

**RESOLUTION NO. R-022- 030**

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

**RESOLUTION ADOPTING AMENDMENTS TO DOUGLAS COUNTY ZONING  
RESOLUTION SECTION 29 - SIGN STANDARDS - PROJECT FILE: DR2021-011.**

***WHEREAS***, the Department of Community Development has prepared Amendments to the Douglas County Zoning Resolution, which are attached hereto and incorporated herein as Exhibit A (Project No. DR2021-011); and

***WHEREAS***, at a public hearing held on February 28, 2022, the Planning Commission did not make a recommendation with a final tied vote of 3 to 3; and

***WHEREAS***, the Board of County Commissioners considered said Amendments at a public hearing held on March 8, 2022; and

***NOW, THEREFORE, BE IT RESOLVED***, by the Board of County Commissioners of the County of Douglas, State of Colorado, that the Douglas County Zoning Resolution, is hereby amended to read as provided on said Exhibit A; and

***FURTHER RESOLVED***, that said Amendments shall be effective as of March 8, 2022.

***PASSED AND ADOPTED*** this 8<sup>th</sup> day of March 2022, in Castle Rock, Douglas County, Colorado.

**THE BOARD OF COUNTY COMMISSIONERS  
OF THE COUNTY OF DOUGLAS, COLORADO**

**BY:**

DocuSigned by:



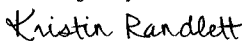
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**ABE LAYDON, Chair**

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**ATTEST:**

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**KRISTIN RANDLETT, Clerk to the Board**



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## 2901 Intent

To promote the public health, safety and general welfare through reasonable, consistent, and non-discriminatory regulations for the installation and maintenance of signs. This Section is intended to preserve free speech, expression, and content neutrality while balancing the need to regulate the secondary effects of signs, particularly those that may adversely impact scenic views; safety for motorists, bicyclists, and pedestrians; and the interests of the public. These regulations are intended to ensure that signs are not overwhelming; are not a distraction or impediment due to brightness, movement, size, or height; and do not create a hazard.

The County recognizes that signs are a necessary means of visual communication for public convenience and way-finding; and businesses, services, and other activities have the right to identify themselves by using signs that are accessory and incidental to the uses on the premises where the signs are located.

This Section is not intended to regulate government signs.

The County has the authority to regulate signs under the United States Constitution, the State Constitution, and the Statutes of the State of Colorado.

To the extent any provision of the sign standards can be read in a manner that makes such provision legally invalid, such interpretation is unintended and the provision shall be interpreted only in a manner that is legally compliant. If any provision is or becomes legally unenforceable, then such provision shall be deemed stricken and all remaining provisions shall be enforced as if the offensive provision did not exist.

## 2902 General Requirements

- 2902.01 All signs located in the unincorporated portion of Douglas County, except those required by this Resolution for the posting of a public notice, shall be required to comply with all applicable requirements for zoning districts in which the sign permit is issued, unless otherwise provided for in this Section.
- 2902.02 Signs permitted within a Planned Development (PD) District shall be governed by this Section and determined by the zone district to which a planning area and the uses established therein most closely conform, except when a separate development guide has been adopted by the Board that incorporates separate guidelines for signage.
- 2902.03 Signs otherwise in compliance with this Section may be erected in a public right-of-way only with approval from the public agency that has control over the right-of-way, and shall be exempt from sign permit requirements. Regulation of any sign in the public right-of-way is the responsibility of the public agency that has control over the right-of-way.

- 2902.04 Signs and sign structures shall be maintained in a state of good repair, and free from deterioration at all times.
- 2902.05 Unless otherwise provided for in this Section, signs shall be accessory to a permitted use on the same parcel.
- 2902.06 Illuminated signs shall comply with Section 30, Lighting Standards.
- 2902.07 A sign permit fee shall be established by the Board.
- 2902.08 Signs shall not be located within any easement without the written approval of the easement holder.
- 2902.09 Multiple signs shall not be combined to convey a complete message, thought, idea, or expression. (*Amended 11/19/19*)

2903 Exemptions

The following are exempt from this Section as specified, unless otherwise prohibited in this Section:

- 2903.01 Official governmental signs including, but not limited to, traffic control signs and devices, directional signs, and temporary public notices.
- 2903.02 Signs inside a building, except those placed in or on a window for outdoor advertising, unless they meet the criteria of Section 2903.04.
- 2903.03 Window Signs that meet all of the following:
- Do not exceed six (6) square feet in area.
  - For each business:
    - A maximum of three (3) Window Signs shall be allowed if the building face at the main entrance of the business is equal to or less than 50 lineal feet in length.
    - A maximum of six (6) Window Signs shall be allowed if the building face at the main entrance of the business is greater than 50 lineal feet and equal to or less than 300 lineal feet in length.
    - Six (6) Window Signs plus one (1) additional Window Sign per additional 50 lineal feet in excess of 300 lineal feet of building face at the main entrance of the business shall be allowed.
- 2903.04 Scoreboards that meet all of the following:
- Are shown on the Site Improvement or Location and Extent Plan Exhibit.
  - Are in compliance with Section 30, Lighting Standards, if illuminated.

- Are oriented towards the sports field and are not an obstruction to or distraction for vehicular traffic. *(Amended 11/19/19)*
- 2903.05 Signs interior to a sports field or park structure that meet all of the following:
- Are mounted to an interior wall or fence.
  - Are oriented to spectators of the sports field or park.
- 2903.06 Drive-in or drive-through menu boards that meet all of the following:
- Are shown on the Site Improvement Plan.
  - Are oriented specifically for the drive-in or drive-through customer.
- 2903.07 Historical plaques.
- 2903.08 Street numbers and addresses.
- 2903.09 Vehicular signs that meet all of the following:
- Are permanently mounted or affixed, or magnetically attached to an operable vehicle actively used in a business operation or service.
  - Shall not be illuminated.
  - Vehicle(s) used as a sign shall be parked in a designated parking space in a manner that does not create a traffic distraction or other traffic hazard. *(Amended 11/19/19)*
- 2903.10 Signs that do not exceed four (4) square feet in area per sign. *(Amended 11/19/19)*

#### 2904 Prohibited Signs

It shall be unlawful for any person to:

- 2904.01 Erect, maintain, or continue the use of any sign not in compliance with this Resolution.
- 2904.02 Erect, maintain, or continue the use of any Billboard Sign.
- 2904.03 Erect, maintain, or continue the use of any portable sign which is not permanently affixed to any structure on the site, or permanently mounted to the ground including, but not limited to, signs on wheels and sidewalk signs.
- 2904.04 Erect, maintain, or continue the use of any sign mounted, attached or painted on motor vehicles, trailers, or boats not actively used in the manner originally intended for. *(Amended 11/19/19)*

