Community Planning and

Development may authorize a smaller distance if he determines that the orientation and character of the sign and nearby residence is such that the sign will not adversely impact the residence.

- (b) The sign identifies a use which lawfully exists in a residential zone district as a permitted or pre-existing nonconforming use.
- (c) The source of illumination is within the sign cabinet or mounted on the ground. Illumination by means of neon tubing is not allowed.
- (d) The use which is identified by the sign has frontage on an arterial or collector street.
- (e) Illumination ceases between the hours of 9:00 p.m. and 6:00 a.m.

All other signs in residential zone districts shall not be illuminated except signs permitted for medical services and public services such as police and fire, which are provided on a twenty-four (24) hour basis, and signs for other traffic safety purposes.

(8) Design Standards.

(a) Compatibility with Architecture. Signs shall be designed to conform to, or be in keeping with, the architectural style of the main building or buildings upon the site. Buildings intended to have wall signs shall be designed with forethought to providing an area for signage which is integrated into the overall facade. Sign bands, i.e. a continuous horizontal strip running across the building facade which is delineated by special architectural treatment, materials, colors or borders, where signs are to be installed, are encouraged on multi-tenant commercial and industrial buildings to coordinate the placement of signage. The style and character of signs on adjacent properties shall also be considered.

(b) Placement.

(1) Marquee, Canopy or Awning Signs. All signs shall be parallel to the face of the marquee, canopy or awning upon which such signs are displayed. Said signs shall not project above or below the face of the marquee and shall only identify the business by name or address.



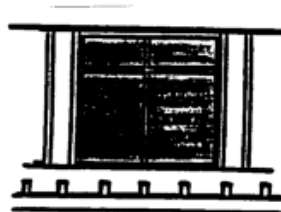
- (2) Projecting Signs. The maximum height shall be twenty (20) feet. Such signs shall be located on the signable area of the facade of the building, as described in Section 17-10-6(2), and must not obscure major architectural details or extend above the roof line. Such signs shall have a clearance of ten (10) feet from grade level to the bottom of the sign. Maximum projection shall be thirty (30) inches from the building to which it is attached.



- (3) Wall Signs. Wall signs shall be placed only in "signable areas" of a building facade. (See Section 17-10-6(2).) Wall signs may not project more than eighteen (18) inches from the supporting wall. Wall signs may not extend above the roof line or parapet wall.



- (4) Window Signs. Signs painted on, affixed to, or displayed twelve (12) inches or less from the interior of windows. Window signs are not permitted in windows above the first floor.

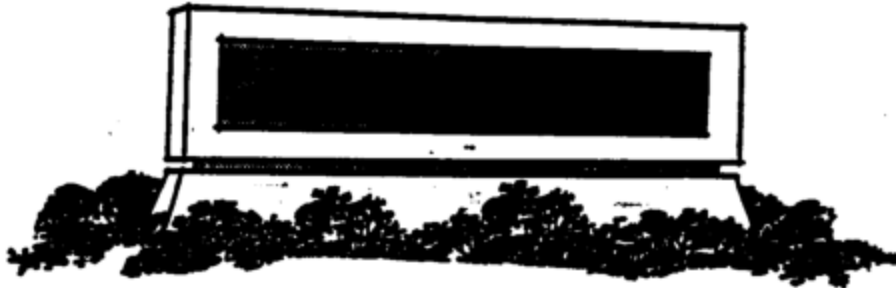


(5) Street Frontage. Where Table 10-1 allows for a certain number of signs per street frontage abutting a property, these signs shall be installed on the building corresponding to the street frontage, and shall not be additive and installed elsewhere on the site.

(c) Use of Changeable Copy; Electronic Signs.

(1) Changeable Copy or Reader Board Signs. A sign, or portion thereof, with characters, letters, or illustrations that can be changed or rearranged manually or electronically without altering the face or the surface of the sign are permitted except that messages may not be altered any more often than one (1) time per twenty-four (24) hours. A sign on which the message changes more than one(1) time per twenty-four (24) hours shall be considered an animated sign for purposes of this ordinance and is prohibited. Time and temperature displays and scoreboards shall be the only sign that can change more than one time every twenty-four (24) hours. Electronic signs are prohibited from scrolling, flashing or otherwise animating its messages.

(d) Landscaping. Whenever practicable, each ground sign shall be located in a landscaped area at least twice the size of the area of the sign, as determined by the Director. This area can be counted as part of the landscaped area required by Article 15 of the Zoning Ordinance.



(e) Sight Triangle. Placement of any sign shall not interfere with the vision clearance requirements stated in Section 17-8-1 of the Zoning Ordinance.

**TABLE 10-1  
SIGN STANDARDS BY DISTRICT**

<b>SIGNS PERMITTED IN R1A DISTRICT</b> (For signs for community facilities i.e. fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities) (For signs for institutional uses i.e. churches and emergency health care facilities; see section on Signs Permitted for Institutional Uses)								
<b>TYPE OF SIGN</b>	<b>PERMIT REQD.</b>	<b>STYLE OF SIGN</b>	<b>MAXIMUM SIZE PER SIGN</b>	<b>MAXIMUM HEIGHT</b>	<b>MAXIMUM NUMBER</b>	<b>MINIMUM SETBACK</b>	<b>PERMITTED ILLUMINATION</b>	<b>OTHER REQUIREMENTS</b>
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on bus bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Construction; Temporary Project Identification	Yes	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from ROW	None	Limited to non-residential uses only. May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One per property	10 feet from ROW	External; limited to directional ground lights	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Real Estate Signs (Such as: "For Rent", "For Sale")	No	Freestanding	8 sq. ft.	4 feet	One per street frontage	10 feet from ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental property.

