

ORDINANCE NO. 2315

AN ORDINANCE OF THE CITY OF MONTROSE, REVISING CITY SIGN REGULATIONS TO ALLOW OFF PREMISES SIGNS IN MORE CIRCUMSTANCES, TO REVISE PROVISIONS CONCERNING TEMPORARY SIGNS, TO INCREASE ALLOWED SIGN AREA IN CERTAIN CIRCUMSTANCES, TO REVISE PROVISIONS APPLICABLE TO ELECTRONIC SIGNS, AND TO SIMPLIFY AND CLARIFY VARIOUS PROVISIONS

WHEREAS, the Montrose City Council has established sign regulations in its zoning regulations as part of the Official Code of the City of Montrose; and

WHEREAS, the City Council has determined that allowing off premises signs in more circumstances, revising provisions applicable to temporary signs, and making other changes to the sign regulations included herein, will help encourage commercial activity and development; and

WHEREAS, the City Council believes such changes will encourage growth of the local economy; and simplify administration of, and compliance with, these regulations; and

WHEREAS, the City Council has determined that the amendments herein will be consistent with the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

SECTION 1:

§ 4-4-22 of the Official Code of the City of Montrose, is hereby repealed and reenacted to read in its entirety as follows:

4-4-22: SIGN REGULATIONS

(A) Purpose and Intent:

(1) It is the purpose of this Section to promote the public health, safety and general welfare through a comprehensive system of reasonable, consistent and nondiscriminatory sign standards and requirements. The provisions in this Section are intended to:

- (a) Enable the identification of places of residence and business.
- (b) Allow for the communication of information necessary for the conduct of commerce.

- (c) Lessen hazardous situations, confusion and visual clutter caused by proliferation, improper placement, illumination, animation and excessive height, area and bulk of signs which compete for the attention of pedestrian and vehicular traffic.
 - (d) Enhance the attractiveness and economic well-being of the city as a place to live, vacation and conduct business.
 - (e) Protect the public from the dangers of unsafe signs.
 - (f) Permit signs that are compatible with their surroundings and aid orientation, and preclude placement of signs in a manner that conceals or obstructs adjacent land uses or signs.
 - (g) Encourage signs that are appropriate to the zoning district in which they are located.
 - (h) Establish sign size in relationship to the scale of the lot and building on which the sign is to be placed or to which it pertains.
 - (i) Preclude signs from conflicting with the principal permitted use of the site or adjoining sites.
 - (j) Regulate signs in a manner so as to not interfere with, obstruct vision of or distract motorists, bicyclists or pedestrians.
- (2) On private property and traditional public fora, subject to the land owner's consent, a noncommercial message of any type may be substituted for any duly permitted or allowed commercial message or any duly permitted or allowed noncommercial message; provided, that the sign structure or mounting device is legal without consideration of message content. A noncommercial substitution of message may be made without any additional approval or permitting; a commercial substitution of message shall require approval and permitting as set forth herein. This provision prevails over any more specific provision to the contrary within this chapter. 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. This provision does not create a right to increase the total amount of signage on a parcel, nor does it affect

the requirement that a sign structure or mounting device be properly permitted.

- (3) If any part, section, subsection, paragraph, subparagraph, sentence, phrase, clause, term, or word of this Section and/or any other provisions are declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, the declaration of such unconstitutionality shall not affect the validity or enforceability of any other prohibition herein.

(B) Definitions:

ANIMATED SIGN: Any sign or part of a sign which changes, or appears to change, physical position by any movement or rotation, including search lights, streamers, balloons, inflatable signs and figures, and air or wind-driven signs.

BULLETIN BOARD SIGNS: A sign used for the purpose of notification to the public of an event or occurrence of public interest such as a church service, school activity, political rally, civic meeting or other similar event.

CANOPY or HANGING SIGN: A sign suspended from a permanent roofed structure. Canopy or hanging signs are allowed in all zones.