- 2904.05 Erect, maintain, or continue the use of any sign using revolving beacons or search lights; flashing signs; signs with any type of movement, animation, or the appearance or optical illusion of movement; or with varying light intensity of any part of the sign or sign structure.
- 2904.06 Erect, maintain, or continue the use of any sign emitting amplified sound, smoke, visible vapor, particles, or odor.
- 2904.07 Erect, maintain, or continue the use of any sign using a mirror or highly reflective device as part of the sign.
- 2904.08 Erect, maintain, or continue the use of any sign located in a manner that conflicts with the clear and obvious appearance of, or view of, public devices controlling public traffic and safety.
- 2904.09 Erect, maintain, or continue the use of any sign that causes a traffic hazard because of glare, focus, or intensity of illumination.
- 2904.10 Erect, maintain, or continue the use of any sign within a sight distance triangle, as defined in the Douglas County Roadway Design and Construction Standards, unless reviewed and approved by Engineering Services.
- 2904.11 Erect, maintain, or continue the use of any sign or signal, marking, or device that is not authorized and which purports to be, is an imitation of, or resembles but is not an official traffic control device or railroad sign or signal on or in view of any street or highway.
- 2904.12 Erect, maintain, or continue the use of any roof-mounted sign, or sign which projects above the highest point of the roof line or fascia of the building.
- 2904.13 Erect, maintain, or continue the use of any sign attached to a building which projects perpendicular a distance of more than 18 inches from the building.
- 2904.14 Erect, maintain, or continue the use of any sign attached parallel to the wall of a building, but mounted more than 18 inches from the wall.
- 2904.15 Erect, maintain, or continue the use of any sign on any property without the written permission of the property owner or person in lawful possession of the property.
- 2904.16 Erect, maintain, or continue the use of any sign attached to live landscape plants as shown on a Site Improvement Plan.

- 2904.17 Erect, maintain, paint, affix, or continue the use of any sign on or to any other sign unless done with a valid sign permit, or unless specifically exempted from the requirement for a permit under this Section.
- 2904.18 Erect, maintain, or continue the use of any streamers, fin signs, balloons, inflatable devices, or other similar devices.

## 2905 Sign Permits

### 2905.01 Permit Requirements

- 2905.01.1 A sign permit shall be required from Planning Services for all signs exceeding 6 square feet in area, unless this Section specifies that a permit is not required.
- 2905.01.2 For signs requiring a permit under Section 2905.01.1, a new sign permit shall be required if the sign area or height of an existing sign is increased, the location of an existing sign is altered, or any changes are made to illumination.
- 2905.01.3 A sign permit shall expire if the sign is not erected within 180 days of permit issuance. The Director may grant an extension of time for good cause shown upon a written request by the applicant.

### 2905.02 Permit Application

- 2905.02.1 All requests for signage shall be accompanied by a sign permit application; a fully dimensioned drawing of the sign; a site plan showing the location, setback, height and sign area of all proposed and existing signage; and landlord or property owner's written approval.
- 2905.02.2 Applications for sign permits for an Electronic Message Sign shall include the manufacturer's specifications demonstrating compliance with Section 2913.
- 2905.02.3 Processing a sign permit shall not begin until a complete application has been submitted.

### 2905.03 Permit Approval

- 2905.03.1 Planning Services shall make a decision to approve or deny a sign permit application within 10 working days of the date a complete application is received, unless the applicant agrees to an extension not to exceed 30 days.
- 2905.03.2 Signs located at intersections of roads and driveways, or signs located within a sight distance triangle as defined in the Douglas

County Roadway Design and Construction Standards, shall be reviewed and approved by Engineering Services.

2905.03.3 An appeal of Planning Services' decision regarding a sign permit application may be submitted to the Board of Adjustment pursuant to Section 26A of this Resolution.

2905.04 Permit Issuance

2905.04.1 A sign permit shall only be issued once all other required permits have been obtained, such as building and electrical permits.

2905.04.2 The required permit fee shall be paid prior to sign permit issuance.

2905.05 Permit Inspection

All signs requiring a permit shall be subject to an inspection to ensure the sign has been located, constructed, and programmed according to the approved sign permit.

2905.06 Message Substitution

Any First Amendment protected speech of any type may be substituted, in whole or in part, for the message displayed on any permitted sign. Such substitution of message may be made without any additional approval or permitting by the County. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any particular noncommercial message over any other noncommercial message.

2906 Maximum Height of Signs

2906.01 A Freestanding Sign is restricted to a maximum height of 15 feet.

2906.02 Wall, Canopy, and Projecting Signs shall not exceed the height of the building.

2907 Sign Setbacks

The following setbacks shall be required for all Freestanding Signs:

2907.01 No sign shall be placed within 10 feet of any property line.

2907.02 The minimum setback for a sign adjacent to a Federal, State or major County arterial highway shall be a minimum of 75 feet from the lot line adjacent to the highway right-of-way. This distance may be reduced to the setbacks in Table A below, if adequate right-of-way has been dedicated to the State or County for future road widening, and written



approval has been obtained from the public agency that has control over the right-of-way.

2907.03 Signs shall be setback in accordance with Table A below, or as required in Section 2907.02 herein.

2907.04 Sign height shall be rounded to the nearest foot. Once height is determined, refer to Table A for the required setback.

**Table A**

<b>Maximum Height of Sign</b>	<b>Setback</b>
3'	10'
4'	12.5'
5'	15'
6'	17.5'
7'	20'
8'	22.5'
9'	25'
10'	27.5'
11'	30'
12'	32.5'
13'	35'
14'	37.5'
15'	40'

## 2908 Sign Area Measurement

The area of a sign shall be measured as follows:

2908.01 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. The area of all faces shall be included in determining the total area of a sign.

2908.02 The area of a sign with backing or a background, material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas in each square, rectangle, triangle, portion of a circle, or any combination thereof which creates the smallest single continuous perimeter enclosing the extreme limits of the sign including all frames, backing, background, face plates, nonstructural trim or other component parts not otherwise used for support.

2908.03 The area of a sign without backing or a background, material or otherwise, that is part of the overall sign display shall be measured by determining the sum of the areas of each square, rectangle, triangle, portion of a circle, or any combination thereof which creates the smallest single continuous

perimeter enclosing the extreme limits of each word, written representation (including any series of letters), emblems, or figures of similar character including all frames, face plates, nonstructural trim or other component parts not otherwise used for support.

2908.04 The area of any sign having parts both with and without backing shall be measured by determining the total area of all squares, rectangles, triangles, portions of a circle or any combination thereof constituting the smallest single continuous perimeter enclosing the extreme limits of either of the following combinations:

- the display surface or face of the sign including all frames, backing, face plates, nonstructural trim, or
- other component parts not otherwise used.

#### 2909 Wall, Canopy, and Projecting Signs

Wall, Canopy, and Projecting Signs are permitted as follows:

2909.01 Wall Signs in the A-1 and LRR Districts:

- Maximum sign area: Shall not exceed 50 square feet in area.
- Maximum number of signs: One (1) per street frontage.
- Illumination: Not permitted.
- Additional requirements: Shall be allowed on conforming A-1 and LRR parcels only.

2909.02 Wall Signs in the A-1, LRR, RR, ER, SR, MF, and MH Districts for any use requiring a Site Improvement Plan (SIP) or Use by Special Review (USR):

- Maximum sign area: Shall not exceed 50 square feet in area.
- Maximum number of signs: One (1) per street frontage.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements: None.

