



**REQUEST FOR PROPOSALS AND
QUALIFICATIONS FOR A WAYFINDING
SIGNAGE PROGRAM**

Due July 1, 2011

The City is issuing a Request for Qualifications and Proposal (RFQ/RFP) from qualified firms to develop a master wayfinding signage program that:

1. Guides travelers from the freeway to city-wide public facilities (parks, community centers, points of historical interest, etc.);
2. Guides automobile travel from both the freeway and within Evans to its array of shopping and dining destinations; an
3. Establishes universal design standards for City-wide wayfinding signage that is reflective of the City's identity.
4. Is phased in to reflect the annual budget appropriations for the City of Evans.

A.BACKGROUND

With just over 18,000 residents, Evans is well-regarded for its unique small-city feel. The City's array of great parks, scenic trails, and accessible shopping contribute to the vibrancy of Evans's atmosphere. In recent years, the City has implemented various economic development programs and improvements, including Shop Local events (a "Shop Evans" initiative), to attract local and regional shoppers to the City's retail areas and other points of interest.

The development of a master wayfinding signage program is part of an overall economic development effort to attract retail and tourism activity within the community and region. The City's adopted Economic Development Strategic Plan (the Evans Story), which outlines a program of economic development activities that promotes the "Shop Evans" concept, specifically recommends the implementation of an enhanced -- directional and event-related -- signage as a long-term goal. Directional signage would lead visitors from Highway 85 and Highway 34 exits to key areas of the City. A part of the master signage program would identify appropriate locations for permanent entry portal signage into Evans. In addition, the program calls for establishing universal design standards that take into account street-level visibility, safety, maintenance and replacement costs.

The timeline should reflect a phased in approach for budgeting, with the time line including the following:

August, 2011	Development of Program
September, 2011	Recommendation to Economic Development Advisory Council, finalization of budget and phasing
October, 2011	Present funding program to City Council for final approval
October, 2011	Begin fabrication and installation of Phase I

B.SCOPE OF WORK

The selected qualified firm would be retained to develop a Wayfinding Signage Master Plan with the following overall work tasks:

Task 1: Assess Existing Conditions and Needs

1.1 Conduct a brief assessment of current wayfinding signage to City facilities and the retail attractions, from within the following areas:

Highway 85 corridor (CDOT right-of-way);

Highway 34 corridor (CDOT right-of-way)

City roadways, including entry points into Evans from freeway off-ramps and neighboring communities; and

Vehicular wayfinding signage within the main corridors of Evans; and

1.2 Identify user groups, their specific needs, and potential wayfinding difficulties, particularly as they affect new visitors to the area.

Task 2: Develop Recommendation on Signage Types and Placement

2.1 Recommend wayfinding signage types that should be added, replaced or consolidated (e.g., direction markers, street signs, parking signage, public facility identification signage, freeway signage, gateway monuments, orientation kiosks, and boundary markers designating the City limits and the "Avenues of Evans");

2.2 Using City aerial imagery and/or GIS resources, create a map of recommended wayfinding signage locations;

2.3 Briefly identify other opportunities for temporary or changeable special event/marketing signage;

2.4 Develop a list of recommended terminology and/or design icons for primary and secondary destinations (e.g., landmarks, public facilities, retail and dining destinations); and

2.5 Prepare a Statement of Probable Cost for the fabrication, installation, and maintenance of the system, including number of various sign types and locations.

Task 3: Design Signage Elements

3.1 Recommend universal design standards for wayfinding elements that are reflective of the City's identity and consistent in color, font, materials, architectural elements and graphics;

3.2 Present three (3) schematic design concepts of signs, parking signage, and/or

other wayfinding elements that could be constructed and installed as part of a separate capital project; and

3.3 Submit three (3) final design drawings, including: exact dimensions, letter heights, materials, mounting details, color specifications and material performance standards, with written statements regarding rationale for design choices.

Deliverables

The final deliverable shall be a Wayfinding Signage Master Plan that contains the written analysis, recommendations and designs developed in Tasks 1 through 3. In addition, the Consultant shall deliver a presentation on the Master Plan to the City Council at one meeting.

D. RESPONSE FORMAT

All submittals shall provide the following information for consideration and state the period it shall remain in effect:

- a. **Introductory Letter:** Please include a cover letter summarizing your firm's background, resources, relevant experience cost estimate for the total project.
- b. **Descriptions of Firm, Management, and Team Members:** Include descriptions of your organization and team. This should identify the project manager and the day-to-day contact person for the job. Please also include a resume for each of the key team members.
- c. **Description of Subcontractors:** Identify any portion of the scope of work that will be subcontracted. Include firm qualifications (brief) and key personnel, telephone number, and contact person for all subcontractors.
- d. **Experience with Similar Projects:** Provide a description of at least three (3) similar projects, including images or schematics of previous wayfinding design work.
- e. **References:** Provide at least three (3) client references relevant to this type of project.
- f. **Project Approach:** Provide a written description of your firm's intended approach to the project that demonstrates an understanding of the issues and tasks at hand, and the firm's ability to fulfill them.
- g. **Budget Proposal:** Provide itemized costs for the elements listed in the Scope of Work, including travel expenses for all traveling. Please also include a fee schedule for supplemental changes that may be charged for unforeseen work tasks, such as public meetings and additional design concepts.

h. Project Schedule: Provide an explanation of how your firm would meet the project schedule and deliverables.

E. SELECTION CRITERIA

The City of Evans will evaluate the proposals based on the following factors:

Understanding of the scope of work to be performed;
Consultant's proposed methods and procedures;
Qualifications of the firm and experience with past projects;
References; and
Budget Proposal.

During the evaluation process, the City may request additional information or clarifications from the proposers.

F. CONSULTANT SELECTION SCHEDULE

Milestone	Date
Release RFQ/RFP	May 23, 2011
Deadline for question submittals	June 6, 2011
Addendum sent (if needed)	June 13, 2011
Proposals Due	July 1, 2011
Review of Proposals	Week of July 5, 2011
Interviews	Week of July 11 or 18, 2011
Selection of Consultants	After interviews completed

G. INQUIRIES

Questions regarding the RFP/RFQ should be directed to: Sheryl Trent at (970) 475-1112 or via e-mail at: strent@ci.evans.co.us. Questions submitted in writing by June 6, 2011 may be included in an addendum which would be distributed no later than June 13, 2011.

H. DEADLINE AND DELIVERY

Four (4) copies of the Summary of Qualifications & Proposal shall be submitted to the City of Evans, 1100 37th Street, Evans, Colorado 80620, Attention: Sheryl Trent. Please also include a digital version of the proposal in PDF format (can be via email or compact disc format) with the proposal. E-mail to: strent@ci.evans.co.us.

The deadline for the submittal of the proposal in both formats is Friday, July 1, 2011 at 5:00 p.m. Postmarks and submittals received after 5:00 p.m. on July 1, 2011 will not be accepted.