CONSTRUCTION SIGN: Signs intended to meet the requirements of a construction project, to identify the activity and contractor during the construction period and/or meet contractual requirements as specified for safety or by a regulating agency.

DISPENSER TYPE DISPLAY: A facility whose primary purpose is to dispense goods and products including gas pumps, beverage, candy or ice machines, wiper blades, motor oil displays or similar products.

ELECTRIC SIGN: Any sign containing electrical wiring, or including signs illuminated by an exterior light source.

ELECTRONIC READER BOARD:	Any sign that displays text over a fixed background by digital or electronic means.
ELECTRONIC SIGN:	Any sign that contains a digital or electronic display that can be changed, similar to a computer or television screen.
FLASHING SIGN:	Any illuminated sign, either stationary or animated, which exhibits changing natural or artificial light or color effects by any means whatsoever.
FREE STANDING SIGN:	A non-movable sign which is entirely supported by one or more uprights, poles, braces, or base in or upon the ground. Free standing signs are allowed in all zones.
HOME OCCUPATION SIGN:	A sign intended to advertise a home occupation.
PORTABLE SIGN:	Signs designed to be physically moved and changed periodically to attract attention to a special circumstance, price or sale situation.
PRIMARY SIGN:	A sign related to or facing on a public right-of-way.
PRINCIPAL STREET FRONTAGE:	The street or frontage with the highest functional classification under the most current version of the City's comprehensive or master plan.
PROJECTING SIGN:	A sign (other than a wall sign) which projects from and is supported by a wall of a building. Projecting signs are allowed only within commercial zones.
REAL ESTATE SIGN:	A sign on the offered property which advertises the sale, rental or lease of the premises upon which said signs are located and are located entirely within the property lines of the affected property.
ROOF SIGN:	A sign erected upon or constructed directly over any part of the roof or parapet of a building whether or not actually attached to the roof.

SIGN:

An object or device which is used for the primary purpose of conveying a message by means of letters, numbers, figures, symbols, colors or other similar medium. The sign definition shall exclude on premise directional signs used for the sole purpose of providing information related to access to the premise, house numbers, and any signs which are required by local, State or Federal laws, so long as the City determines that the intent of this Section is maintained. Signs merely describing a secondary commercial use or business within a structure shall not be considered directional signs.

SIGN AREA:

- (1) The area of signs with regular geometric shapes shall be measured using standard mathematical formulas. Regular geometric shapes shall include, but not be limited to, squares, rectangles, triangles, parallelograms, circles, or combinations thereof.
- (2) The area of signs with irregular shapes or of individual letter signs shall be the entire area within a single continuous perimeter of not more than eight (8) straight lines enclosing the extreme limits of the sign.
- (3) The total measured area of a sign shall include the area of all writing, representation, lines, emblems or figures contained within all modules, together with any air space, material or color, forming an integral part or background of the display if used to differentiate such sign from the backdrop or structure against which it is placed.
- (4) On all signs other than projecting signs, the sign area shall be figured on one side only.
- (5) The area of all freestanding signs shall include the area of the sign face(s) as calculated in subsections (1) through (4) above, together with any portion of the sign structure which exceeds seventy-five percent (75%) of the area of the sign face(s). The intent of this subsection is to encourage architectural decoration, ornamentation, or embellishment without deducting from the allowed sign area.

SECONDARY SIGN: A sign on a public right-of-way or alley in addition to the primary sign.

TEMPORARY SIGN: Any sign, banner, pennant, valance, or advertising display constructed of cloth, cardboard, wallboard, or other light materials, with or without frames.

VEHICLE: “Vehicle” means any device which is capable of moving itself, or of being moved, from place to place upon wheels or endless tracks. “Vehicle” includes any bicycle, but such term does not include any wheelchair, or any device moved by muscular power or moved exclusively over stationary rails or tracks or designed to move primarily through the air.