2909.03 Wall, Canopy, and Projecting Signs in the B, C, LI, and GI Districts:

- Maximum sign area and number of signs, single-use buildings:
  - The use is permitted one (1) Wall, Canopy, or Projecting Sign per building face up to 50 square feet in sign area.
  - Sign area may be increased at the rate of one (1) additional square foot per lineal foot of each building face in excess of 50 lineal feet to a maximum of 450 square feet in sign area.
- Maximum sign area and number of signs, multi-use buildings:
  - Each use without a separate exterior entrance is permitted one (1) Wall, Canopy, or Projecting Sign not to exceed 50 square feet in sign area.

- Each use with a separate exterior entrance is permitted one (1) Wall, Canopy, or Projecting Sign up to 50 square feet in sign area per building face adjacent to the occupied space. Sign area may be increased at the rate of one (1) additional square foot per lineal foot of each building face in excess of 50 lineal feet to a maximum of 450 square feet in sign area. Only that portion of the building face that is occupied by the use shall be used in calculating the permitted sign area.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements:
  - Sign shall be located on the building face adjacent to the space occupied by the use.
  - Building faces shall not be combined to increase allowed sign square footage.
  - Sign shall not extend over windows or architectural features (pilasters, reveals, etc.).
  - Sign shall not have any characters or logos that exceed 10 feet in height.
  - Sign shall not project more than 18 inches from the wall or surface on which it is mounted. (*Amended 3/8/22*)

**2909.04 Wall, Canopy, and Projecting Signs in the Sedalia CMTY, D, HC, and MI Districts for any use requiring a Site Improvement Plan (SIP) or Use by Special Review (USR):**

- Maximum sign area and number of signs, single-use buildings:
  - The use is permitted one (1) Wall, Canopy, or Projecting Sign per building face up to 50 square feet in sign area.
  - Sign area may be increased at the rate of one (1) additional square foot per lineal foot of each building face in excess of 50 lineal feet to a maximum of 450 square feet in sign area.
- Maximum sign area and number of signs, multi-use buildings:
  - Each use without a separate exterior entrance is permitted one (1) Wall, Canopy, or Projecting Sign not to exceed 50 square feet in sign area.
  - Each use with a separate exterior entrance is permitted one (1) Wall, Canopy, or Projecting Sign up to 50 square feet in sign area per building face adjacent to the occupied space. Sign area may be increased at the rate of one (1) additional square foot per lineal foot of each building face in excess of 50 lineal feet to a maximum of 450 square feet in sign area. Only that portion of the building face that is occupied by the use shall be used in calculating the permitted sign area.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements:
  - Sign shall be located on the building face adjacent to the space occupied by the use.

- Building faces shall not be combined to increase allowed sign square footage.
- Sign shall not extend over windows or architectural features (pilasters, reveals, etc.).
- Sign shall not have any characters or logos that exceed 10 feet in height.
- Sign shall not project more than 18 inches from the wall or surface on which it is mounted. *(Amended 3/8/22)*

## 2910 Freestanding Signs

Freestanding Signs are permitted as follows:

### 2910.01 Freestanding Signs in A-1 and LRR Districts:

- Maximum sign area: A sign up to 50 square feet in area is permitted. On parcels greater than 35 acres, sign area may be increased five (5) additional square feet per each additional 50 acres of land not to exceed 100 square feet in sign area.
- Maximum number of signs: One (1) per street frontage.
- Illumination: Not permitted.
- Additional requirements: Signs shall be permitted on conforming A-1 and LRR parcels only.

### 2910.02 Freestanding Signs in the A-1, LRR, RR, ER, SR, MF, and MH Districts for any use requiring a Site Improvement Plan (SIP) or Use by Special Review (USR):

- Maximum sign area: Shall not exceed 50 square feet in area.
- Maximum number of signs: One (1) per street frontage.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements: None.

### 2910.03 Freestanding Signs in the B, C, LI, and GI Districts:

- Maximum sign area: Shall not exceed 100 square feet in area, at the rate of one (1) square foot in sign area per lineal foot of street frontage.
- Maximum number of signs: One (1) per street frontage per parcel.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements: None. *(Amended 3/8/22)*

### 2910.04 Freestanding Signs in the Sedalia CMTY, D, HC, and MI Districts for any use requiring a Site Improvement Plan (SIP) or Use by Special Review (USR):

- Maximum sign area: Shall not exceed 100 square feet in area, at the rate of one (1) square foot in sign area per lineal foot of street frontage.

- Maximum number of signs: One (1) per street frontage per parcel.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements: None. *(Amended 3/8/22)*

## 2911 Directory Signs

Directory Signs are permitted as follows:

### 2911.01 Single-family residential developments:

- Maximum sign area: Shall not exceed 50 square feet in area.
- Maximum number of signs: Two (2) per entrance, one (1) for each direction of travel.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements:
  - Shall be designed and used to improve traffic flow and safety.
  - Shall not exceed six (6) feet in height. *(Amended 11/19/19)*

### 2911.02 Shopping centers or business, commercial, and industrial parks:

- Maximum sign area: Shall not exceed 75 percent of the permitted Freestanding Sign area permitted under Section 2910.04.
- Maximum number of signs: One (1) per entrance.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements: Shall be designed and used to improve traffic flow and safety. *(Amended 11/19/19)*

## 2912 Temporary Signs

Temporary Signs do not require a sign permit. Each sign shall be displayed for a total of no more than 90 days in a calendar year and are otherwise allowed as follows: *(Amended 11/19/19)*

### 2912.01 Temporary Signs in the A-1 and LRR Districts:

- Maximum sign area:
  - Within a calendar year, from January 1 through August 31 and from November 16 through December 31, two (2) signs shall not exceed 100 square feet in area per sign, at the rate of 50 square feet in area per sign face.
  - Within a calendar year, from September 1 through November 15, four (4) signs shall not exceed 100 square feet in area per sign, at the rate of 50 square feet in area per sign face.
  - Within a calendar year, from January 1 through August 31 and from November 16 through December 31, three (3) signs shall not exceed six (6) square feet in area per sign.

- Within a calendar year, from September 1 through November 15, the number of signs not exceeding six (6) square feet in area shall not be limited.
- Illumination: Not permitted.
- Additional requirements:
  - Signs are permitted on conforming A-1 and LRR parcels only.
  - Signs on A-1 and LRR parcels less than nine (9) acres in size, refer to Section 2912.02.
  - Signs shall be removed within seven (7) days of the completion of the purpose for which the sign was erected.

#### 2912.02 Temporary Signs in the RR, ER, SR, MF, and MH Districts:

- Maximum sign area:
  - Within a calendar year, from January 1 through August 31 and from November 16 through December 31, two (2) signs shall not exceed 64 square feet in area per sign, at the rate of 32 square feet in area per sign face.
  - Within a calendar year, from September 1 through November 15, four (4) signs shall not exceed 64 square feet in area per sign, at the rate of 32 square feet in area per sign face.
  - Within a calendar year, from January 1 through August 31 and from November 16 through December 31, two (2) signs shall not exceed six (6) square feet in area per sign.
  - Within a calendar year, from September 1 through November 15, the number of signs not exceeding six (6) square feet in area shall not be limited.
- Illumination: Not permitted.
- Additional requirements: Signs shall be removed within seven (7) days of the completion of the purpose for which the sign was erected.