ATTACHMENTS

- 1) Map of the City of Evans
- 2) Current sign code
- 3) Photos of current signage in Evans

Chapter 19.45

SIGNS

Sections:

- 19.45.010 Purpose and Intent.
- 19.45.020 Definitions.
- 19.45.030 Sign Measurement.
- 19.45.040 Legal Nonconforming Signs.
- 19.45.050 Signs Prohibited in All Zoning Districts.
- 19.45.060 Signs Allowed in Residential Zoning Districts.
- 19.45.070 Permit Required.
- 19.45.080 Permanent Signs Requiring a Permit.
- 19.45.090 Signs Allowed without a Permit.
- 19.45.100 Regulations Applying to All Temporary Signs.
- 19.45.110 Temporary Signs Requiring a Permit.
- 19.45.120 Temporary Signs Allowed without a Permit.
- 19.45.130 Design and Construction.
- 19.45.140 Variance.
- 19.45.150 Maintenance.
- 19.45.160 Violation.

19.45.010 Purpose and Intent.

A. The purpose of this chapter is to establish minimum standards for the design, placement, size, and maintenance of signs located within the City in order to promote, preserve, and protect the health, safety, and welfare of its citizens.

B. It is the intent of this chapter to promote signage that:

1. Clearly identifies the location of businesses, public places, residential developments, and similar establishments and uses;
2. Visually enhances the property on which it is located, as well as adjacent properties and the City, overall;
3. Minimizes distractions and obstructions to visibility for pedestrians and motorists, thus reducing traffic and safety hazards from signs;
4. Is appropriate for the zoning district in which the signage is located and the use to which it pertains; and
5. Is consistent with other community planning, land use, traffic, building, and development standards. (Ord. 356-05; Ord. 015-00; Ord. 870-93)

19.45.020 Definitions.

For the purposes of this chapter, the words and phrases below shall have the following meanings:

“Accessory wall sign” shall mean a sign that does not contain the name of the business, but contains the logo, trademark, or description of a primary service offered such as “building supplies” or “pharmacy.”

“Address sign” shall mean a permanent sign that gives only the address or name of a building or residence, without reference to, or inclusion of, the name or logo of a product sold or service performed on the lot or in a building, structure, or business enterprise occupying the site.

- “Advertise” shall mean to attract attention to a business, product, service, event, or activity through the use of print, broadcast, or electric media, such as with a sign or banner, or with other materials, such as display items, pennants, or balloons.
- “Awning” shall mean a projecting architectural feature made of fabric or a flexible material, with a rigid frame for support, usually over a door or window.
- “Awning sign” shall mean a permanent sign either attached to or painted onto an awning.
- “Balloon” shall mean a type of inflatable sign.
- “Banner sign” shall mean a temporary sign applied to fabric or other flexible material with no enclosing framework.
- “Bus stop sign” shall mean signs on benches and bus shelters at actual bus stops of Greeley Transit Services.
- “Business” shall include for profit and non-profit organizations, such as churches, as applicable.
- “Cabinet” or “cabinet sign” shall mean an individual box-like structure consisting of a perimeter frame to support sign faces, not including the internal components, embellishments or support structure.
- “Canopy” shall mean an architectural feature projecting at least three feet out from a wall and made of a rigid material, usually over a door or window; also, a freestanding, roof-like structure with at least three open sides to protect pedestrians from weather and provide nighttime lighting, such as for gas station islands.
- “Canopy sign” shall mean a permanent sign affixed to a canopy.
- “Changeable copy sign” shall mean a sign or portion of a sign that can be easily changed manually or electronically for the purpose of displaying frequently changing information incidental to the sign owner’s business, such as a gasoline price sign or drive-thru menu board, or that displays other information such as the time and temperature, and which displays all copy for at least three seconds.
- “Channel letters” and “channel sign” shall mean individual letters or symbols constructed to be applied singly in the formation of a wall sign or a freestanding sign, whether or not illuminated.
- “Clearance” shall mean the minimum vertical distance between the grade of the nearest adjacent sidewalk, street, or curb and the lowest point of a sign, including frame.
- “Commemorative sign” shall mean a permanent sign, tablet, cornerstone, or plaque memorializing a person, event, structure, or landmark.
- “Coming soon sign” shall mean a temporary sign erected prior to the opening of the establishment to which the sign relates.
- “Community event sign” shall mean a temporary sign that provides information relating to any community event sponsored by a public or quasi-public agency, or by any religious or charitable institution.
- “Community facility sign” shall mean a permanent sign identifying a facility or service offered by a government agency. Examples include signs for parks, museums, public hospitals, swimming pools, fire stations, and schools.
- “Comprehensive sign program” shall mean a graphic representation, including plans and elevations, showing all signage proposed for a multi-tenant building, multi-tenant center, or subdivision.
- “Contractor sign” shall mean a temporary sign naming those engaged in the design, financing, marketing, and/or construction on the property where the sign is located.
- “Dilapidated sign” shall mean any sign with broken, cracked, or discolored display panels, broken, bent, corroded, or discolored support structure or frame, torn or discolored material, or that is otherwise unreadable under normal viewing circumstances; any sign or portion thereof that exhibits visually obvious conditions of poor maintenance; faded, broken, or

- missing panels or general deterioration; any sign or portion thereof that has been damaged by fire, earthquake, wind, flood, or any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such cause.
- “Directional sign” shall mean a permanent, on-site sign that provides directions necessary or convenient for visitors, clients, or customers entering a site; for example, signs indicating “entrance,” “exit,” “parking,” or “loading zone.”
- “Display item” shall mean an on-site representation or sample of a product a business offers and located in a place not intended for its long-term storage, such as in a parking area. Examples of display items include tires, hot tubs, scooters, and similar items.
- “Election sign” shall mean a temporary sign relating to a public election identifying or supporting candidates or issues in connection with any political party or candidate running for public office during a specific election.
- “Flag” shall mean a piece of cloth, usually rectangular in shape, of distinctive color and design, used as a symbol, standard, signal, or emblem, representative of an organization of nations, states, or cities, or fraternal, religious, or civic organizations or educational institution, or used to advertise.
- “Flashing sign” shall mean any illuminated sign on which the artificial light is not maintained stationary or constant in intensity and/or color at all times, but not including signs that meet the definition of changeable copy signs contained herein.
- “Freestanding sign” shall mean a permanent, self-supporting sign attached to the ground, rather than to a structure, by means of one or more columns, uprights, poles, or braces in or upon the ground.
- “Garage/yard sale sign” shall mean a temporary sign advertising the sale of personal property by the owner of a residential property on his or her property.
- “Grand opening event” shall mean the promotional period beginning on the date a new business is open for business, including a change in ownership, change of business location, major remodeling (more than 50 percent of the size or replacement value), or change in type of business.
- “Grand opening event sign” shall mean a temporary sign for a grand opening event.
- “Holiday decorations” shall mean temporary signs in the nature of decorations, clearly incidental and customary and commonly associated with any national, state, local, religious, or commonly recognized holiday.
- “Home occupation sign” shall mean a permanent, non-illuminated window sign identifying a licensed and permitted home occupation within a residential unit.
- “Illuminated sign” shall mean a sign with an internal or external light source for the purpose of illuminating the sign.
- “Inflatable sign” shall mean any air- or gas-filled, balloon-like advertising device either located on the ground or attached by means of a rope, tether, or similar apparatus to a fixed location.
- “Kiosk/plaza sign” shall mean a freestanding sign owned by the City and located in a public right-of-way or on private property, with the property owner’s written permission, for the purpose of directing the public to development projects, businesses, and/or public facilities.
- “Logo” shall mean any graphic identification, with or without lettering, used to identify a business.
- “Lot” shall mean an integral unit of land held under unified ownership in fee or co-tenancy, or under legal control equivalent to such ownership, whether part of a platted subdivision or otherwise, upon which an establishment or residence customarily uses for conducting business or residing.