TABLE 10-1: Sign Standards by District (Continued)

<b>TEMPORARY SIGNS (R1A Continued)</b>								
Special Event Banner	Yes	Banner	40 sq. ft.	Limited to height of building or fence to which it is affixed	One per property; suspended banners permitted only for community events	None, as approved	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative 90 days in one year per business.
<b>PERMANENT SIGNS (R1A)</b>								
Business Identification	Yes	Wall	100 sq.ft.	Signable area of wall	One per parcel or property	10 feet from ROW	Internal; external	
		Freestanding, Monument	100 sq.ft.	25 feet				
Home Occupation	No	Wall	1.5 sq.ft.	8 feet	One per single family dwelling	Same as building to which it is affixed	None	Must be affixed to dwelling in which home occupation is conducted.
Neighborhood or Subdivision Identification	Yes	Monument	50 sq.ft.	6 feet	Two signs per major entrance if used on either side of entry road; one if on median or island in center of entry street	As approved on permit; sight triangle to be maintained	External; limited to directional ground lights	If a sign is to go in the median, a license agreement will need to be obtained before a permit is issued

TABLE 10-1: Sign Standards by District (Continued)

**SIGNS PERMITTED IN RR THROUGH 3-R, INCLUSIVE (SINGLE FAMILY AND DUPLEX DISTRICTS)**

(For signs for community facilities i.e. fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities )

(For signs for institutional uses i.e. churches and emergency health care facilities; see section on Signs Permitted for Institutional Uses)

TYPE OF SIGN	PERMIT REQD.	STYLE OF SIGN	MAXIMUM SIZE PER SIGN	MAXIMUM HEIGHT	MAXIMUM NUMBER	MINIMUM SETBACK	PERMITTED ILLUMINATION	OTHER REQUIREMENTS
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on bus bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Construction; Temporary Project Identification	Yes	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from ROW	None	May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One per property	10 feet from the ROW	External; limited to directional ground lights	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Real Estate Signs (Such as "For Rent", "For Sale")	No	Freestanding	8 sq. ft.	4 feet	One per street frontage	10 feet from the ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental property.

TABLE 10-1: Sign Standards by District (Continued)

<b>PERMANENT SIGNS (RR – 3-R)</b>								
Home Occupation	No	Wall	1.5 sq. ft.	8 feet	One per single family dwelling	Same as building to which it is affixed	None	Must be affixed to dwelling in which home occupation is conducted.
Limited Office & Personal Services by approved Special Use Permit in the 1-R Zone District only.	Yes	Wall or Monument	25 sq. ft.	Monument 10 feet	One	10 feet from ROW, or if wall mounted, same as building to which it is affixed	External; limited to directional found lights if on local or minor collector streets  Internal permitted if on major collector and arterial streets.	
Neighborhood or Subdivision Identification	Yes	Monument	50 sq. ft.	6 feet	Two signs per major entrance if used on either side of entry road; one if on median or island in center of entry street	As approved on permit; sight triangle to be maintained	External; limited to directional ground lights	

TABLE 10-1: Sign Standards by District (Continued)

**SIGNS PERMITTED IN RESIDENTIAL ZONE DISTRICTS: 4-R THROUGH 6-R, INCLUSIVE (MULTI-FAMILY DISTRICTS)**

(For signs for community facilities i.e. fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities)

(For signs for institutional uses i.e. churches and emergency health care facilities; see section on Signs Permitted for Institutional Uses)

TYPE OF SIGN	PERMIT REQD.	STYLE OF SIGN	MAXIMUM SIZE PER SIGN	MAXIMUM HEIGHT	MAXIMUM NUMBER	MINIMUM SETBACK	PERMITTED ILLUMINATION	OTHER REQUIREMENTS
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on Bus Bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Construction; Temporary Project Identification	Yes	Freestanding	32 sq. ft.	6 feet	One (1) per street frontage	10 feet from ROW	None	May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One (1) per property	10 feet from ROW	External; limited to directional ground lights	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Real Estate Signs (Such as "For Rent", "For Sale")	No	Freestanding	8 sq. ft.	4 feet	Either one wall or one freestanding per street frontage	10 feet from ROW, or if wall mounted, same as building to which it is affixed	None	Must be removed within three days of date of closing for sale property or move-in for rental property.
		Wall	8 sq. ft.	Within wall area of unit; below roof eave				

TABLE 10-1: Sign Standards by District (Continued)