#### 2912.03 Temporary Signs in the B, C, LI, and GI Districts; and Sedalia CMTY, D, HC, and MI Districts:

- Maximum sign area: Shall not exceed 200 square feet in area, at the rate of 100 square feet in area per sign face.
- Maximum number of signs: One (1) per street frontage.
- Illumination: Not permitted.
- Additional requirements: Signs shall be removed within seven (7) days of the completion of the purpose for which the sign was erected.

#### 2913 Way-finding Signs (Amended 11/19/19)

Way-finding Signs do not require a sign permit and are permitted in all zone districts, as follows:

- Maximum sign area: Shall not exceed six (6) square feet in area.

- Illumination: Permitted. See Section 2902.06.
- Additional requirements:
  - Shall be permanently installed in a location and manner that does not create a traffic hazard.
  - Shall be located on private property and not in any public right-of-way.
  - Shall serve to make the site on which they are erected safer for traffic and pedestrians.

#### 2914 Electronic Message Signs *(Amended 7/24/18)*

Electronic Message Signs are permitted as follows:

##### 2914.01 Electronic Message Signs in the A-1, LRR, RR, ER, and SR Districts:

- Signs shall be permitted in place of, or as part of, a Freestanding Sign for any use requiring a Site Improvement Plan (SIP) or Use by Special Review (USR). Refer to Section 2910.02.
- Maximum sign area: Shall not exceed 50 square feet in area, at the rate of 25 square feet per side maximum.
- Maximum number of signs: One per parcel
- Illumination: Permitted. See Section 2902.06.
- Additional requirements:
  - Signs shall be limited to a maximum of three different messages per day.
  - Minimum message hold time: Displayed messages shall not change more frequently than once per 20 seconds in areas with posted speed limits up to 35 mph or once per 10 seconds in areas with posted speed limits greater than 35 mph; and must be one complete message per transition.
  - Signs shall only be in operation between the hours of 7:00 a.m. and 9:00 p.m. Verification of the ability to control the signage lighting shall be required as part of the sign permit application.
  - Transition method: Signs shall contain static messages only, changed only through an instant transition, and shall not have movement, animation, color variation, or the appearance or optical illusion of movement or varying light intensity.
  - Transition duration: The transition time between each message displayed on the sign shall not exceed one-half second.
  - Signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions. Lighting from the message module shall not exceed 0.3-foot-candles above ambient lighting conditions.
  - All displays shall be equipped to default to black or to automatically shut off if a malfunction occurs.
  - Messages displayed on the module shall only direct attention to a business, product, service, activity, or entertainment that is

conducted, sold, or offered on the premise on which the sign is located.

- The distance between any two Electronic Message Signs shall be a minimum of 1,500 feet measured in a straight line, without regard to intervening structures or objects, from the nearest portion of one sign to another.

**2914.02 Electronic Message Signs in residential or non-urban areas of Planned Developments:**

- Signs shall be permitted in place of, or as part of, a Freestanding Sign for any use requiring a Site Improvement Plan (SIP), Use by Special Review (USR), or Location & Extent (L&E). Refer to Section 2910.02.
- Maximum sign area: Shall not exceed 50 square feet in area, at the rate of 25 square feet per side maximum.
- Maximum number of signs: One per parcel
- Illumination: Permitted. See Section 2902.06.
- Additional requirements:
  - Signs shall be limited to a maximum of three different messages per day.
  - Minimum message hold time: Displayed messages shall not change more frequently than once per 20 seconds in areas with posted speed limits up to 35 mph or once per 10 seconds in areas with posted speed limits greater than 35 mph; and must be one complete message per transition.
  - All signage lighting shall be turned off within one hour of the end of business and remain turned off until one hour prior to commencement of business. Verification of the ability to control the signage lighting shall be required as part of the sign permit application.
  - Transition method: Signs shall contain static messages only, changed only through an instant transition, and shall not have movement, animation, color variation, or the appearance or optical illusion of movement or varying light intensity.
  - Transition duration: The transition time between each message displayed on the sign shall not exceed one-half second.
  - Signs shall be equipped with a sensor or other device that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions. Lighting from the message module shall not exceed 0.3 foot-candles above ambient lighting conditions.
  - All displays shall be equipped to default to black or to automatically shut off if a malfunction occurs.
  - Messages displayed on the module shall only direct attention to a business, product, service, activity, or entertainment that is conducted, sold, or offered on the premise on which the sign is located.



- The distance between any two Electronic Message Signs shall be a minimum of 1,500 feet measured in a straight line, without regard to intervening structures or objects, from the nearest portion of one sign to another.

**2914.03** Electronic Message Signs in the B, C, LI, and GI Districts for all uses; and Sedalia CMTY, D, HC, and MI Districts for business, commercial, community, and industrial uses:

- Signs shall be permitted in place of, or as part of, a Freestanding Sign. Refer to Section 2910.04.
- Maximum sign area: Shall not exceed 50 percent of the Freestanding Sign area permitted under Section 2910.04.
- Maximum number of signs: One per parcel.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements:
  - Signs shall not be oriented to or adjacent to any federal, state, or major County arterial highway.
  - Minimum message hold time: Displayed messages shall not change more frequently than once per 20 seconds in areas with posted speed limits up to 35 mph or once per 10 seconds in areas with posted speed limits greater than 35 mph; and must be one complete message per transition.
  - Transition method: Signs shall contain static messages only, changed only through an instant transition, and shall not have movement, animation, color variation, or the appearance or optical illusion of movement or varying light intensity.
  - Transition duration: The transition time between each message displayed on the sign shall not exceed one-half second.
  - Signs shall be equipped with a sensor, or other device, that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions. Lighting from the message module shall not exceed 0.3-foot-candles above ambient lighting conditions.
  - All displays shall be equipped to default to black or to automatically shut off if a malfunction occurs.
  - Messages displayed on the module shall only direct attention to a business, product, service, activity, or entertainment that is conducted, sold, or offered on the premise on which the sign is located.
  - The distance between any two Electronic Message Signs shall be a minimum of 1,500 feet measured in a straight line, without regard to intervening structures or objects, from the nearest portion of one sign to another.

**2915** Flags

Flags do not require a sign permit and are allowed as follows:

2915.01 Flags in the A-1, LRR, RR, ER, SR, MF, and MH Districts:

- Illumination: Permitted. See Section 3005.17.
- Additional requirements:
  - Shall be accessory to a permitted principal use.
  - Minimum setback shall be the height of the flag pole.
  - Shall be affixed to a flag pole or mounted to a structure.

2915.02 Flags in the B, C, LI, and GI Districts; and Sedalia CMTY, D, HC, and MI Districts:

- Illumination: Permitted. See Section 3005.17.
- Additional requirements:
  - Shall be accessory to a permitted principal use.
  - Pole-mounted flags shall not exceed 35 feet in height.
  - Building-mounted flags shall not exceed the height of the building.
  - Minimum setback shall be the height of the flag pole.
  - Shall be affixed to a flag pole or mounted to a structure.
  - Flag poles shall be depicted on the approved Site Improvement Plan.

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perimeter enclosing the extreme limits of each word, written representation (including any series of letters), emblems, or figures of similar character including all frames, face plates, nonstructural trim or other component parts not otherwise used for support.