- “Monument sign” shall mean an on-site sign attached to the ground, rather than to a structure, that has a base at least as wide and deep as the frame that holds the panel(s), cabinet(s), or channel sign.
- “Moving sign” shall mean a permanent sign that, in whole or in part, rotates, revolves, or otherwise is in motion.
- “Multi-tenant building/multi-tenant center” shall mean a building or center that contains two or more businesses that share the same site and use common points of ingress and egress to and from the site, whether or not on a single lot.
- “Multi-tenant sign” shall mean a permanent, freestanding sign displaying the name of each business in a multi-tenant building or multi-tenant center.
- “Nonplanar sign” shall mean a sign that has a depth greater than two feet.
- “Nonresidential sign in a residential zone” shall mean a permanent sign within a residential zoning district identifying a lawful use other than a home occupation within such zoning district. Examples include signs for day care centers that have special approval, churches and other cultural or religious facilities, privately owned golf courses, group homes, and long-term care facilities.
- “Off-premise or off-site sign” shall mean a sign that advertises a business, product, service, event, or activity not located or offered on the premises where the sign is displayed.
- “On-premise or on-site sign” shall mean a sign that advertises a business, product, service, event, or activity legally located or offered on the premises where the sign is displayed, or a sign advertising the sale or lease of the property on which the sign is located.
- “Open house sign” shall mean a temporary sign for the purpose of directing people to a residential unit being offered for sale.
- “Painted wall sign” shall mean letters, numbers, motif, symbol, figure, object, mural, or any other design painted on a wall and meant to advertise a product or service, but not any other surface such as a panel to be affixed to a wall or post.
- “Pennant” shall mean one or more pieces of plastic or cloth, usually each triangular in shape and attached to each other through a line, wire, or cord, to call out attention to a property or item.
- “Permanent structure” shall mean the principal structure, which shall be structurally sound and designed to remain continuously in place. Trees, shrubbery, sign supports, utility poles, accessory structures, fences, and similar objects shall not be considered permanent structures.
- “Permanent sign” shall mean a sign attached to a permanent structure or the ground and made of durable materials and intended to exist for the duration of the time that the business, product, service, event, or activity is located on the lot.
- “Planar sign” shall mean a sign that has a depth of two feet or less.
- “Pole sign” shall mean a self-supporting, permanent sign mounted on one or more freestanding poles, columns, or similar support.
- “Portable sign” shall mean a sign located on an object with wheels, such as a trailer, but not including signs on motorized vehicles.
- “Post and panel sign” shall mean a temporary or permanent sign with non-illuminated, planar sign face supported by two posts.
- “Primary building frontage” shall mean the face of the building providing main vehicular and/or pedestrian access, and/or the primary orientation of the building.
- “Primary street frontage” shall mean that portion of a lot adjacent to the right-of-way, excluding alley frontage.
- “Principal wall sign” shall mean the sign containing the name of the business.
- “Prohibited activities sign” shall mean a permanent sign located on a permanent structure posting a warning or prohibited activity, such as “no hunting” or “no swimming.”

- “Projecting sign” shall mean a sign attached by one vertical side of the sign to a structure and that extends out from the structure at an approximate 90 degree angle.
- “Public sign” shall mean a sign required or specifically authorized for a public purpose by any law, statute, or ordinance, which may be of any type, number, area, height above grade, location, illumination, or animation specified or allowed by such law, statute, or ordinance; for example: speed limit signs and historic markers.
- “Pylon sign” shall mean a permanent, freestanding sign supported by one or more poles that are no greater than 50 percent of the total sign height and that are encased in decorative material, such as stone, brick, or stucco, to fully conceal the support structure.
- “Real estate sign” shall mean a temporary, on-site sign advertising the sale, rental, or lease of all or a portion of a building and/or land.
- “Religious or ideological sign” shall mean a sign that conveys one’s personal views on worship, ethics, philosophy of life, political, or similar beliefs. Religious or ideological signs do not include election signs.
- “Revolving beacon” shall mean a light that shines outward and rotates from a single point or location.
- “Roof sign” shall mean a sign erected upon or above a roof or above a parapet wall of a building, or any portion of a sign that extends beyond the roofline or parapet wall.
- “Sandwich board sign” shall mean a sign constructed to form an “A” or tent-like shape, hinged or not hinged at the top, and not secured to the ground or a structure.
- “Sign” shall mean any device, display, figure, painting, drawing, message, placard, poster, billboard, structure, or any other contrivance designed, intended, or used to attract attention, convey a message, advertise, or to give information in the nature of advertising, including all necessary supports, brackets, framework, structural components, and similar equipment whether or not actual graphics are attached or in place, and that is visible from the travel way of any public right-of-way.
- “Sign face” shall mean the surface area upon which a message is displayed, including any perimeter frame used to support such surface area, but not including the support structure or base of a freestanding sign.
- “Special sign” shall mean a temporary sign advertising a product, sale, promotion, or other special offer and which does not meet the definition of any other temporary sign defined herein.
- “Street frontage” shall mean that portion of a lot that adjoins any public right-of-way, excluding alleys.
- “Subdivision” shall mean, for the purposes of this chapter, a residential neighborhood, manufactured home community, mobile home park, business or industrial park, multifamily complex, or similar contiguous development of land identified within the community for a group of homes or businesses. Examples of subdivisions include Willowbrook Subdivision, Evans Industrial Park, and Cave Creek Land-Lease Community.
- “Subdivision sign” shall mean a permanent sign identifying a recognized subdivision.
- “Suspended sign” shall mean a permanent sign that suspended from the underside of a surface, such as an eave, canopy or awning, and which is supported by such surface.
- “Temporary sign” shall mean a sign that is intended to be displayed for a limited period of time.
- “Wall” shall mean the exterior face of any building, including but not limited to, mansards, parapets, doors, and similar architectural features, excluding windows, that are nearly perpendicular to the surrounding grade, or at 75 degree to 110 degree angles as measured from the surrounding grade, that have the capability of being seen from public right-of-way.
- “Wall area” shall mean that portion of a vertical plane of a building owned or leased by a business, including any windows or gables, but not including any roof area.

“Wall sign” shall mean a sign with its backing affixed flush to an exterior wall of a building.

“Window sign” shall mean a temporary or permanent sign posted, painted, placed or affixed to the interior or within two feet inside of an exterior window. (Ord. 356-05: Ord. 248-03: Ord. 114-01: Ord. 015-00)

19.45.030 Sign Measurement.

A. Height shall be measured by the vertical distance from the nearest surrounding grade to the highest point on the sign or structure, including base and/or support structure.