**PERMANENT SIGNS (4-R – 6-R)**

Building Identification	Yes	Monument	8 sq. ft.	6 feet	Either one wall or one monument per building per street or parking lot frontage	10 feet from ROW, or if wall mounted, same as building to which it is affixed	External; limited to directional ground lights	Intended to provide address or unit number ranges, or a unique building name to assist residents and visitors to find a particular unit.
		Wall	8 sq. ft.	20 feet				
Business Identification	Yes	Monument	50 sq. ft.	6 feet	One (1) per street frontage	10 feet from ROW	External; limited to directional ground lights if on local/minor collector streets  Internal permitted if on major collector and arterial streets	These types of signs are for child care facilities; residential health care facilities as allowed in each zone district.
		Wall	50 sq. ft.	20 feet	One (1) per street frontage	same as building to which it is affixed		
Home Occupation	No	Wall	1.5 sq. ft.	8 feet	One (1) per single family dwelling; not permitted on multi-family units	same as building to which it is affixed	None	Must be affixed to dwelling in which home occupation is conducted.
Management/ Rental Office	No	Wall	2 sq. ft.	6 feet	One per office entrance	same as building to which it is affixed	External	

TABLE 10-1: Sign Standards by District (Continued)

**PERMANENT SIGNS (4-R – 6-R Continued)**

Project Identification	Yes	Monument	50 sq. ft.	6 feet	Two signs per major entrance if used at either side of ROW; one if on median or island in center of entry street	As approved on permit; sight triangle to be maintained	External; limited to directional ground lights	
		Wall	50 sq. ft.	20 feet	One per street frontage	same as building to which it is affixed		
Property Management Company Identification	No	Wall	2 sq. ft.	6 feet	One per building	same as building to which it is affixed	None	
Traffic and Parking Directional	No	Freestanding, Monument, Wall	6 sq. ft.	3 feet	One per curb cut. Additional signs may be allowed by the director	As approved on permit; sight triangle to be maintained	External; internal	

TABLE 10-1: Sign Standards by District (Continued)

**SIGNS PERMITTED IN THE OFFICE (OF) ZONE DISTRICT: SINGLE BUSINESS ON SINGLE PARCEL THAT IS NOT PART OF A SHOPPING CENTER**  
 (For signs for community facilities i.e. churches, fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities)  
 (For signs for institutional uses i.e. emergency health care facilities; see section on Signs Permitted for Institutional Uses)

TYPE OF SIGN	PERMIT REQD.	STYLE OF SIGN	MAXIMUM SIZE PER SIGN	MAXIMUM HEIGHT	MAXIMUM NUMBER	MINIMUM SETBACK	PERMITTED ILLUMINATION	OTHER REQUIREMENTS
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on Bus Bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus Benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Real Estate- such as "For Sale" and "For Rent"	No	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental of property.
		Wall	32 sq. ft.	Signable area of wall				
Construction; Temporary Project Identification	Yes	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One per property	10 feet from the ROW	None	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Special Event Banner	Yes	Banner	40 sq. ft.	25 feet	One	Same as structure	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative 90 days in one year per business.

TABLE 10-1: Sign Standards by District (Continued)

Window	No	Window	20 per cent of first floor window area facing street being utilized	Within window area on first floor	NA	NA	None	Window signs cannot be displayed above first floor. No special illumination directed at the signage is permitted.
<b>PERMANENT SIGNS (OF Single Bus.)</b>								
Business Identification	Yes	Freestanding, Monument	2 sq. ft. per foot of street frontage, or 100 sq. ft., whichever is less	25 feet	One	10 feet from the ROW	Internal, external	Property located within the Lakewood Center Activity Center is subject to design review, and freestanding signs must be monument style. Wall signs may not exceed 75% of the width of the wall on which the sign is located.
		Canopy, Wall	50 sq. ft. minimum or 15% of total wall area facing street on which sign is located, whichever is greater, provided no sign exceeds 100 sq. ft.	Located in signable area of wall	One per street frontage. Additional wall signs may be approved by the Director to utilize maximum sign area	Same as required for building		
Traffic and Parking Directional	No	Freestanding, Monument, Wall	6 sq. ft.	3 feet	One per curb cut. Additional signs may be allowed by the director	Sight triangle to be maintained	External; internal	No advertising message allowed.
Secondary Signs	Yes	Wall	10 sq. ft.	Located in signable area of wall	One sign per business	Same as required for building	Internal, external	Sign shall not be counted toward the maximum sign area or number.

TABLE 10-1: Sign Standards by District (Continued)

**SIGNS PERMITTED IN THE OFFICE (OF) ZONE DISTRICT: MULTIPLE BUSINESSES IN SINGLE OR MULTIPLE BUILDINGS**

(For signs for community facilities i.e. churches, fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities)

(For signs for institutional uses i.e. emergency health care facilities; see section on Signs Permitted for Institutional Uses)

TYPE OF SIGN	PERMIT REQD.	STYLE OF SIGN	MAXIMUM SIZE PER SIGN	MAXIMUM HEIGHT	MAXIMUM NUMBER	MINIMUM SETBACK	PERMITTED ILLUMINATION	OTHER REQUIREMENTS
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on bus bench	One face of bench back rest	NA	One per Bus Bench	Meet required setback for bench	None	Bus Benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Real Estate- such as "For Sale" and "For Rent"	No	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental property.
		Wall	32 sq. ft.	Signable area of wall				
Construction; Temporary Project Identification	Yes	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One per property	10 feet from the ROW	None	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Special Event Banner	Yes	Banner	40 sq. ft.	25 feet	One	Same as structure	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative 90 days in one year per business.
Window	No	Window	20 per cent of first floor window area facing street being utilized	Within window area on first floor	NA	NA	None	Window signs cannot be displayed above first floor. No special illumination directed at the signage is permitted.