2908.04 The area of any sign having parts both with and without backing shall be measured by determining the total area of all squares, rectangles, triangles, portions of a circle or any combination thereof constituting the smallest single continuous perimeter enclosing the extreme limits of either of the following combinations:

- the display surface or face of the sign including all frames, backing, face plates, nonstructural trim, or
- other component parts not otherwise used.

#### 2909 Wall, Canopy, and Projecting Signs

Wall, Canopy, and Projecting Signs are permitted as follows:

2909.01 Wall Signs in the A-1 and LRR Districts:

- Maximum sign area: Shall not exceed 50 square feet in area.
- Maximum number of signs: One (1) per street frontage.
- Illumination: Not permitted.
- Additional requirements: Shall be allowed on conforming A-1 and LRR parcels only.

2909.02 Wall Signs in the A-1, LRR, RR, ER, SR, MF, and MH Districts for any use requiring a Site Improvement Plan (SIP) or Use by Special Review (USR):

- Maximum sign area: Shall not exceed 50 square feet in area.
- Maximum number of signs: One (1) per street frontage.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements: None.

2909.03 Wall, Canopy, and Projecting Signs in the B, C, LI, and GI Districts; ~~and Sedalia CMTY, D, HC, and MI Districts:~~

- Maximum sign area and number of signs, single-use buildings:
  - The use is permitted one (1) Wall, Canopy, or Projecting Sign per building face up to 50 square feet in sign area.
  - Sign area may be increased at the rate of one (1) additional square foot per lineal foot of each building face in excess of 50 lineal feet to a maximum of 450 square feet in sign area.
- Maximum sign area and number of signs, multi-use buildings:

- Each use without a separate exterior entrance is permitted one (1) Wall, Canopy, or Projecting Sign not to exceed 50 square feet in sign area.
- Each use with a separate exterior entrance is permitted one (1) Wall, Canopy, or Projecting Sign up to 50 square feet in sign area per building face adjacent to the occupied space. Sign area may be increased at the rate of one (1) additional square foot per lineal foot of each building face in excess of 50 lineal feet to a maximum of 450 square feet in sign area. Only that portion of the building face that is occupied by the use shall be used in calculating the permitted sign area.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements:
  - Sign shall be located on the building face adjacent to the space occupied by the use.
  - Building faces shall not be combined to increase allowed sign square footage.
  - Sign shall not extend over windows or architectural features (pilasters, reveals, etc.).
  - Sign shall not have any characters or logos that exceed 10 feet in height.
  - Sign shall not project more than 18 inches from the wall or surface on which it is mounted. *(Amended 3/8/22)*

2909.04 Wall, Canopy, and Projecting Signs in the Sedalia CMTY, D, HC, and MI Districts for any use requiring a Site Improvement Plan (SIP) or Use by Special Review (USR):

- Maximum sign area and number of signs, single-use buildings:
  - The use is permitted one (1) Wall, Canopy, or Projecting Sign per building face up to 50 square feet in sign area.
  - Sign area may be increased at the rate of one (1) additional square foot per lineal foot of each building face in excess of 50 lineal feet to a maximum of 450 square feet in sign area.
- Maximum sign area and number of signs, multi-use buildings:
  - Each use without a separate exterior entrance is permitted one (1) Wall, Canopy, or Projecting Sign not to exceed 50 square feet in sign area.
  - Each use with a separate exterior entrance is permitted one (1) Wall, Canopy, or Projecting Sign up to 50 square feet in sign area per building face adjacent to the occupied space. Sign area may be increased at the rate of one (1) additional square foot per lineal foot of each building face in excess of 50 lineal feet to a maximum of 450 square feet in sign area. Only that portion of the building face that is occupied by the use shall be used in calculating the permitted sign area.
- Illumination: Permitted. See Section 2902.06.

- Additional requirements:
  - Sign shall be located on the building face adjacent to the space occupied by the use.
  - Building faces shall not be combined to increase allowed sign square footage.
  - Sign shall not extend over windows or architectural features (pilasters, reveals, etc.).
  - Sign shall not have any characters or logos that exceed 10 feet in height.
  - Sign shall not project more than 18 inches from the wall or surface on which it is mounted. (Amended 3/8/22)

## 2910 Freestanding Signs

Freestanding Signs are permitted as follows:

### 2910.01 Freestanding Signs in A-1 and LRR Districts:

- Maximum sign area: A sign up to 50 square feet in area is permitted. On parcels greater than 35 acres, sign area may be increased five (5) additional square feet per each additional 50 acres of land not to exceed 100 square feet in sign area.
- Maximum number of signs: One (1) per street frontage.
- Illumination: Not permitted.
- Additional requirements: Signs shall be permitted on conforming A-1 and LRR parcels only.

### 2910.02 Freestanding Signs in the A-1, LRR, RR, ER, SR, MF, and MH Districts for any use requiring a Site Improvement Plan (SIP) or Use by Special Review (USR):

- Maximum sign area: Shall not exceed 50 square feet in area.
- Maximum number of signs: One (1) per street frontage.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements: None.

### 2910.03 Freestanding Signs in the B, C, LI, and GI Districts; ~~and Sedalia CMTY, D, HC, and MI Districts:~~

- Maximum sign area: Shall not exceed 100 square feet in area, at the rate of one (1) square foot in sign area per lineal foot of street frontage.
- Maximum number of signs: One (1) per street frontage per parcel.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements: None. (Amended 3/8/22)

2910.04 Freestanding Signs in the Sedalia CMTY, D, HC, and MI Districts for any use requiring a Site Improvement Plan (SIP) or Use by Special Review (USR):

- Maximum sign area: Shall not exceed 100 square feet in area, at the rate of one (1) square foot in sign area per lineal foot of street frontage.
- Maximum number of signs: One (1) per street frontage per parcel.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements: None. (Amended 3/8/22)

2911 Directory Signs

Directory Signs are permitted as follows:

2911.01 Single-family residential developments:

- Maximum sign area: Shall not exceed 50 square feet in area.
- Maximum number of signs: Two (2) per entrance, one (1) for each direction of travel.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements:
  - Shall be designed and used to improve traffic flow and safety.
  - Shall not exceed six (6) feet in height. (Amended 11/19/19)

2911.02 Shopping centers or business, commercial, and industrial parks:

- Maximum sign area: Shall not exceed 75 percent of the permitted Freestanding Sign area permitted under Section 2910.04.
- Maximum number of signs: One (1) per entrance.
- Illumination: Permitted. See Section 2902.06.
- Additional requirements: Shall be designed and used to improve traffic flow and safety. (Amended 11/19/19)

2912 Temporary Signs

Temporary Signs do not require a sign permit. Each sign shall be displayed for a total of no more than 90 days in a calendar year and are otherwise allowed as follows: (Amended 11/19/19)

2912.01 Temporary Signs in the A-1 and LRR Districts:

- Maximum sign area:
  - Within a calendar year, from January 1 through August 31 and from November 16 through December 31, two (2) signs shall not exceed 100 square feet in area per sign, at the rate of 50 square feet in area per sign face.