B. Sign setback shall be measured from the property line inward to the nearest point of the sign or support structure.

C. Size.

1. Linear objects shall be measured in linear feet and shall be the maximum distance, end to end, of the object.

2. Planar signs.

a. Planar signs shall be measured in square feet by the sign face area.

b. Unless otherwise indicated herein, only one side of a two-sided sign shall be counted toward the maximum sign face area allowed as long as the angle between the sign faces is 45 degrees or less.

c. Cabinet sign face area shall be measured by that portion of the extreme limits of the frame contained within a continuous rectangular perimeter. In the case of an irregularly shaped frame, the area shall be calculated using the smallest rectangular area within which the frame would fit.

d. Channel sign face area shall be measured by that portion of the extreme limits of the channel letters contained within a continuous perimeter drawn with not more than 12 straight lines at 90-degree angles to each other.

e. Flags, banners, and other flexible fabric sign face area shall be measured by the area of the smallest rectangle that would encase the extreme limits of the fabric when placed flat in a two-dimensional plane.

f. Painted wall sign face area shall be measured by that portion of the extreme limits of the painted sign contained within a continuous perimeter drawn with not more than 12 straight lines at 90 degree angles to each other.

g. Window sign face area shall be measured by the combined area contained within the smallest continuous perimeter drawn with not more than 12 straight lines at 90 degree angles to each other and encompassing all signs located in each window. For nonplanar window signs located inside the window, sign area shall be calculated as if the object were planar in nature and measured using the width and height as visible from the outside of the window.

3. Nonplanar signs shall be measured in square feet by calculating the sum of the sign face area of the front and two sides of the sign as if each were two-dimensional.

D. Duration. For the purpose of temporary signs, a sign erected or displayed for any amount of time within a calendar day shall be considered to have been displayed for that “day.” (Ord. 356-05)

19.45.040 Legal Nonconforming Signs.

Legal nonconforming signs shall comply with Section 19.56.060 – Legal nonconforming signs – of the Evans Municipal Code. Temporary signs, window signs, and dilapidated signs shall not be considered legal nonconforming. (Ord. 356-05)

19.45.050 Signs Prohibited in All Zoning Districts.

The signs or types of signs listed in this section shall be prohibited within the City of Evans. This section shall not apply to public signs.

- A. Any sign that does not comply with the content or intent of this chapter.
- B. Any sign that does not have a valid permit, if required.
- C. Any sign or portion of a sign that is an obstruction or hazard or potential hazard to pedestrian or vehicular traffic or property, including, but not limited to, any sign that does not comply with the requirements of Section 15.58 – Sight Distance – of the Municipal Code, or any sign determined to have the potential for interfering with the operation of traffic signals.
- D. Any sign or portion of a sign determined by the City to be in such a condition as to constitute a public nuisance due to deterioration, damage, decay, inadequate maintenance, or any other reason.
- E. Any sign or portion of a sign located within five feet of a fire hydrant.
- F. Any sign or portion of a sign that utilizes an exposed incandescent or exposed high-intensity lamp, not including neon, visible from any property line of the property on which the sign is located.
- G. Any sign for which a permit is required that does not have the appearance of being professionally made.
- H. Any sign on public right-of-way, except for the following (all subject to limitations within this chapter):
 - 1. Kiosk/plaza signs
 - 2. Community event signs approved by the City
 - 3. Bus stop signs
 - 4. Public signs
- I. Off-premise or off-site signs, except for the following (all subject to limitations within this chapter):
 - 1. Kiosk/plaza signs
 - 2. Community event signs approved by the City
 - 3. Bus stop signs
 - 4. Public signs
 - 5. Coming soon signs
 - 6. Garage sale directional signs
 - 7. Open house directional signs
 - 8. Multi-tenant center signs that contain signage for businesses on adjacent lots, in lieu of such businesses having individual freestanding signs
- J. Dilapidated signs
- K. Flashing signs
- L. Moving signs, including revolving beacons
- M. Roof signs
- N. Sandwich board signs, except open house signs as provided herein.

(Ord. 356-05; Ord. 248-03; Ord. 015-00)

19.45.060 Signs Allowed in Residential Zoning Districts.

Only the following signs shall be allowed in residential zoning districts (not including RC – Residential-Commercial zoning districts), provided they comply with the standards set forth in this chapter.

- A. Address sign
- B. Bus stop sign
- C. Community event sign
- D. Community facility sign
- E. Contractor sign

- F. Flag
- G. Garage sale/yard sale sign
- H. Holiday decorations
- I. Home occupation sign
- J. Kiosk/plaza sign
- K. Nonresidential sign in a residential zone
- L. Open house sign
- M. Election sign
- N. Prohibited activities sign
- O. Public sign
- P. Real estate sign
- Q. Religious or ideological sign
- R. Subdivision sign

(Ord. 356-05)

19.45.070 Permit Required.

Prior to the installation or erection of any sign structure a building permit must be obtained from the City of Evans, unless otherwise stated herein. Fees shall be charged in accordance with the schedule established for commercial building permits. A permit shall not be required to replace the copy on changeable copy signs, or to replace only the panel within a cabinet sign. (Ord. 356-05)

19.45.080 Permanent Signs Requiring a Permit.

Signs of the following types shall require a permit and shall comply with the provisions set forth for each sign type.

A. Awning signs.

1. Type. Awning signs shall be planar in type.
2. Size. Awning signs shall count toward the allowable wall sign face area. The sign face area of an awning sign shall not exceed the area of the face of the awning where the sign is to be placed.
3. Quantity. One sign containing the name and/or logo of the business, or primary service offered such as “dry cleaning,” per awning is allowed. For multi-tenant buildings with multiple awnings, one awning sign per business shall be allowed.
4. Location. An awning sign shall only be placed on an on-site awning and shall not extend past the awning on any side.

B. Canopy signs.

1. Type. Canopy signs shall be planar in type.
2. Size. Canopy signs shall count toward the allowable sign face area for wall signs. The sign face area of a canopy sign shall not exceed the area of the face of the canopy where the sign is to be placed.
3. Quantity. One sign containing the name and/or logo of the business, or primary service offered such as “fuel,” per side per canopy is allowed. For multi-tenant buildings with multiple canopies, one canopy sign per business shall be allowed.
4. Location. A canopy sign shall only be placed on an on-site canopy and shall not extend past the canopy on any side.

C. Changeable copy signs.

1. Type. Changeable copy signs shall be planar in type.
2. Size. Changeable copy sign face area shall not exceed 32 square feet and shall count toward the allowable sign face area for wall signs or the allowable sign face area for freestanding signs.
3. Quantity. No more than one internally illuminated changeable copy sign is allowed per business, not including menu boards for restaurants.