**TABLE 10-1: Sign Standards by District (Continued)**

<b>PERMANENT SIGNS (OF Multiple)</b>								
Project Identification	Yes	Freestanding, Monument	2 sq. ft. per foot of street frontage to a maximum of 100 sq. ft.	25 feet	One per street frontage	10 feet from the ROW	Internal, external	Property located within the Lakewood Center Activity Center is subject to design review, and freestanding signs must be monument style. Twenty (20) percent of sign area must be used to identify the name of the development.
Project Directory	Yes	Monument	2 sq. ft. per business in center to a maximum of 50 sq. ft.	6 feet	One per major street entrance	10 feet from the ROW	Internal, external	No product or business advertising may be placed on the sign.
Building Identification	Yes	Canopy, Wall	50 sq. ft. minimum, or 2 sq. ft. per foot of building frontage on which sign is located. For each permitted sign, 100 sq. ft. or as calculated, whichever is less	Located in signable area of wall	One per street frontage	Same as required for building	Internal	May not exceed 75% of the width of the wall on which the sign is located.
Tenant Identification	Yes	Canopy, Wall	50 sq. ft. minimum or 15% of total wall area facing street on which sign is located, whichever is greater, provided no sign exceeds 100 sq. ft.	Located in signable area of wall	One, except that a corner unit may have two wall signs	Same as required for building	Internal	May not exceed 75% of the width of the tenant space on the wall on which the sign is located. Tenants that do not have a primary access to the exterior of the building are not permitted individual wall signs.
Traffic and Parking Directional	No	Freestanding, Monument, Wall	6 sq. ft.	3 feet	One per curb cut. Additional signs may be allowed by the director	Sight triangle to be maintained	External; internal	No advertising allowed.
Secondary Signs	Yes	Wall	10 sq. ft.	Located in signable area of wall	One sign per business	Same as required for building	Internal, external	Sign shall not be counted toward the maximum sign area or number.

**TABLE 10-1: Sign Standards by District (Continued)**

**SIGNS PERMITTED IN THE COMMERCIAL ZONE DISTRICTS: 1-C THROUGH 3-C FOR SINGLE BUSINESSES ON SINGLE PARCEL THAT IS NOT PART OF A SHOPPING CENTER**

(For signs for community facilities i.e. churches, fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities )

(For signs for institutional uses i.e. emergency health care facilities; see section on Signs Permitted for Institutional Uses)

<b>TYPE OF SIGN</b>	<b>PERMIT REQD.</b>	<b>STYLE OF SIGN</b>	<b>MAXIMUM SIZE PER SIGN</b>	<b>MAXIMUM HEIGHT</b>	<b>MAXIMUM NUMBER</b>	<b>MINIMUM SETBACK</b>	<b>PERMITTED ILLUMINATION</b>	<b>OTHER REQUIREMENTS</b>
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on Bus Bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus Benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Real Estate- such as "For Sale" and "For Rent"	No	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental of property.
		Wall	32 sq. ft.	Signable area of wall				
Construction; Temporary Project Identification	Yes	Freestanding, Wall	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One per property	10 feet from the ROW	None	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Special Event Banner	Yes	Banner	40 sq. ft.	25 feet	One	Same as structure	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative 90 days in one year per business.
Window	No	Window	20 per cent of first floor window area facing street being utilized	Within window area on first floor	NA	NA	None	Window signs cannot be displayed above first floor. No special illumination directed at the signage is permitted.

**TABLE 10-1: Sign Standards by District (Continued)**

**PERMANENT SIGNS ( 1-C-3-C Single Bus.)**

Business Identification	Yes	Freestanding, Monument	2 sq. ft. per foot of street frontage, or 100 sq. ft., whichever is less.	25 feet	One	10 feet from the ROW	Internal, external	Property located within the Lakewood Center Activity Center is subject to design review, and freestanding signs must be monument style. Wall signs may not exceed 75% of the width of the wall on which the sign is located.
		Canopy, Wall	50 sq. ft. minimum or 15% of total wall area facing street on which sign is located, whichever is greater, provided no sign exceeds 100 sq. ft.	Located in signable area of wall	One per street frontage. Additional wall signs may be approved by the Director to utilize maximum sign area	Same as required for building		
Menu Boards	Yes	Freestanding, Monument	30 sq. ft.	6 feet	One per order station	10 feet from the ROW	Internal	No signage or advertising may be readable from the ROW.
Traffic and Parking Directional	No	Freestanding, Monument, Wall	6 sq. ft.	3 feet	One per curb cut. Additional signs may be allowed by the Director	Sight triangle to be maintained	External; internal	No advertising allowed.
Secondary Signs	Yes	Wall	10 sq. ft.	Located in signable area of wall	One sign per business	Same as required for building	Internal, external	Sign shall not be counted toward the maximum sign area or number.