**Referral Agency Response Report****Page 1 of 2****Project Name:** Zoning Resolution Amendment to Sign Standards**Project File #:** DR2021-011**Date Sent:** 12/08/2021**Date Due:** 01/10/2022

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Addressing Analyst	12/22/2021	No Comment	No response required
Arapahoe County Engineering Staff Comment	12/09/2021	Refer to letter – no comment	No response required
Arapahoe County Planning Division	12/09/2021	Refer to letter – no comment	No response required
Arapahoe County Public Airport Authority-Centennial	01/10/2022	No Comment	No response required
Assessor	01/10/2022	No Comment	No response required
Aurora	12/08/2021	Aurora Water - No Comment. (verbatim)	No response required
Black Hills Energy	12/08/2021	No Comment	No response required
Building Services	12/20/2021	No Comment	No response required
Castle Pines Village Metro District	12/14/2021	No Comment	No response required
Castle Rock Fire and Rescue Dept	12/13/2021	Castle Rock Fire has completed a review of the proposed and has no objection to the changes. (verbatim)	No response required
Cherry Creek Basin Water Quality Authority	12/17/2021	No exceptions taken with the zoning resolution changes. (verbatim)	No response required
City of Centennial	12/20/2021	No Comment	No response required
City of Lone Tree	12/22/2021	No Comment	No response required
Colorado Department of Public Health and Environment	12/08/2021	Refer to letter – no objection contingent upon CDPHE's regulations	Acknowledged – No response required
Colorado Department of Transportation	12/13/2021	Refer to letter – no objections	No response required
Colorado Geological Survey	12/14/2021	No Comment	No response required
Colorado Parks and Wildlife District Wildlife Manager	12/09/2021	Refer to letter – no comment	No response required
Colorado Division of Water Resources	12/09/2021	Refer to letter – no comment	No response required
CORE Electric Cooperative	12/10/2021	CORE Electric Cooperative will not permit wall, canopy, projecting and freestanding signs to encroach into utility easements. (verbatim)	Acknowledged – No response required
Douglas County Engineering	01/03/2022	Refer to letter – no comment	No response required



**Referral Agency Response Report****Page 2 of 2****Project Name:** Zoning Resolution Amendment to Sign Standards**Project File #:** DR2021-011**Date Sent:** 12/08/2021**Date Due:** 01/10/2022

<b>Agency</b>	<b>Date Received</b>	<b>Agency Response</b>	<b>Response Resolution</b>
Douglas County Historic Preservation	01/07/2022	No Comment	No response required
E470 Public Highway Authority	12/20/2021	Refer to letter – no comment	No response required
El Paso County Planning and Community Development	01/07/2022	Refer to letter – no comment	No response required
Grandview Estates HOA	12/08/2021	Refer to letter – no comment	No response required
Highlands Ranch Metro District	12/08/2021	No Comment	No response required
Larkspur FD	12/08/2021	Upon review, the Larkspur Fire Protection District has no comment on Project Number DR2021-011, Zoning Resolution Amendment to revise standards for wall, canopy, projecting, and freestanding signs in the CMTY, D, HC, and MI zone districts. (verbatim)	No response required
Littleton Planning Department	12/22/2021	Refer to letter – no comment	No response required
Misty Pines HOA	12/14/2021	No Comment	No response required
Perry Park Metropolitan District	12/08/2021	Upon review, the Perry Park Metropolitan District has no comment on Project Number DR2021-011, Zoning Resolution Amendment to revise standards for wall, canopy, projecting, and freestanding signs in the CMTY, D, HC, and MI zone districts. (verbatim)	No response required
Pinery HOA	01/10/2022	Refer to letter – no comment	No response required
Roxborough Water & Sanitation District	12/21/2021	No Comment	No response required
South Metro Fire Rescue	12/21/2021	South Metro Fire Rescue (SMFR) has reviewed the provided documents and has no objection to the proposed zoning resolution modification. (verbatim)	No response required
Southeast Metro Stormwater Authority	12/08/2021	No Comment	No response required
Town of Castle Rock	01/10/2022	Refer to letter – no concerns	No response required
West Metro Fire Protection District	12/16/2021	No Comment	No response required
Xcel Energy	01/06/2022	Refer to letter – no objection contingent upon PCSO's regulations	Acknowledged – No response required

**From:** [Sue Liu](#)  
**To:** [CJ Gates](#)  
**Subject:** FW: 021-294 - DOUGCO REF / DR2021-011 / ZONING RESOLUTION MODIFICATION SECTION 29  
**Date:** Thursday, December 9, 2021 8:13:55 AM  
**Attachments:** [DR2021-011 Referral Response.pdf](#)

---

CJ,  
The County Engineering Staff has no comments to the project - see the letter attached. Thank you.

Sue Liu, P.E., CFM  
Arapahoe County  
Public Works and Development  
Engineering Services Division  
6924 South Lima St.  
Centennial, CO 80112  
Phone: 720-874-6546  
[sliu@arapahoegov.com](mailto:sliu@arapahoegov.com)

-----Original Message-----

From: [cgates@douglas.co.us](mailto:cgates@douglas.co.us) <[cgates@douglas.co.us](mailto:cgates@douglas.co.us)>  
Sent: Wednesday, December 8, 2021 11:50 AM  
To: Referrals <[Referrals@arapahoegov.com](mailto:Referrals@arapahoegov.com)>  
Subject: Douglas County eReferral (DR2021-011) Is Ready For Review

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

There is an eReferral for your review. Please use the following link to log on to your account:  
<https://apps.douglas.co.us/planning/projects/Login.aspx>

The proposed amendment to the Zoning Resolution (project number DR2021-011) will modify Section 29 in such a manner that large signs will be limited to uses that require a Site Improvement Plan (SIP) or a Use by Special Review (USR). The proposed amendments will not affect the regulations pertaining to temporary signs.

This referral will close on January 10, 2022.

If you have any questions, please contact me.

Sincerely,

CJ Gates  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)  
[cgates@douglas.co.us](mailto:cgates@douglas.co.us)



## **Engineering Services Division Referral Comments**

December 9, 2021

Douglas County – Planning Services Division  
100 Third St  
Castle Rock, CO 80104  
Attn: Planning Case Manager

Re: ZONING RESOLUTION MODIFICATION SECTION 29  
DR2021-011

Engineering Services Division of Arapahoe County Public Works and Development (Staff) thanks you for the opportunity to review the outside referral for the proposed project located in the Douglas County. The Engineering Division has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Public Works Department may submit comments as well.

Thank you,

Sue Liu, PE, CFM  
Arapahoe County Public Works & Development  
Engineering Services Division  
cc Arapahoe County Case No. O21-294

**From:** Terri Maulik  
**To:** CJ Gates; Referrals  
**Subject:** AC Case No O21-294, Douglas County eReferral (DR2021-011)  
**Date:** Thursday, December 9, 2021 7:55:08 AM

---

CJ,

Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other departments and/or divisions may submit comments.

Arapahoe County

TERRI MAULIK  
Planning Technician | Public Works and Development - Planning Division  
6924 S Lima St., Centennial Co 80112  
O: 720-874-6840 | M: 720-874-6650  
arapahoegov.com | Facebook | Twitter | Instagram | Nextdoor

Arapahoe County Public Works and Development Offices are open during normal business hours of 8:00 am to 4:30 pm, Monday through Friday; however, appointments are still encouraged.