D. Freestanding signs.

1. Type.
 - a. Freestanding signs on properties abutting a U.S. highway, West Service Road, or 8th Avenue shall only be of the following types:
 - monument signs
 - pylon signs
 - post and panel signs
 - pole signs
 - b. Freestanding signs on all other properties shall only be of the following types:
 - monument signs
 - pylon signs
 - post and panel signs
 - signs mounted on at least two poles less than two feet in height as measured from the surrounding grade to the bottom of the sign
 - c. Freestanding signs may be planar or nonplanar in type.
2. Size.
 - a. The maximum area of any sign face shall be 125 square feet, unless otherwise stated herein.
 - b. Where single-family and two-family dwellings are the principal use, signs shall not exceed six feet in height and 32 square feet in sign face area. Where multifamily dwellings are the principal use, signs shall not exceed eight feet in height and 64 square feet in sign face area.
 - c. The total sign face area of all freestanding signage for nonresidential property shall be a factor of the functional classification of the primary street frontage, as determined in the Evans Transportation Plan, and the primary street frontage, not to exceed the following:

Primary Street Frontage Classification	Maximum Sign Face Area (square feet)
Local street	100% of primary street frontage (150 square feet maximum)
Collector street	115% of primary street frontage (300 square feet maximum)
Arterial street	125% of primary street frontage (450 square feet maximum)
U.S. highway or highway frontage road	150% of primary street frontage (600 square feet maximum)

- d. Regardless of lot frontage, properties on local streets shall be allowed at least 32 square feet of freestanding sign face area; properties on collector streets shall be allowed at least 50 square feet of freestanding sign face area; and properties on arterial streets and U.S. highways shall be allowed at least 64 square feet of

freestanding sign face area. For properties that adjoin two streets with different classifications, the higher classification shall be used.

3. Height.
 - a. The maximum height of any freestanding sign on nonresidential property abutting a U.S. highway, West Service Road, or 8th Avenue shall be 25 feet, except that for a sign set back at least 35 feet from the right-of-way, the maximum height shall be 35 feet.
 - b. The maximum height of any freestanding sign on nonresidential property not abutting a U.S. highway, West Service Road, or 8th Avenue shall be 12 feet, except that for a sign set back at least 16 feet from the right-of-way, the maximum height shall be 16 feet.
4. Quantity. The maximum number of freestanding signs per lot is one per street frontage. The maximum number of individual sign cabinets per freestanding sign is three.
5. Setback. The minimum setback for a freestanding sign shall be 10 feet from the nearest flowline of any street, or greater if necessary for the sign to be located on-site.
6. Separation. Freestanding signs shall be located at least 50 feet from other freestanding signs on adjoining lots and at least 250 feet from other freestanding signs on the same lot. The intent of this provision is to reduce cluttering and increase visibility of freestanding signs along roadways, not to prevent any business from erecting a freestanding sign. Where it is not possible or practical to maintain the above separation, a freestanding sign shall be located the maximum distance possible or practical from other freestanding signs, as approved by the Director of Public Works/Planning.

E. Freestanding multi-tenant and subdivision signs.

1. Comprehensive sign program required. A comprehensive sign program is required for any multi-tenant building permit application and any final plat application received after the adoption of this chapter. Such comprehensive sign program shall be reviewed and approved by the Planning Commission. The decision of the Planning Commission may be appealed by the applicant to the City Council.
2. Criteria for comprehensive sign program approval. The following factors shall be considered for a proposed comprehensive sign program for multi-tenant centers:
 - Classification and speed limit of adjoining roads
 - Proximity of residential property
 - Location of proposed signs and proximity of signs to sidewalks, roads and driveways
 - Potential number of tenants in the center
 - Integration with building architecture and/or character of subdivision
 - Any other factor(s) the Planning Commission deems relevant
3. Type. Freestanding multi-tenant and subdivision signs shall be monument or pylon in type.
4. Quantity. The maximum number of multi-tenant or subdivision signs is one per vehicular entrance onto the site.
5. Existing multi-tenant buildings/centers.
 - a. For existing multi-tenant buildings and centers with no freestanding sign, a multi-tenant sign is required in lieu of multiple freestanding signs, and shall be reviewed in accordance with this section.
 - b. For existing multi-tenant buildings and centers with multiple freestanding signs, but no multi-tenant sign, any new freestanding sign permit application shall be considered

by the Planning Commission on a case-by-case basis and may be denied if a replacement multi-tenant sign is deemed to be a feasible alternative.

6. Existing subdivisions. For subdivisions existing at the time of the adoption of this chapter and not having subdivision signage, a comprehensive sign program shall be required in accordance with this section prior to constructing any new signage.
 7. Multi-tenant and subdivision signs shall comply with the freestanding sign provisions contained herein regarding size, height, setback, and separation requirements, unless otherwise approved by the Planning Commission as part of a comprehensive sign program.
 8. Subdivision signs shall be located on outlots owned by a homeowners association, if one exists, or the developer, if a homeowners association does not exist, and maintenance of any such sign shall be the responsibility of such homeowners association or developer.
- F. Nonresidential signs in a residential zone.
1. Type. Nonresidential signs in residential zones shall be planar in type, except that individual letters may project from the background of a sign up to 24 inches. Nonresidential signs in residential zones shall not be internally illuminated.
 2. Size. Each sign shall not exceed 12 square feet per sign face or six feet in height for freestanding signs.
 3. Quantity. No more than one wall sign per street frontage, plus one freestanding sign shall be allowed.
 4. Location. Nonresidential signs in residential zones shall meet the other applicable requirements for the type of sign(s) utilized; for example, freestanding sign setbacks and separation.
- G. Planned Unit Development signs.
1. Signs in Planned Unit Development (PUD) zoning districts shall require a comprehensive sign program as part of the approved PUD plan.
 2. Changes to the comprehensive sign program shall not require an amendment to the PUD plan, but shall be reviewed by the Director of Public Works and Planning on a case-by-case basis to determine appropriateness of the requested signage for the underlying land use and compatibility with surrounding land uses. The Director of Public Works and Planning shall decide whether to approve, deny, or refer the requested change to the Planning Commission and City Council.
- H. Projecting signs.
1. Type. Projecting signs shall be planar in type.
 2. Size. Projecting sign face area shall not exceed 16 square feet per sign face and shall not project more than five feet from a wall.
 3. Quantity. No business or other establishment shall be allowed more than one projecting sign.
 4. Location. Projecting signs shall be located in accordance with all provisions of this chapter.
- I. Suspended signs.
1. Type. Suspended signs shall be planar in type.
 2. Size. Suspended sign face area shall be calculated as part of the allowable wall sign face area.
 3. Quantity. One suspended sign is allowed per business.

4. Location. Suspended signs shall be permanently and securely affixed under a canopy, roofline, or similar permanent structure. The clearance shall not be less than eight feet above grade. No portion of the sign shall extend beyond any canopy, roofline, or similar structure supporting the suspended sign.

J. Wall signs.

1. Type. Wall signs shall be planar in type, except that individual letters may project up to 24 inches from the background of a sign. Channel-letter signs are encouraged to be used rather than cabinet signs.
2. Size. The sign face area for each sign shall not exceed 200 square feet. The total maximum allowable sign face area for each business shall be a factor of the primary building frontage and the functional classification of the primary street frontage, as determined in the Evans Transportation Plan, not exceed the following:

Primary Street Frontage Classification	Sign Face Area (square feet)
Local street	75% of primary building frontage
Collector street	100% of primary building frontage
Arterial street	125% of primary building frontage
U.S. highway or highway frontage road	150% of primary building frontage

For example, a business in a multi-tenant center that leases 40 feet of primary building frontage in a building located next to an arterial street is allowed 50 square feet of wall sign face area (40 feet times 1.25).

Painted wall signs that do not contain the logo, trademark, or name of the business and are not meant to advertise a product or service, but are rather decorative or artistic in nature, do not have a size limitation, as determined by the Director of Public Works/Planning.