VEHICLE-MOUNTED SIGNS: Any sign affixed to or mounted upon any type of Vehicle, as the term “Vehicle” is defined herein.

WALL SIGN: Any sign attached to or erected with the exposed face of the sign parallel to the wall of a building or structure. Wall signs are allowed in all zones.

WINDOW SIGN: A temporary or permanent sign attached to the window of a building.

(C) General Provisions:

- (1) All allowed signs, except temporary signs, official traffic control devices, signs and notices erected, owned and maintained by the, the City of Montrose, signs within outdoor athletic venues, such as ballparks, golf courses, football fields, and soccer fields which are directed to spectators and participants in a manner to minimize visual impact outside of the venue, window and portable signs, real estate signs up to six (6) square feet, and dispenser type displays, shall require a sign permit, on forms acceptable to the City, issued by the City Manager or its designee following the same procedure as a building permit, and with administrative fees as set forth in the City of Montrose Regulation Manual. Said permits shall include an elevation drawing of all proposed and existing signs, and a plot plan showing the proposed location of the subject sign(s) on the permittee’s property.

- (2) Signs shall identify or advertise only that activity conducted on the premises upon which the sign is located, except for the following circumstances:
 - (a) Collective identification signs for churches and service clubs
 - (b) signs within the boundary of a new subdivision unless less than 10 percent of the lots remain for initial sale
 - (c) signs on City owned property
 - (d) signs within outdoor athletic venues, such as ballparks, golf courses, football fields, and soccer fields which are directed to spectators and participants in a manner to minimize visual impact outside of the athletic venue
 - (e) signs included within a coordinated sign plan
 - (f) signs on a premises with a building on a permanent foundation with a floor area of at least 500 square feet
 - (g) signs described in subsection 4-4-22(A)(2)
 - (h) circumstances specifically provided for elsewhere in this Section 4-4-22.
- (3) No sign shall be located so that the safety of a moving vehicle or pedestrian will be impaired by obscuring their vision or obstructing their travel.
- (4) The color or format shall not resemble or conflict with traffic signs or signals, as shown or described by the Manual of Uniform Traffic Control Devices (MUTCD), as amended from time to time.
- (5) All signs must be maintained in good repair.
- (6) Illumination of signs shall be arranged to reflect away from residential properties, and shall otherwise comply with Chapter 4-13.
- (7) This Section is not intended to control or limit appropriate seasonal decorations which do not constitute a public nuisance or hazard.

- (8) Dispenser type displays such as soft drink machines, gasoline pumps, tire displays and ice machines, with information printed by the manufacturer on the dispenser shall be allowed without a permit, provided the City determines they are not detrimental to the general appearance and character of the area.
- (9) Signs may be placed on City property by other parties only if authorized by the City or specifically allowed by City ordinances or regulations, a revocable encroachment permit, easement, or other specific authorization. The City may issue a revocable encroachment permit to the owner of abutting premises on street rights of way with at least a one hundred foot right of way width, on terms appropriate to protect the City's interests, when the area encroached is not currently needed for vehicular or pedestrian traffic, so long as no nuisance or safety hazard will be created. Signs placed on City property without authorization are subject to removal and disposal by the City.
- (10) Existing signs on nonconforming uses may be permitted to continue for as long as the nonconforming use exists, but may not be extended or altered in any way.

(D) Special Requirements:

- (1) No rotating, flashing, roof, or animated signs shall be permitted.
- (2) Electronic reader boards and electronic signs, and any portion of the sign face thereof may be changed no more frequently than once every five (5) minutes. Non-electronic changeable signs shall not be changed more often than once every five (5) minutes. Use of electronic reader boards and electronic signs shall be limited to the "B2", B-2A and "B3" zoning districts, and said signs shall be no larger than forty-eight (48) square feet. No more than one is allowed per premises. The City may inspect the settings for electronic reader boards and electronic signs at any time during business hours for the business operating the sign, to determine compliance with these provisions.
 - (a) The burden shall be upon the applicant for a sign permit to prove compliance with applicable provisions of the City's outdoor lighting ordinances and regulations.