Many County services can be accessed online. You are encourage to visit our website at <https://www.arapahoegov.com/519/Public-Works-and-Development>.

Please consider emailing us at [planning@arapahoegov.com](mailto:planning@arapahoegov.com) as this email inbox is monitored by several staff members. You may also call (720) 874-6650 to leave a message.

-----Original Message-----

From: [cgates@douglas.co.us](mailto:cgates@douglas.co.us) <[cgates@douglas.co.us](mailto:cgates@douglas.co.us)>  
Sent: Wednesday, December 8, 2021 11:50 AM  
To: Referrals <[Referrals@arapahoegov.com](mailto:Referrals@arapahoegov.com)>  
Subject: Douglas County eReferral (DR2021-011) Is Ready For Review

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The proposed amendment to the Zoning Resolution (project number DR2021-011) will modify Section 29 in such a manner that large signs will be limited to uses that require a Site Improvement Plan (SIP) or a Use by Special Review (USR). The proposed amendments will not affect the regulations pertaining to temporary signs.

This referral will close on January 10, 2022.

If you have any questions, please contact me.

Sincerely,

CJ Gates  
100 Third Street  
Castle Rock, CO 80104

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

### **Hazardous and Solid Waste**

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing [comments.hmwmd@state.co.us](mailto:comments.hmwmd@state.co.us) or calling 303-692-3320.

### **Water Quality**

The applicant must comply with all applicable water quality rules and regulations.

The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



## Clean Water Requirements

### Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: [cdphe\\_ceos\\_support@state.co.us](mailto:cdphe_ceos_support@state.co.us) or [cdphe\\_wqcd\\_permits@state.co.us](mailto:cdphe_wqcd_permits@state.co.us)

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

### Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

*“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”*

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>



## Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

*A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:*

*(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.*

*(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.*

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing [cdphe.commentswqcd@state.co.us](mailto:cdphe.commentswqcd@state.co.us) or calling 303-692-3500.

## Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.



## Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: [http://www.colorado.gov/airquality/ss\\_map\\_wm.aspx](http://www.colorado.gov/airquality/ss_map_wm.aspx).

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	





Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

### **Asbestos and Lead-Based Paint**

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: <https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos> and the following website for lead-based paint: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing [cdphe.commentsapcd@state.co.us](mailto:cdphe.commentsapcd@state.co.us) or calling 303-692-3100.

### **Health Equity and Environmental Justice**

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.



HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. With respect to the development, implementation and enforcement of environmental laws, regulations and policies.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted community, creating an Environmental Justice task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board and directing the Air Quality Control Commission to promulgate certain rules. The Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact vulnerable minority and low-income communities. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to mitigate and minimize those impacts. This includes interfacing directly with the communities in the project area to better understand community perspectives on the project and receive feedback on how it may impact them during development and construction as well as after completion. We have included some general resources for your reference.

Resources:

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)



**From:** Jobe - CDOT, Jacquelyn  
**To:** CJ Gates  
**Cc:** Steven Loeffler - CDOT; Richard Solomon - CDOT  
**Subject:** Douglas County eReferral (DR2021-011)  
**Date:** Monday, December 13, 2021 11:32:45 AM

---

CJ,

This letter is in response to your Request for Comments regarding case # DR-2021-011.

Be advised that we have no objections to the sign standard changes you propose. If the signs are visible to the highway, they must meet CDOT rules for signing per 2 CCR 601-3.

Thank you.

--

**Jacquelyn Jobe**  
**Permits/Outdoor Advertising Administrator**  
**Permits/Utilities/Traffic**



P 303.512.4272 | F 303.757.9886

2829 W. Howard Place, 2nd Floor  
Denver, CO 80204

[jacquelyn.jobe@state.co.us](mailto:jacquelyn.jobe@state.co.us) | [www.coloradodot.info](http://www.coloradodot.info) | [www.cotrip.org](http://www.cotrip.org)

My Pronouns: she/her/hers

***I just want to bake stuff and watch Christmas movies.***

**From:** Olson - DWR, Justin  
**To:** CJ Gates  
**Subject:** Re: Douglas County eReferral (DR2021-011) Is Ready For Review  
**Date:** Thursday, December 9, 2021 12:21:10 PM

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Mr. Gates-

Thank you for including Colorado Parks and Wildlife in the referral request process for the proposed updates to the Douglas County Zoning Resolution under Project Number DR2021-011. I have reviewed the documents and referral request, and I wanted to inform you that CPW has no concerns with this project as it pertains to any wildlife issues. If you have any further questions or need more information, do not hesitate to let me know. Thank you for your time.

Justin Olson  
District Wildlife Manager  
Littleton District - Area 5



P 303.291.7131 | F 303.291.7114  
6060 Broadway, Denver, CO 80216  
[justin.olson@state.co.us](mailto:justin.olson@state.co.us) | [cpw.state.co.us](http://cpw.state.co.us)

On Wed, Dec 8, 2021 at 11:51 AM <[cjgates@douglas.co.us](mailto:cjgates@douglas.co.us)> wrote:

There is an eReferral for your review. Please use the following link to log on to your account:  
[https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx?!!PUG2raq7KiCZwBk!Owufh11eVCK95ktsHQMx1Cgxuuw-ZhIBLyeha3Q1Tv0XPEDkiQyweiSuDIPvJi0KhWryjA\\$](https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx?!!PUG2raq7KiCZwBk!Owufh11eVCK95ktsHQMx1Cgxuuw-ZhIBLyeha3Q1Tv0XPEDkiQyweiSuDIPvJi0KhWryjA$)

The proposed amendment to the Zoning Resolution (project number DR2021-011) will modify Section 29 in such a manner that large signs will be limited to uses that require a Site Improvement Plan (SIP) or a Use by Special Review (USR). The proposed amendments will not affect the regulations pertaining to temporary signs.

This referral will close on January 10, 2022.

If you have any questions, please contact me.

Sincerely,

CJ Gates  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)  
[cjgates@douglas.co.us](mailto:cjgates@douglas.co.us)

**From:** Williams - DR21, Joanna  
**To:** CJ Gates  
**Subject:** Re: Douglas County eReferral (DR2021-011) Is Ready For Review  
**Date:** Thursday, December 9, 2021 5:27:38 AM

---

Good Morning CJ,  
My office has no comments on the proposed change to the Zoning Resolution.  
Regards,

Joanna Williams, P.E.  
Water Resource Engineer



P 303.866.3581 x 8265  
1313 Sherman Street, Room 821, Denver, CO 80203  
[Joanna.Williams@state.co.us](mailto:Joanna.Williams@state.co.us) | [www.colorado.gov/water](http://www.colorado.gov/water)

On Wed, Dec 8, 2021 at 11:51 AM <[cgates@douglas.co.us](mailto:cgates@douglas.co.us)> wrote:

There is an eReferral for your review. Please use the following link to log on to your account:

[https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx?\\_\\_!PUG2raq7KicZyBkIKjNiFk0xzz\\_fe7Cyk8EOMs9WBj8fmBf0ER07CZ1UNAN6b3hQZARc9Z9H2Qms9JcHcTFMjc\\$](https://urldefense.com/v3/https://apps.douglas.co.us/planning/projects/Login.aspx?__!PUG2raq7KicZyBkIKjNiFk0xzz_fe7Cyk8EOMs9WBj8fmBf0ER07CZ1UNAN6b3hQZARc9Z9H2Qms9JcHcTFMjc$)

The proposed amendment to the Zoning Resolution (project number DR2021-011) will modify Section 29 in such a manner that large signs will be limited to uses that require a Site Improvement Plan (SIP) or a Use by Special Review (USR). The proposed amendments will not affect the regulations pertaining to temporary signs.