3. Quantity. One primary wall sign and up to three accessory wall signs per business per wall shall be allowed as long as the area of all sign faces does not exceed the maximum allowable sign face area.
4. Location. Wall signs shall be located upon the façade of the unit(s) owned or leased by the subject business and shall not be located on accessory structures.
5. Lighting. Wall signs facing residential property within 100 feet of the sign shall not be internally illuminated between the hours of 10:00 p.m. and 6:00 a.m. (Ord. 356-05)

19.45.090 Signs Allowed without a Permit.

The following sign types listed in this section shall not require a permit. Such signs shall comply with the provisions set forth for each sign type.

A. Address signs.

1. Type. Address signs shall be planar in type.
2. Size. The maximum sign face area of any single address sign shall be two square feet in residentially zoned areas and six square feet for nonresidential areas.

3. Quantity. No more than two address signs shall be permitted per dwelling unit or place of business per street frontage.
 4. Location. Address signs shall be affixed to a permanent structure visible from the right-of-way.
- B. Bus stop signs. Bus stop signs shall comply with the requirements of Greeley Transit Services.
- C. Commemorative signs.
1. Type. Commemorative signs shall be planar in type.
 2. Size. The maximum sign face area of any single commemorative sign shall be nine square feet.
 3. Quantity. The maximum number of commemorative signs allowed per lot shall be one per street frontage.
 4. Location. Commemorative signs shall be affixed to a permanent structure.
- D. Community facility signs. Each community facility sign shall be compatible in size, materials, etc., for the area in which it is located, as determined by the Director of Public Works/Planning.
- E. Directional signs.
1. Type. Directional signs shall be planar in type.
 2. Size. Directional signs shall not exceed three square feet per sign face.
 3. Quantity. One per type of directional movement is allowed, for example, one “entrance” sign per driveway; one directional “restroom” sign; one directional “loading area” sign.
 4. Location. Directional signs shall be on the subject property and not in the right-of-way or in any sight distance triangle.
 5. Contents. Directional signs may contain a logo or the name of the on-site business or multi-tenant center, provided not more than 25 percent of the sign face area is used for such logo or lettering.
- F. Flags. United States flags should be displayed in accordance with federal law.
1. Type. Flags shall be planar in type.
 2. Size. Each flag shall not exceed 100 square feet in sign face area, with the exception of the United States flag, which shall have no size limitation.
 3. Quantity. No more than two flags are allowed in addition to the United States flag.
 4. Location. Flags shall be located on-site, attached to a pole meant for the use of supporting a flag and of adequate structure to support such flag.
- G. Kiosk/plaza signs.
1. Type. Kiosk/plaza signs shall be planar in type.
 2. Size. Kiosk or plaza signs shall not exceed 12 feet in height and 60 square feet in sign face area per side.
 3. Location. Kiosk/plaza signs shall not be located closer than 500 feet apart and shall not be located in any sight distance triangle.
- H. Mobile home park directory posters as required by Chapter 18.30 of the Evans Municipal Code.
- I. Prohibited activities signs.
1. Type. Prohibited activities signs shall be planar in type.
 2. Size. Any single prohibited activities sign shall not exceed four square feet per sign face.

3. Quantity. Any prohibited activities sign shall not be placed closer than 20 feet from another prohibited activities sign.
4. Location. Prohibited activities signs are permitted on a permanent structure or on-site fence, provided the sign is not in the right-of-way or in a sight distance triangle.

J. Public signs.

K. Religious or ideological signs.

1. Size. Such signs shall not exceed six square feet per sign face.
2. Location. No religious or ideological sign shall be located in any right-of-way or sight distance triangle.

L. Window signs.

1. Type. Window signs may be planar or nonplanar.
2. Size. The sign face area, except home occupation signs, shall not occupy more than 50 percent of the area of the window between three and six feet above the surrounding grade. Additionally, total sign face area shall not occupy more than 25 percent of the area of all windows combined.
3. Quantity. There is no limit on the quantity of individual window signs.
4. Location. Window signs shall be placed inside or to within two feet inside an exterior window.
(Ord. 356-05)

19.45.100 Regulations Applying to All Temporary Signs.

The following provisions shall apply to all temporary signs.

- A. Temporary signs shall be securely affixed and properly maintained at all times.
- B. Temporary signs other than garage/yard sale signs shall be constructed of durable materials.
- C. Unless otherwise stated herein, and with the exception of temporary window signs, no more than one temporary sign shall be displayed at any given time for each business.
- D. In the event a temporary sign type is erected that cannot be easily classified as a certain sign type according to the definitions contained herein, the Director of Public Works/Planning shall determine the classification that best represents the sign type. (Ord. 356-05)

19.45.110 Temporary Signs Requiring a Permit.

The following temporary signs shall require prior approval of a permit by the City and shall comply with the provisions set forth for each type.

A. Community event sign.

1. Type. Community event signs shall be planar in type.
2. Size. Each community event sign shall be no more than 20 square feet per sign face side.
3. Quantity. Up to three community event signs are allowed on a property at any given time, with up to four events per calendar year per business.
4. Location. Community event signs shall not be located in any sight distance triangle. Community event signs may be allowed off-site and/or within a right-of-way, with prior written approval from the subject property owner where the sign will be placed, if applicable, and the City.
5. Duration. Community event signs shall not be erected more than 30 days prior to the subject event and shall be removed within seven days following the subject event.

B. Display items.

1. Type. Display items may be planar or nonplanar.
2. Size. The linear frontage of the display item shall not exceed 10 percent of the primary street frontage. In the case of a multi-tenant building or center, the linear frontage of all display items for all businesses shall not exceed 20 percent of the primary street frontage, with each business having its proportionate share of linear display item frontage based on each business's primary building frontage.
3. Quantity. One on-site display item, as defined herein, per business is allowed.
4. Location. No display item shall be located in any right-of-way or in any sight distance triangle or within required landscape areas. Typically, display items are placed in parking areas unless a display area is provided.
5. Duration. Display items shall not be displayed in areas not intended for their long term-storage, such as parking areas, except during hours the subject business is open.

C. Grand opening event signs.

1. Type. Grand opening event signs shall be planar in type, with the exception of pennants which are linear in type.
2. Size. The maximum size of the sign shall be 20 square feet per sign face. The maximum length of all pennants shall be 300 feet.
3. Quantity. One sign and up to three strings of pennants per grand opening is allowed.
4. Location. The sign and pennants shall be located on-site. The sign shall be attached to a permanent structure; the pennants shall be attached to a permanent structure or fence.
5. Duration. The sign and pennants shall not be displayed for more than a total of 45 consecutive days.

D. Inflatable signs.

1. Size. The total area of an inflatable sign, as measured in accordance with this chapter, shall not exceed 300 square feet, 30 feet in height or 10 feet in width. For a group of balloons or similar grouped items, the height and width of all items together shall constitute the area. The maximum length of a tether or line shall be 50 linear feet. Inflatable signs shall be securely tethered.
2. Quantity. One per business is allowed. A group of balloons shall count as one inflatable sign.
3. Location. Inflatable signs are not permitted in any R (Residential) or RC (Residential-Commercial) zoning districts, except in accordance with this chapter. In no case shall an inflatable sign be permitted in any right-of-way or sight distance triangle or within required landscape areas.
4. Duration. No business shall display inflatable signs more than 30 days per calendar year.