- (3) A window sign shall not exceed fifty percent (50%) of the window surface.
- (4) Window, and electric signs shall only be permitted in commercial and industrial zones, except that a sign may be permitted in a window to temporarily advertise property for sale or rent.
- (5)
 - (a) Each business may have a one temporary sign or banner at a time, in all non-residential zoning districts without a permit so long as the sign or banner is no larger than sixty-four (64) square feet in area, complies with applicable height limitations, is maintained in accordance with subsection 5(c), and does not interfere with the reasonable use of adjoining property, or create a nuisance. The area of such a temporary sign shall not be included in the maximum sign area subject to a permit.
 - (b) Festivals, fairs, markets, commercial or non-commercial sales, and public events shall obtain a Special Event sign permit for all signage, and shall be exempt from the temporary sign limitations of 5(a), provided said festival, fair, market, commercial or non-commercial sale or event is open for public use no more than ninety-six (96) consecutive hours, or four (4) calendar days (including those times when the festival, fair, market, commercial or non-commercial sale or event is not in actual operation). The sign face area of Special Event signs shall not be included in the maximum sign area subject to a sign permit. All signage related to the festival, fair, market commercial or non-commercial sale or event shall be promptly removed at the conclusion thereof. Festivals, fairs, markets, commercial or non-commercial sales, and public events may obtain Special Event sign permits up to twelve (12) times per calendar year; said permits may run consecutively. Balloons, streamers, flags and pennants may be allowed up to the maximum height of a freestanding sign allowed in the zone in which the event is located. All balloons of any shape must fit within a three-foot cube (3' high x 3' deep x 3' wide). Human-held and human-powered signs, and live costumed advertisers or performers shall also be allowed; all other animated signs not listed specifically in this paragraph shall be prohibited. All signage subject to a Special Event sign permit shall be on-premise. The permit may contain conditions as appropriate to protect the reasonable use of adjoining property, and the public.
 - (c) Temporary signs not maintained in good condition, including but not limited to those that have faded, torn, become tattered, droopy,

hazardous, or un-tethered, shall be removed or repaired. Temporary signs not maintained in good condition shall be considered a nuisance, and may be abated by the City in accordance with the City's nuisance abatement procedures. The City's sight triangle requirements shall apply to temporary signs, and all signs used pursuant to a Special Event sign permit.

- (6) One (1) portable sign per business or use may be erected on the sign owner's property, or an adjacent property, without a City sign permit in all commercial zones, not to exceed sixteen (16) square feet in sign area and four (4) feet in height, in addition to the maximum sign area permitted as indicated in the tabulated provisions of this Section. The permittee shall be required to obtain additional permits from other agencies, if required by law. Such signage shall not create a nuisance; nuisances created by such signs may be abated in accordance with the City's nuisance laws.
 - (a) In the "B-1" zone only, said portable signs may be placed upon the City sidewalk abutting a business, so long as the sign does not create a traffic or other safety hazard, or unreasonably impede pedestrian traffic on the sidewalk, and conforms substantially to guidelines developed by the applicable retail merchants' association or downtown merchants' association for such signs, if any; responsibility for enforcement of said retail merchants' guidelines shall not be upon the City.
- (7) Development Identification Signs: developments, including subdivisions, planned developments, multi-family dwelling complexes, mobile home parks, and industrial parks, may have a total of two (2) signs. The sign message shall be limited to identifying the development and businesses therein. The total sign area of the two (2) signs taken together shall not exceed eighty (80) square feet. No part of either sign shall exceed ten (10) feet in height. Such signs are not allowed upon any City property, including public rights-of-way. The signs shall be kept in good repair by the sign owner or owner of the appurtenant property.
- (8) The permanent sign base of a freestanding sign shall have an aggregate width of at least forty percent (40%) of the width of the sign cabinet or face. All supporting structures of a freestanding sign

shall match the primary finish and colors of the associated building(s).