This referral will close on January 10, 2022.

If you have any questions, please contact me.

Sincerely,

CJ Gates  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)  
[cgates@douglas.co.us](mailto:cgates@douglas.co.us)

**From:** [Matt Williams](#)  
**To:** [CJ Gates](#)  
**Subject:** RE: Douglas County eReferral (DR2021-011) Is Ready For Review  
**Date:** Monday, January 3, 2022 9:12:31 AM

---

CJ,  
Engineering has no comments for this referral.

Thanks,  
Matt

-----Original Message-----

From: [cgates@douglas.co.us](mailto:cgates@douglas.co.us) <[cgates@douglas.co.us](mailto:cgates@douglas.co.us)>  
Sent: Wednesday, December 8, 2021 11:50 AM  
To: Matt Williams <[MWillia1@douglas.co.us](mailto:MWillia1@douglas.co.us)>  
Subject: Douglas County eReferral (DR2021-011) Is Ready For Review

There is an eReferral for your review. Please use the following link to log on to your account:  
<https://apps.douglas.co.us/planning/projects/Login.aspx>

The proposed amendment to the Zoning Resolution (project number DR2021-011) will modify Section 29 in such a manner that large signs will be limited to uses that require a Site Improvement Plan (SIP) or a Use by Special Review (USR). The proposed amendments will not affect the regulations pertaining to temporary signs.

This referral will close on January 10, 2022.

If you have any questions, please contact me.

Sincerely,

CJ Gates  
100 Third Street  
Castle Rock, CO 80104  
303-660-7460 (main)  
[cgates@douglas.co.us](mailto:cgates@douglas.co.us)

**From:** [Peggy Davenport](#)  
**To:** [CJ Gates](#)  
**Subject:** DR2021-011 Zoning Resolution 29  
**Date:** Monday, December 20, 2021 12:58:33 PM  
**Attachments:** [image001.png](#)

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Thank you for allowing the E-470 Public Highway Authority the opportunity to review and respond to the DR2021-011 Zoning Resolution 29.

**For any question concerning the comments listed below or any other questions please contact the reviewing engineer Chuck Weiss at 303.537.3420 or [cweiss@E-470.com](mailto:cweiss@E-470.com).**

E-470 Public Highway Authority has no comments.

Please advise if we can be of further assistance.



Peggy Davenport  
Administrative Coordinator  
E-470 Public Highway Authority  
22470 E Stephen D Hogan Parkway  
O: 303.537.3727 - C: 720.765.1276  
[pdavenport@E-470.com](mailto:pdavenport@E-470.com)

Please note: In the office T-W-Th  
Working remotely M-F

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**From:** [Ryan Howser](#)  
**To:** [CJ Gates](#)  
**Subject:** RE: Douglas County eReferral (DR2021-011) Is Ready For Review  
**Date:** Friday, January 7, 2022 3:26:27 PM  
**Attachments:** [image001.png](#)

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CJ,

El Paso County Planning and Community Development does not have any comments on the proposed Douglas County zoning resolution amendment. Thank you for the opportunity to review.

Ryan

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**From:** CJ Gates <[cgates@douglas.co.us](mailto:cgates@douglas.co.us)>  
**Sent:** Friday, December 17, 2021 8:15 AM  
**To:** Ryan Howser <[RyanHowser@elpasoco.com](mailto:RyanHowser@elpasoco.com)>  
**Subject:** RE: Douglas County eReferral (DR2021-011) Is Ready For Review

CAUTION: This email originated from outside the El Paso County technology network. Do not click links or open attachments unless you recognize the sender and know the content is safe. Please call IT Customer Support at 520-6355 if you are unsure of the integrity of this message.

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Mr. Howser,

Please see the link below. Once you follow the link, please go to the "documents" section. Under this tab, you will see all of the documents related to the job DR2021-011. If you have any comments or questions, please email me directly.

<https://apps.douglas.co.us/planning/projects/Default.aspx?PossePresentation=DocumentAndRegulationJob&PosseObjectId=77421914>

Respectfully,

**CJ Gates | Planner**  
**Douglas County Department of Community Development**  
**Community and Resource Services**  
**Address |** 100 Third St., Castle Rock, CO 80104  
**Direct |** 303-814-4313 **Main |** 303-660-7460  
**Email |** [cgates@douglas.co.us](mailto:cgates@douglas.co.us)

---

**From:** Ryan Howser <[RyanHowser@elpasoco.com](mailto:RyanHowser@elpasoco.com)>  
**Sent:** Thursday, December 16, 2021 8:31 AM  
**To:** CJ Gates <[cgates@douglas.co.us](mailto:cgates@douglas.co.us)>  
**Subject:** RE: Douglas County eReferral (DR2021-011) Is Ready For Review



**From:** [Karen Hickman](#)  
**To:** [CJ Gates](#)  
**Subject:** Re: Douglas County eReferral (DR2021-011) Is Ready For Review  
**Date:** Wednesday, December 8, 2021 3:36:42 PM

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Thanks for the info.! In that case, the Grandview Estates HOA has no objections to the proposed changes in this referral.

Karen Hickman  
Grandview Estates HOA  
303-419-7179

---

**From:** CJ Gates <[cgates@douglas.co.us](mailto:cgates@douglas.co.us)>  
**Sent:** Wednesday, December 8, 2021 2:37 PM  
**To:** Karen Hickman <[mkhickman@msn.com](mailto:mkhickman@msn.com)>  
**Subject:** RE: Douglas County eReferral (DR2021-011) Is Ready For Review

Good Afternoon,

This will not effect your area. This will only effect residential parcels within Sedalia.

Respectfully,

**CJ Gates | Planner**  
**Douglas County Department of Community Development**  
**Community and Resource Services**  
**Address |** 100 Third St., Castle Rock, CO 80104  
**Direct |** 303-814-4313 **Main |** 303-660-7460  
**Email |** [cgates@douglas.co.us](mailto:cgates@douglas.co.us)

---

**From:** Karen Hickman <[mkhickman@msn.com](mailto:mkhickman@msn.com)>  
**Sent:** Wednesday, December 8, 2021 1:44 PM  
**To:** CJ Gates <[cgates@douglas.co.us](mailto:cgates@douglas.co.us)>  
**Subject:** Re: Douglas County eReferral (DR2021-011) Is Ready For Review

A couple of questions that hopefully you can answer!

Our community is located south of 470 and west of Chambers Rd. which places us fairly close to the Compark Business District on our north. Is this area within in the proposed zoning signage change?

Karen Hickman  
Grandview Estates HOA  
303-419-7179