E. Portable signs.

1. Type. Portable signs shall be planar in type.
2. Size. The maximum size of each portable sign shall not exceed six square feet per sign face and the maximum height shall not exceed three feet.
3. Location. Portable signs shall only be placed on private parking areas and not within any sight distance triangle.
4. Duration. No business shall display portable signs more than 30 days per calendar year.
(Ord. 356-05)

19.45.120 Temporary Signs Allowed without a Permit.

The following temporary sign types listed in this subsection shall not require prior approval of a permit by the City. Such signs shall comply with the provisions set forth for each sign type.

A. Banner signs.

1. Type. Banner signs shall be planar in type.
2. Size. The maximum size of banner signs shall be 32 square feet per sign face. Banner signs shall count toward a business's allowable wall sign area.
3. Location. Banner signs shall be located on-site. The entire banner shall be securely attached to the primary building, but not on the roof of any building.
4. Duration. No business shall display banner signs more than 30 days within any three-month period.

B. Coming soon signs.

1. Type. Coming soon signs shall be planar in type.
2. Size. The maximum size of coming soon signs shall be 20 square feet per sign face.
3. Quantity. One sign per building or tenant, as applicable.
4. Location. Coming soon signs shall be located on the future site of the business, not located in the right-of-way or in any sight distance triangle.
5. Duration. Coming soon signs shall be removed within seven days of the subject business's opening. In no event shall a coming soon sign remain on a property for more than six consecutive months.

C. Contractor signs.

1. Type. Contractor signs shall be planar in type.
2. Size. The maximum size of any single contractor sign shall be 20 square feet per sign face for nonresidential property and nine square feet per face for residential property, unless additional signage is required by federal or state law.
3. Quantity. No more than one per entrance into a residential subdivision, or one per driveway for multifamily and nonresidential development, or one per lot, is allowed.
4. Location. All contractor signs must be located on the site where the contractor is performing the work and not in the right-of-way or in any sight distance triangle.
5. Duration. Contractor signs shall be removed within seven days of completion of the contractor's work at the subject property or subdivision.

D. Election signs.

1. Type. Election signs shall be planar in type.
2. Size. The maximum size of any single election sign shall be 32 square feet per sign face in any nonresidential zoning district, or nine square feet per sign face in any residential or residential-commercial zoning district.
3. Location. Election signs shall only be placed on private property and with the prior consent of the property owner and shall not be located in the public right-of-way or in any sight distance triangle.
4. Duration. Election signs shall be removed within seven days following the election to which they pertain.

E. Garage/yard sale signs.

1. Type. Garage sale/yard sale signs shall be planar in type, with the exception of balloons and pennants. Balloons and/or pennants are permitted on-site in addition to the

garage/yard sale sign, provided the balloons and/or pennants are removed within one day following the last day of the sale.

2. Size. Each sign shall not exceed eight square feet per sign face. Directional signs shall not exceed three square feet per sign face. The length of each tether for each balloon shall not exceed 20 feet in length. The combined length of all pennants shall not exceed 100 linear feet.
3. Quantity. One per property where the sale is to be held, plus two off-site directional signs.
4. Location. Garage/yard sale signs shall be located in accordance with Section 5.16.060 of the Evans Municipal Code. Balloons and/or pennants must be securely affixed to a permanent structure or fence.
5. Duration. Garage sale signs shall not be displayed earlier than seven days prior to the sale or later than one day following the sale.

F. Holiday decorations. Holiday decorations shall not be located in the public right-of-way (except for City-installed decorations) or in any sight distance triangle.

G. Open house signs.

1. Type. Open house signs shall be planar or sandwich board in type, with the exception of balloons and pennants. Balloons and/or pennants are permitted on-site in addition to the open house sign, provided the balloons and/or pennants are removed daily when the unit is not open for public showing.
2. Size. Each sign shall not exceed eight square feet per sign face, with a maximum of two sign faces. Directional signs shall not exceed three square feet per sign face. The length of each tether for each balloon shall not exceed 20 feet in length. The combined length of all pennants shall not exceed 100 linear feet.
3. Quantity. Each open house shall be allowed only one open house sign on the subject property, plus two off-site directional signs.
4. Location. Open house signs shall be located on the subject property. Two additional, freestanding directional signs may be located off-site on private property with the property owner's consent as long as no more than two such signs are on any one property. Open house signs shall not be located on public right-of-way or within sight distance triangles. Balloons and/or pennants must be securely affixed to a permanent structure or fence.
5. Duration. Open house signs shall only be displayed during the time the subject property is open to the public.

H. Real estate signs.

1. Type. Real estate signs shall be planar in type and non-illuminated. Inflatable signs and pennants are not allowed.
2. Size.
 - a. For single-family and two-family residentially zoned properties, or properties located within a residential-commercial zoning district, each sign face shall not exceed eight square feet and six feet in height.
 - b. The foregoing notwithstanding, each subdivision containing single-family and/or two-family residentially zoned properties shall be allowed one freestanding sign not to exceed 32 square feet per sign face and eight feet in height per arterial or collector roadway that abuts the subdivision for the purpose of advertising multiple lots or homes within the

subdivision. Such signs shall be removed upon issuance of the last certificate of occupancy for the subdivision or upon the sale of the last unit for condominiums.

- c. For property zoned multifamily, commercial, or industrial, each sign shall not exceed 32 square feet per sign face and eight feet in height.
3. Quantity. A maximum of one real estate sign per street frontage is allowed per property or building.
4. Location. A real estate sign may be placed on the offered building or unit, on an on-site fence facing the right-of-way, or may be an on-site freestanding sign. Real estate signs shall not be located on public right-of-way or within sight distance triangles.
5. Duration. A real estate sign may be displayed for the time the subject property is offered for sale or for lease and for seven days following such sale or lease. In the event more than one unit is for lease or for sale, a real estate sign may continue to be displayed as long as it is properly maintained.

I. Special signs.

1. Type. Special signs shall be planar in type.
2. Size. The maximum size of special signs shall be 20 square feet per sign face.
3. Quantity. No business shall display more than one special sign at any given time.
4. Location. The sign shall be located on-site and attached to a permanent structure, not located in the right-of-way or in any sight distance triangle.
5. Duration. No business shall display special signs more than 30 days within any three-month period.
(Ord. 356-05)

19.45.130 Design and Construction.

Design and Construction. The design and construction of signs in all zoning districts are subject to the following requirements:

A. Design.

1. Signs and sign structures shall be designed and constructed to resist wind and seismic forces as specified in this section. Bracing systems shall be designed and constructed to transfer lateral forces to the foundations. For signs supported on buildings, the dead and lateral loads shall be transmitted to the ground in a manner so as to avoid over stressing the elements of the structural frame. The overturning moment produced by lateral forces shall not exceed two thirds of the dead-load resisting moment. Uplift due to overturning shall be resisted by proper anchorage to the ground or to the structural frame of the building. The weight of earth superimposed over footings may be used in determining the dead-load resisting moment. Such earth shall be carefully placed and thoroughly compacted.
2. Wind Loads. Signs and sign structures shall be designed and constructed to resist wind forces as specified in Chapter 16 of the Building Code, as amended.
3. Seismic Loads. Signs and sign structures shall be designed and constructed to resist seismic forces as specified in Chapter 16 of the Building Code, as amended.
4. Combined Loads. Wind and seismic loads need not be combined in the design of signs or sign structures; only the loading producing the larger stress need be used. Vertical design loads, except roof live loads, shall be assumed to be acting simultaneously with wind or seismic loads.
5. Allowable Stresses. The design of wood, concrete, steel or aluminum members shall conform to the requirements of Chapters 19, 20, 21 and 22 of the Building Code, as

amended. Loads, both vertical and horizontal, exerted on the soil shall not produce stresses exceeding those specified in Chapter 18 of the Building Code, as amended. The working stresses of wire rope and its fastenings shall not exceed 25 percent of the ultimate strength of the rope or fasteners. Working stresses for wind or seismic loads combined with dead loads may be increased as specified in Chapters 16 and 18 of the Building Code, as amended.