- (a) One freestanding sign shall be permitted per multi-tenant lot or parcel.
 - (b) One hundred and fifty (150) square feet of landscaping shall be required around the base of any freestanding sign located within fifty (50) feet of a public right-of-way.
 - (c) Permanent freestanding signs twelve (12) feet or lower in total height shall be exempt from the forty percent (40%) base width requirements set forth in this Section, provided that the sign shall have a sign face area not to exceed forty (40) square feet per sign face.
- (9) If a business has more than one (1) frontage on streets and alleys, it may have one (1) additional wall sign not to exceed thirty-two (32) square feet.
- (10) The maximum sign area and number of signs allowed by the table contained in the tabulated provisions of this Section shall apply to a lot or parcel which has more than one (1) separately owned or operated business or function thereon. The allowable sign area shall be computed based upon the linear feet of principal street frontage. The total allowable sign area may be apportioned by the owner or landlord of said lot or parcel to each of the businesses or functions on the lot or parcel, which may each then have one (1) separate primary sign per street and/or parking lot frontage. The total area of such signs with respect to such lot or parcel shall be limited to the maximum set forth in the tabulated provisions of this Section.
- (a) One freestanding sign shall be allowed per lot or parcel, as set forth in subsection (D)(8) herein; the area of any freestanding signage shall be counted toward the maximum allowed signage area.
- (11) Sight triangle provisions: for traffic safety reasons, whenever practicable, a fifteen foot (15') minimum setback shall apply to all freestanding signs in all zoning districts, except "B-1".

- (12) A construction sign shall not exceed thirty-two (32) square feet in area, and shall be removed after substantial completion of the project.
- (13) Real estate signs may be erected without a permit on the lot or parcel which is for sale or rent. Such sign must be removed within ten (10) days after the closing of the sale or completion of the transaction which it concerned. Such sign shall not exceed six (6) square feet in area. Real estate signs exceeding six (6) square feet in area shall require a sign permit, and shall be issued in accordance with any applicable provisions of the Official Municipal Code of the City of Montrose, or any applicable Federal, State or local laws or regulations.
- (14) A projecting sign shall be a minimum height of nine feet (9') above ground level. A projecting sign shall not extend more than five feet (5') over the public right-of-way, and it shall not be higher than the roofline of the building at the point where it is attached. An encroachment permit on forms acceptable to the City, as set forth in Chapter 9-8 herein, shall be required for signs projecting over City-owned rights-of-way. Other agencies may have requirements in addition to those set forth herein.
- (15) The maximum sign area permitted per business or function present upon a single lot or parcel shall be as specified in the table contained in the tabulated provisions of this Section. Where the maximum sign area is based upon a computation determined by the linear feet of principal street frontage, the allowed maximum shall be applied to the entire lot or parcel, regardless of the number of businesses or functions thereon, in accordance with the provisions of subsection 10 of this Section.
- (16) All vehicle-mounted signs shall be permanently affixed, painted, magnetically applied or otherwise mounted upon a vehicle and shall not project more than eighteen (18) inches above the surface to which they are attached; and any sign which is mounted upon the roof, hood or trunk of a vehicle and which projects above such surface upon which it is mounted shall not exceed two (2) square feet in area per face.
 - (a) Banners displayed on vehicles shall be subject to the provisions contained in Section 4-4-22 (D)(5).