**TABLE 10-1: Sign Standards by District (Continued)**

**SIGNS PERMITTED IN THE COMMERCIAL ZONE DISTRICTS: 1-C THROUGH 3-C FOR MULTIPLE BUSINESSES IN SINGLE OR MULTIPLE BUILDINGS**

(For signs for community facilities i.e. churches, fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities)

(For signs for institutional uses i.e. emergency health care facilities; see section on Signs Permitted for Institutional Uses)

TYPE OF SIGN	PERMIT REQD.	STYLE OF SIGN	MAXIMUM SIZE PER SIGN	MAXIMUM HEIGHT	MAXIMUM NUMBER	MINIMUM SETBACK	PERMITTED ILLUMINATION	OTHER REQUIREMENTS
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on bus bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus Benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Real Estate- such as "For Sale" and "For Rent"	No	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental property.
		Wall	32 sq. ft.	Signable area of wall				
Construction; Temporary Project Identification	Yes	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One per property	10 feet from the ROW	None	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Special Events Banner	Yes	Banner	40 sq. ft.	25 feet	One	Same as structure	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative 90 days in one year per business.
Window	No	Window	20 per cent of first floor window area facing street being utilized	Within window area on first floor	NA	NA	None	Window signs cannot be displayed above first floor. No special illumination directed at the signage is permitted.

**TABLE 10-1: Sign Standards by District (Continued)**

<b>PERMANENT SIGNS (1-C – 3-C Multiple)</b>								
Project Identification	Yes	Freestanding, Monument	2 sq. ft. per foot of street frontage to a maximum of 100 sq. ft.	25 feet	One per street frontage	10 feet from the ROW	Internal, external	Property located within the Lakewood Center Activity Center is subject to design review, and freestanding signs must be monument style. Twenty (20) percent of sign area must be used to identify the name of the development.
Kiosks, Teller Machines, Key Shops, Recycling Machines, Film Processors	Yes	Wall	20 sq. ft. minimum or 15% of total wall area on which sign is located, whichever is greater to a maximum of 50 sq. ft.	Located in signable area on wall	One per business	Same as required for building	Internal, external	These small accessory uses are not permitted a freestanding or monument sign.
Tenant Identification	Yes	Canopy, Wall	50 sq. ft. minimum, or 15% of tenant wall area facing street on which sign is located, whichever is greater for each sign, provided no sign exceeds 100 sq. ft.	Located in signable area on wall for unit	One, except that a corner unit may have two wall signs	Same as required for building	Internal, external	Shall not exceed 75% of the width of the tenant space on the wall on which the sign is located. Tenants that do not have a primary access to the exterior of the building are not permitted individual wall signs.
Tenant Identification for Pad Sites	Yes	Monument	32 sq. ft.	6 feet	One per pad site	10 feet from the ROW	Internal	Property located within the Lakewood Center Activity Center is subject to design review.
Menu Boards	Yes	Freestanding, Monument	30 sq. ft.	6 feet	One per order station	10 feet from the ROW	Internal	No signage or advertising may be readable from the ROW.
Traffic and Parking Directional	No	Freestanding, Monument, Wall	6 sq. ft.	3 feet	One per curb cut. Additional signs may be allowed by the Director.	Sight triangle to be maintained	External; internal	No advertising allowed.
Secondary Signs	Yes	Wall	10 sq. ft.	Located in signable area of wall	One sign per business	Same as required for building	Internal, external	Sign shall not be counted toward the maximum sign area or number.

**TABLE 10-1: Sign Standards by District (Continued)**

**SIGNS PERMITTED IN THE COMMERCIAL ZONE DISTRICTS: 4-C AND 5-C FOR SINGLE BUSINESSES ON SINGLE PARCEL THAT IS NOT PART OF A SHOPPING CENTER**

(For signs for community facilities i.e. churches, fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities )

(For signs for institutional uses i.e. emergency health care facilities; see section on Signs Permitted for Institutional Uses)

TYPE OF SIGN	PERMIT REQD.	STYLE OF SIGN	MAXIMUM SIZE PER SIGN	MAXIMUM HEIGHT	MAXIMUM NUMBER	MINIMUM SETBACK	PERMITTED ILLUMINATION	OTHER REQUIREMENTS
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on Bus Bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus Benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Real Estate- such as "For Sale" and "For Rent"	No	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental of property.
		Wall	32 sq. ft.	Signable area of wall				
Construction; Temporary Project Identification	Yes	Freestanding, Wall	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One per property	10 feet from the ROW	None	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Special Event Banner	Yes	Banner	40 sq. ft.	25 feet	One	Same as structure	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative of 90 days in one year per business.
Window	No	Window	20 per cent of first floor window area facing street being utilized	Within window area on first floor	NA	NA	None	Window signs cannot be displayed above first floor. No special illumination directed at the signage is permitted.

**TABLE 10-1: Sign Standards by District (Continued)**

**PERMANENT SIGNS (4-C – 5-C Single Bus.)**

Business Identification	Yes	Freestanding, Monument	2 sq. ft. per foot of street frontage, or 150 sq. ft., whichever is less	25 feet	One	10 feet from the ROW	Internal, external	Property located within the Lakewood Center Activity Center is subject to design review, and freestanding signs must be monument style. Wall signs may not exceed 75% of the width of the wall on which the sign is located.
		Canopy, Wall	50 sq. ft. minimum or 15% of total wall area facing street on which sign is located, whichever is greater, provided no sign exceeds 150 sq. ft.	Located in signable area of wall	One per street frontage. Additional wall signs may be approved by the Director to utilize maximum sign area	Same as required for building		
Menu Boards	Yes	Freestanding, Monument	30 sq. ft.	6 feet	One per order station	10 feet from the ROW	Internal	No signage or advertising may be readable from the ROW.
Traffic and Parking Directional	No	Freestanding, Monument, Wall	6 sq. ft.	3 feet	One per curb cut. Additional signs may be allowed by the Director	Sight triangle to be maintained	External, internal	No advertising allowed.
Secondary Signs	Yes	Wall	10 sq. ft.	Located in signable area of wall	One sign per business	Same as required for building	Internal, external	Sign shall not be counted toward the maximum sign area or number.

**TABLE 10-1: Sign Standards by District (Continued)**

**SIGNS PERMITTED IN THE COMMERCIAL ZONE DISTRICTS: 4-C AND 5-C FOR MULTIPLE BUSINESSES IN SINGLE OR MULTIPLE BUILDINGS**

(For signs for community facilities i.e. churches, fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities)

(For signs for institutional uses i.e. emergency health care facilities; see section on Signs Permitted for Institutional Uses)

TYPE OF SIGN	PERMIT REQD.	STYLE OF SIGN	MAXIMUM SIZE PER SIGN	MAXIMUM HEIGHT	MAXIMUM NUMBER	MINIMUM SETBACK	PERMITTED ILLUMINATION	OTHER REQUIREMENTS
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on bus bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus Benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Real Estate- such as "For Sale" and "For Rent"	No	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	Must be removed within three days of date of closing for sale or move-in for rental of property.
		Wall	32 sq. ft.	Signable area of wall				
Construction; Temporary Project Identification	Yes	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One per property	10 feet from the ROW	None	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Special Event Banner	Yes	Banner	40 sq. ft.	25 feet	One	Same as structure	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative 90 days in one year per business.
Window	No	Window	20 per cent of first floor window area facing street being utilized	Within window area on first floor	NA	NA	None	Window signs cannot be displayed above first floor. No special illumination directed at the signage is permitted.

**TABLE 10-1: Sign Standards by District (Continued)**

**PERMANENT SIGNS (4-C – 5-C Multiple)**

Project Identification	Yes	Freestanding, Monument	2 sq. ft. per foot of street frontage to a maximum of 150 sq. ft.	25 feet	One sign per 1000 feet of street frontage	10 feet from the ROW	Internal, external	Property located within the Lakewood Center Activity Center is subject to design review, and freestanding signs must be monument style. Twenty (20) percent of sign area must be used to identify the name of the development.
Kiosks, Teller Machines, Key Shops, Recycling Machines, Film Processors	Yes	Wall	20 sq. ft. minimum or 15% of total wall area on which sign is located, whichever is greater to a maximum of 50 sq. ft.	Located in signable area of wall	One per business	Same as required for building	Internal, external	These small accessory uses are not permitted a freestanding or monument sign.
Tenant Identification	Yes	Canopy, Wall	50 sq. ft. minimum, or 15% of tenant wall area facing street on which sign is located, whichever is greater for each sign, provided no sign exceeds 150 sq. ft.	Located in signable area of wall	One, except that a corner unit may have two wall signs	Same as required for building	Internal, external	Shall not exceed 75% of the width of the tenant space on the wall on which the sign is located. Tenants that do not have a primary access to the exterior of the building are not permitted individual wall signs.
Tenant Identification for Pad Signs	Yes	Monument	32 sq. ft.	6 feet	One per pad site	10 feet from the ROW	Internal	Property located within the Lakewood Center Activity Center is subject to design review.
Menu Boards	Yes	Freestanding, Monument	30 sq. ft.	6 feet	One per order station	10 feet from the ROW	Internal	No signage or advertising may be readable from the ROW.
Traffic and Parking Directional	No	Freestanding, Monument, Wall	6 sq. ft.	5 feet	One per curb cut. Additional signs may be allowed by the Director	Sight triangle to be maintained	External, internal	No advertising allowed.
Secondary Signs	Yes	Wall	10 sq. ft.	Located in signable area of wall	One sign per business	Same as required for building	Internal, external	Sign shall not be counted toward the maximum sign area or number.

**TABLE 10-1: Sign Standards by District (Continued)**

**SIGNS PERMITTED IN THE INDUSTRIAL (IN) ZONE DISTRICT: SINGLE BUSINESS ON SINGLE PARCEL**

(For signs for community facilities i.e. churches, fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities )

(For signs for institutional uses i.e. emergency health care facilities; see section on Signs Permitted for Institutional Uses)

TYPE OF SIGN	PERMIT REQD.	STYLE OF SIGN	MAXIMUM SIZE PER SIGN	MAXIMUM HEIGHT	MAXIMUM NUMBER	MINIMUM SETBACK	PERMITTED ILLUMINATION	OTHER REQUIREMENTS
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on Bus Bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus Benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Real Estate- such as "For Sale" and "For Rent"	No	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental of property.
		Wall	32 sq. ft.	Signable area of wall				
Construction; Temporary Project Identification	Yes	Freestanding, Wall	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One per property	10 feet from the ROW	None	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Special Event Banner	Yes	Banner	40 sq. ft.	25 feet	One	Same as structure	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative 90 days in one year per business.
Window	No	Window	20 per cent of first floor window area facing street being utilized	Within window area on first floor	NA	NA	None	Window signs cannot be displayed above first floor. No special illumination directed at the signage is permitted.