(E) Non-conforming Signs:

- (1) The following non-conforming signs may continue to be used and maintained only in accordance with and subject to the limitations, criteria and requirements of this subsection
 - (a) Signs which were lawfully erected and maintained prior to January 17, 1974, in accordance with prior existing City Ordinances and have since been maintained as legally non-conforming signs in accordance with City regulations;
 - (b) Signs which were or are lawfully erected and maintained under applicable existing Federal, State and County regulations prior to and at the time of annexation to the City and which have been or are maintained as legally non-conforming signs in accordance with City regulations thereafter; and
 - (c) Signs which were or are lawfully erected and maintained in accordance with City sign regulations in effect at the time of their erection, but which became or become non-conforming on account of subsequent amendment to the City sign regulations.
 - (d) Signs which would otherwise not be permitted may be temporarily allowed, for a period of up to twelve months, in the discretion of the City Manager or its designee, if an emergency, hardship, or new business in that location requires such temporary forbearance from this section, and the owner submits a cash escrow in the amount of one hundred and fifty percent (150%) of the estimated cost, to the City for installation of signage compatible with current City regulations.
- (2) Signs which are non-conforming in the following respects shall not be permitted and shall be brought into conformity immediately, or upon annexation, notwithstanding any other provision of this subsection.
 - (a) Any rotating, flashing or animated sign

- (b) Any sign which was erected in violation of the requirements of applicable Federal, State, County or City regulations in effect at the time of erection.
 - (c) Any sign which creates a hazard to pedestrians or vehicular traffic by creating sight barriers, by having a color or format which resembles or conflicts with traffic control devices, or otherwise.
 - (d) Any sign which is not maintained in reasonably good repair or which creates a safety hazard to persons or property.
 - (e) Any sign which creates a public or private nuisance.
- (3) Signs which were lawfully non-conforming on February 1, 1984 or upon annexation subsequent thereto may be used and maintained only substantially as such sign existed on February 1, 1984 or the date of annexation. No material change or alteration may be made which increases the nonconformity, or which alters the size or the message of the sign; provided, however, ordinary maintenance of the sign is permitted.
- (4) The right provided herein to maintain a nonconforming sign shall be terminated and the sign removed or brought into compliance with these regulations along with any other signs related to the same business under the following conditions:
- (a) Abandonment of the sign, abandonment or termination of the related business, or an interruption in continuance of the related business for a period of ninety (90) days.
 - (b) A change in the name of the business or change in the sign message.
 - (c) A violation of any provision of this Section by the owner or party in lawful possession of the sign. The destruction of the sign, or damage to the sign such that the cost of repair is greater than fifty percent (50%) of the replacement cost of the sign.

(F) Coordinated Sign Plan Regulations

(1) General Provisions:

(a) The Coordinated Sign Plan Regulations as enacted by Ordinance 2155 shall continue in full force and effect solely as to properties which have recorded a Coordinated Sign Plan Declaration of Covenants. The Declarant, its heirs, successors and assigns may at any time elect to record a document revoking said Declaration of Covenants, making the property encumbered thereby subject to the current version of the Sign Code. Modifications of previous Coordinated Sign Plans shall not be permitted.

(G) Tabulated Provisions: The following tabulated provisions apply with respect to the zones and uses indicated.

Zoning District	Maximum Number of Signs	Maximum Square Footage of Signs Per Lot – All Signs Combined	Maximum Height of a Freestanding Sign	Maximum Size of a Freestanding Sign*
B-1	2 Primary 1 Secondary**	The lesser of 1 ½ ft ² per linear foot of principal street frontage or 200 ft ²	20'	Single tenant: 96 ft ² Multi-tenant: 144 ft ²
B-1A, B-4	2 Primary 1 Secondary**	The lesser of 1 ½ ft ² per linear foot of principal street frontage or 200 ft ²	10'	Single tenant: 96 ft ² Multi-tenant: 144 ft ²
B-2, B-2A, B-3	2 Primary 1 Secondary**	The lesser of 1 ½ ft ² per linear foot of principal street frontage or 300 ft ²	25'	Single tenant: 96 ft ² Multi-tenant: 144 ft ²
Lots with 2 or more separate businesses in the B-1A, B-2, B-2A, and B-3 zones	1 Freestanding 1 primary wall sign for each business frontage on a street or parking lot	1 ½ ft ² per linear foot of principal street frontage (no maximum ft ²). Building wall signs are limited to 1 ½ ft ² per linear foot of business frontage.	25'	144 sq. ft.
I-1, I-2	1 Primary	The lesser of 1 ½ ft ² per linear foot of principal street frontage or 200 ft ²	10'	Single tenant: 96 ft ² Multi-tenant: 144 ft ²
MR, OR	1 Primary 1 Secondary	Buildings 2000 ft ² or less: 6 ft ² Buildings over 2000 ft ² : 32 ft ² Secondary sign: 6 ft ²	6'	Buildings 2000 ft ² or less: 4 ft ² Buildings over 2000 ft ² : 32 ft ²
RL, R-1, R-1A, R-1B, R-2, R-3, R-3A, R-4, R-5, R-6	1 Primary 1 Secondary***	Buildings 3000 ft ² or less: 4 ft ² Buildings more than 3000	Buildings 3000 ft ² or less: 4' Buildings over	Buildings 3000 ft ² or less: 4 ft ² Buildings over

		ft ² : 32 ft ²	3000 ft ² : 6'	3000 ft ² : 32 ft ²
MHR	1 Primary 1 Secondary***	12 ft ²	4'	6 ft ²
Other Tabulated Requirements	Number	Sign Size	Maximum Height of a Freestanding Sign	Permit Required
All Zones	1 Real Estate	6 ft ²	--	No
All Zones Window Signs	--	May not exceed 50% of the window surface	--	No
(B-2 and B-3 Only) Electronic Reader Boards	--	May be no larger than 48 ft ²	25'	Yes
(Non-residential zoning only) Temporary signs and Banners	1 Temporary Sign or Banner	64 ft ²	25'	No
(Commercial Zones only) Portable Sign	1 sign per business or use	16 ft ²		No
All Zones Development Identification Sign	2	80 ft ²	10'	Yes
(Non-residential zones only) Secondary Sign	1	--	--	Yes
All Zones Construction Sign	1	32 ft ²	--	No
All Zones Real Estate Sign		Over 6 ft ²		Yes

* Freestanding sign square footage shall be included in the maximum square footage of signage per lot.

** Secondary signs in Commercial zones are limited to 32 sq.ft.

***Secondary signs in Residential zones are allowed only for buildings over 3,000 sq. ft., and are limited to 6 sq. ft.

SECTION 2: INVALIDITY AND SEVERANCE

If any provision of this Ordinance or the application of it to any person or circumstance is held invalid by a Court of competent jurisdiction, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application. To this end, the provisions of this Ordinance are expressly declared to be severable.

SECTION 3: REPEALER

Existing portions of ordinances covering the same matters embraced by this Ordinance are hereby repealed, and all ordinances or parts of ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

SECTION 4: PROVISIONS NOT AMENDED TO REMAIN IN EFFECT

Except as specifically amended hereby, the Official Code of the City of Montrose, and the various secondary codes adopted by reference therein, shall continue in full force and effect.

SECTION 5: AUTHORITY TO ADOPT

The City Council hereby finds, determines and declares that it has the power to adopt this Ordinance pursuant to the authority granted to home rule municipalities by Article XX of the Colorado Constitution, and the powers contained in the City Charter of the City of Montrose.

SECTION 6: EFFECTIVE DATE

The adoption of the provisions contained in this Ordinance shall be effective as set forth in the City Charter of the City of Montrose.

INTRODUCED, READ and PASSED on first reading this _____ day of _____, 2013.

ATTEST:

Thomas Smits, Mayor

Lisa DelPiccolo, City Clerk

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its adoption on second reading on Tuesday, the ____ day of _____, 2013, at the hour of 7:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and ADOPTED on second reading this ____ day of _____, 2013.

ATTEST:

Thomas Smits, Mayor

Lisa DelPiccolo, City Clerk