**TABLE 10-1: Sign Standards by District (Continued)**

**PERMANENT SIGNS (IN Single Bus.)**

Business Identification	Yes	Freestanding, Monument	2 sq. ft. per foot of street frontage, or 100 sq. ft., whichever is less	25 feet	One	10 feet from the ROW	Internal, external	Wall signs may not exceed 75% of the width of the wall on which the sign is located.
		Canopy, Wall	50 sq. ft. minimum or 15% of total wall area facing street on which sign is located, whichever is greater, provided no sign exceeds 100 sq. ft.	Located in signable area of wall	One per street frontage	Same as required for building		
Traffic and Parking Directional	No	Freestanding, Monument, Wall	6 sq. ft.	3 feet	One per curb cut. Additional signs may be allowed by the Director	Sight triangle to be maintained	External, internal	No advertising allowed.
Secondary Signs	Yes	Wall	10 sq. ft.	Located in signable area of wall	One sign per business	Same as required for building	Internal, external	Sign shall not be counted toward the maximum sign area or number.

**TABLE 10-1: Sign Standards by District (Continued)**

**SIGNS PERMITTED IN THE INDUSTRIAL (IN) ZONE DISTRICT: MULTIPLE BUSINESSES IN SINGLE OR MULTIPLE BUILDINGS**

(For signs for community facilities i.e. churches, fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities)

(For signs for institutional uses i.e. emergency health care facilities; see section on Signs Permitted for Institutional Uses)

TYPE OF SIGN	PERMIT REQD.	STYLE OF SIGN	MAXIMUM SIZE PER SIGN	MAXIMUM HEIGHT	MAXIMUM NUMBER	MINIMUM SETBACK	PERMITTED ILLUMINATION	OTHER REQUIREMENTS
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on bus bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus Benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Real Estate- such as "For Sale" and "For Rent"	No	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental property.
		Wall	32 sq. ft.	Signable area of wall				
Construction; Temporary Project Identification	Yes	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One per property	10 feet from the ROW	None	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Special Event Banner	Yes	Banner	40 sq. ft.	25 feet	One	Same as structure	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative 90 days in one year per business.
Window	No	Window	20 per cent of first floor window area facing street being utilized	Within window area on first floor	NA	NA	None	Window signs cannot be displayed above first floor. No special illumination directed at the signage is permitted.

**TABLE 10-1: Sign Standards by District (Continued)**

<b>PERMANENT SIGNS (IN Multi. Bus. Continued)</b>								
Project Identification	Yes	Freestanding, Monument	2 sq. ft. per foot of street frontage to a maximum of 100 sq. ft.	25 feet	One per street frontage	10 feet from the ROW	Internal, external	Twenty (20) percent of sign area must be used to identify the name of the development.
Project Directory	Yes	Monument	2 sq. ft. per business in center to a maximum of 50 sq. ft.	6 feet	One per major street entrance	10 feet from the ROW	Internal, external	No product or business advertising may be placed on the sign.
Building Identification	Yes	Canopy, Wall	50 sq. ft. minimum, or 2 sq. ft. per foot of building frontage on which sign is located. For each permitted sign, 100 sq. ft. or as calculated, whichever is less.	Located in signable area of wall	One per street frontage	Same as required for building	Internal	May not exceed 75% of the width of the wall on which the sign is located.
Tenant Identification	Yes	Canopy, Wall	50 sq. ft. minimum or 15% of tenant wall area facing street on which sign is located, whichever is greater, provided no sign exceeds 100 sq. ft.	Located in signable area of wall	One, except that a corner unit may have two wall signs	Same as required for building	Internal	May not exceed 75% of the width of the tenant space on the wall on which the sign is located. Tenants that do not have a primary access to the exterior of the building are not permitted individual wall signs.
Traffic and Parking Directional	No	Freestanding, Monument, Wall	6 sq. ft.	3 feet	One per curb cut. Additional signs may be allowed by the Director.	Sight triangle to be maintained	External, internal	No advertising allowed.
Secondary Signs	Yes	Wall	10 sq. ft.	Located in signable area of wall	One sign per business	Same as required for building	Internal, external	Sign shall not be counted toward the maximum sign area or number.

**TABLE 10-1: Sign Standards by District (Continued)**

**SIGNS PERMITTED IN THE PLANNED DEVELOPMENT (PD) ZONE DISTRICT** (For signs for community facilities i.e. churches, fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities; see section on Signs Permitted for Community Facilities) (For signs for institutional uses i.e. emergency health care facilities; see section on Signs Permitted for Institutional Uses)

TYPE OF SIGN	PERMIT REQD.	STYLE OF SIGN	MAXIMUM SIZE PER SIGN	MAXIMUM HEIGHT	MAXIMUM NUMBER	MINIMUM SETBACK	PERMITTED ILLUMINATION	OTHER REQUIREMENTS
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on bus bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus Benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Real Estate- such as "For Sale" and "For Rent"	No	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental property.
		Wall	32 sq. ft.	Signable area of wall				
Construction; Temporary Project Identification	Yes	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from the ROW	None	May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
New Development Directional	Yes	Freestanding	32 sq. ft.	6 feet	One per property	10 feet from the ROW	None	To be located on property under development unless approved for off-premise location by Director. To be allowed during period from when grading permit issued for overlot grading of development site to closing date for last unit sold or initial rental period concluded.
Special Event Banner	Yes	Banner	40 sq. ft.	25 feet	One	Same as structure	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative 90 days in one year per business.
Window	No	Window	20 per cent of first floor window area facing street being utilized	Within window area on first floor	NA	NA	None	Window signs cannot be displayed above first floor. No special illumination directed at the signage is permitted.

**PERMANENT SIGNS**

Planned Developments which have signage stipulations contained in the narrative text of the Official Development Plan (ODP) must abide by those written standards.  
 Planned Developments which do not have signage stipulations in the text of the Official Development Plan, or which have signage stipulations which address all types of currently permitted signs, shall utilize the sign standards defined for the planned land use in the compatible zone district and such determinations shall be made by the Director.

**TABLE 10-1: Sign Standards by District (Continued)**

**SIGNS PERMITTED FOR COMMUNITY FACILITIES**

(Fire and police stations, helipads for noncommercial emergency use, parks, playgrounds, schools, public transportation facilities, water treatment facilities)

<b>TYPE OF SIGN</b>	<b>PERMIT REQD.</b>	<b>STYLE OF SIGN</b>	<b>MAXIMUM SIZE PER SIGN</b>	<b>MAXIMUM HEIGHT</b>	<b>MAXIMUM NUMBER</b>	<b>MINIMUM SETBACK</b>	<b>PERMITTED ILLUMINATION</b>	<b>OTHER REQUIREMENTS</b>
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on bus bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Construction; Temporary Project Identification	Yes	Freestanding	32 sq. ft.	6 feet	One per street frontage abutting property	10 feet from ROW	None	Limited to non-residential uses only. May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
Real Estate Signs (Such as "For Rent", "For Sale")	No	Freestanding	32 sq. ft.	6 feet	One per street frontage abutting property	10 feet from ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental property.
		Wall	32 sq. ft.	Signable area of wall				
Special Event Banner	Yes	Affixed to Wall or Fence	40 sq. ft.	Limited to height of building or fence to which it is affixed	One per property; suspended banners permitted only for community events	None, as approved	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative 90 days in one year per business.
		Suspended	40 sq. ft.	6' if not over ROW 16' if over ROW				

**TABLE 10-1: Sign Standards by District (Continued)**

<b>PERMANENT SIGNS (Community Facilities)</b>								
Business Identification	Yes	Wall	100 sq. ft.	Signable area of wall	One per parcel or property	10 feet from ROW	Internal, external	
		Freestanding, Monument	100 sq. ft.	25 feet				
Traffic and Parking Directional	No	Freestanding, Monument, Wall	6 sq. ft.	3 feet	One per curb cut. Additional signs may be allowed by the Director.	As approved on permit; sight triangle to be maintained	Internal, external	

<b>SIGNS PERMITTED FOR INSTITUTIONAL USES</b> (Institutional uses i.e. churches and emergency health care facilities)								
<b>TYPE OF SIGN</b>	<b>PERMIT REQD.</b>	<b>STYLE OF SIGN</b>	<b>MAXIMUM SIZE PER SIGN</b>	<b>MAXIMUM HEIGHT</b>	<b>MAXIMUM NUMBER</b>	<b>MINIMUM SETBACK</b>	<b>PERMITTED ILLUMINATION</b>	<b>OTHER REQUIREMENTS</b>
<b>TEMPORARY SIGNS</b>								
Bus Bench Signs	Yes	Painted on bus bench	One face of bench back rest	NA	One per bus bench	Meet required setback for bench	None	Bus benches must meet all applicable provisions of Chapter 12.16 of the Lakewood Municipal Code.
Construction; Temporary Project Identification	Yes	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from ROW	None	Limited to non-residential uses only. May be installed upon issuance of grading permit; must be removed when occupancy permit issued. Intended for display of the name of the project, names of design and engineering team, and telephone number for information on leasing or hiring.
Real Estate Signs (Such as "For Rent", "For Sale")	No	Freestanding	32 sq. ft.	6 feet	One per street frontage	10 feet from ROW	None	Must be removed within three days of date of closing for sale property or move-in for rental property.

**TABLE 10-1: Sign Standards by District (Continued)**

Special Event Banner	Yes	Affixed to Wall or Fence	40 sq. ft.	Limited to height of building or fence to which it is affixed	One per property; suspended banners permitted only for community events	None, as approved	None	Must be attached flat against the side of the building or fence. Permits may be issued for any time frame not to exceed a cumulative 90 days in one year per business.
		Suspended	40 sq. ft.	6' if not over ROW 16' if over ROW				
<b>PERMANENT SIGNS (Institutional Uses)</b>								
Business Identification	Yes	Wall	100 sq. ft.	Signable area of wall	One per parcel or property	10 feet from ROW	Internal, external	
		Freestanding, Monument	100 sq. ft.	25 feet				
Building Identification	Yes	Wall	100 sq. ft.	Signable area of wall	One per building	Same as required for building	Internal, external	
Project Directory	Yes	Monument	50 sq. ft.	6 feet	One per major street entrance	10 feet from the ROW	Internal, external	No product or business advertising may be placed on the sign.
Traffic and Parking Directional	No	Freestanding, Monument, Wall	6 sq. ft.	3 feet	One per curb cut. Additional signs may be allowed by the Director.	As approved on permit; sight triangle to be maintained	Internal, external	