B. Construction.

1. General. Supports for signs or sign structures shall be placed in or upon private property and shall be securely built, constructed and erected in conformance with the requirements of this code.
2. Materials. Materials utilized for signs and sign structures shall be of the quality and grade as specified for buildings in the Building Code. In signs and sign structures the materials and details of construction shall, in the absence of specified requirements, conform with the following:
 - a. Secondary members in contact with or directly supporting the display surface may be formed of light gauge steel, provided such members are designed in accordance with the specifications of the design of cold-formed steel as specified in the International Building Code and, in addition, shall be galvanized. Secondary members, when formed integrally with the display surface, shall be not less than 0.024 inch thick. When not formed integrally with the display surface, the minimum thickness of hot rolled steel members furnishing structural support for signs shall be one-quarter inch, except that, if galvanized, such members shall be not less than one-eighth inch thick. Steel pipes shall conform to the International Building Code. Steel members may be connected with not less than one galvanized bolt, provided the connection is adequate to transfer the load to supporting members.
 - b. Anchors and supports of wood embedded in the soil, or within six inches of the soil, shall be all heartwood of a durable species or shall be pressure treated with an approved preservative. Such members shall be marked or branded by an approved agency.
3. Restrictions on Combustible Materials. Freestanding or ground signs may be constructed of any material meeting the requirements of this code. All other signs shall be constructed of noncombustible materials, except that nonelectric wall signs may be constructed of unprotected combustible materials on walls permitted to be of unprotected combustible construction. Combustible materials other than approved plastics shall not be used in the construction of electric signs.
4. Nonstructural Trim. Nonstructural trim and portable display surfaces may be of wood, metal, approved plastics or a combination thereof.
5. Anchorage. Members supporting unbraced signs shall be so proportioned that the bearing loads imposed on the soil in either the horizontal or vertical directions, shall not exceed the safe values. Braced ground signs shall be anchored to resist specified wind or seismic load acting in any direction. Anchors and supports shall be designed for safe bearing loads on the soil and for an effective resistance to pullout amounting to a force 25 percent greater than the required resistance to overturning. Anchors and supports shall penetrate to a depth below ground greater than that of the frost line. Portable ground signs supported by frames or posts rigidly attached to the base shall be proportioned so that the weight and size of the base will be adequate to resist the wind loads specified in this chapter. Signs attached to masonry, concrete or steel shall be safely and securely fastened by means of metal anchors, bolts or approved expansion screws of sufficient size and

anchorage to safely support the loads applied. Wooden blocks or plugs or anchors with wood used in connection with screws or nails shall not be considered to provide anchorage, except for signs attached to wood framing. The anchorage or support of a sign shall not be connected to, or supported by, an unbraced parapet wall, unless the wall is designed in accordance with the requirements for parapet walls specified for seismic zones in the Building Code.

6. Display Surfaces. Display surfaces of signs may be made of metal, glass or approved plastics. Glass thickness and area limitations shall be as set forth in the following table:

TABLE FOR SIZE, THICKNESS AND TYPE OF GLASS PANELS IN SIGNS

MAXIMUM SIZE OF EXPOSED GLASS PANEL		MINIMUM THICKNESS OF GLASS (In Inches)	TYPE OF GLASS
ANY DIMENSION (In Inches)	AREA (In Square Inches)		
30	500	1/8	Plain, Plate or Wired Plain, Plate or Wired Plain, Plate or Wired Wired Glass
45	700	3/16	
144	3,600	1/4	
Over 144	Over 3,600	1/4	

Sections of approved plastics on wall signs shall not exceed 125 square feet in area. Sections of approved plastics on wall signs shall be separated three feet laterally and six feet vertically by required exterior wall construction.

EXCEPTION: Sections of approved plastics on signs other than wall signs may not be required to be separated if approved by the building official.

7. Approved Plastics. Substantiating data shall be submitted to the building official to justify the proposed use of plastic materials. If it is determined that the evidence submitted is satisfactory for the use intended, the use may be approved.

C. Projection Clearance.

1. General. Signs shall conform to the clearance and projection requirements of this section.
2. Clearance from High Voltage Power Lines. Signs shall be located not less than six feet horizontally or 12 feet vertically from overhead electrical conductors which are energized in excess of 750 volts. The term “overhead conductors” as used in this section means an electrical conductor, either bare or insulated, installed above the ground, except when conductors are enclosed in iron pipe or other approved material covering of equal strength.
3. Clearance from Fire Escapes, Exits or Standpipes. Signs or sign structures shall not be erected in such a manner that a portion of their surface or supports will interfere with the free use of any fire escape, exit or standpipe.
4. Obstruction of Openings. Signs shall not obstruct openings to the extent that light or ventilation is reduced to a point below that required by the International Building Code. Signs erected within five feet of an exterior wall in which there are openings within the area of the sign shall be constructed of noncombustible material or approved plastics.
5. Projection over Public Rights-of-Way and Alleys. Signs or sign structures shall not project into public rights-of-way or alleys.

6. Clearance from Streets. Signs shall not project within two feet of the curb line.
7. Clearance above Driveways, Parking Lots and Pedestrian Ways.
 - a. Signs shall not project over driveways, parking lots or similar areas of vehicular travel below a height of 14 feet above grade.
 - b. Signs shall not project over pedestrian ways below a height of eight feet above grade.

D. Electric Signs.

1. General. Electric signs shall be constructed of noncombustible material, except as provided in this section.
 - a. The enclosed shell of electric signs shall be watertight, except that service holes fitted with covers shall provide access into each compartment of the sign.
 - b. Installation. Electrical signs and equipment used in connection with such signs shall be installed in accordance with local ordinances regulating electrical installations and the electrical components used shall bear the label of an approved agency.
 - c. Erector's Name. Electric signs shall have the name of the sign erector and date of erection included on the surface of the sign. The name and date shall be of sufficient size and contrast to be readable from a reasonable distance.
(Ord. 356-05)

19.45.140 Variance.

A variance to sign height, setback, sign area, or the number of permitted signs may be requested in accordance with Chapter 19.58 – Variances – of the Evans Municipal Code. (Ord. 356-05)

19.45.150 Maintenance.

All signs shall be maintained in good structural and visually attractive condition at all times and kept neatly painted, including all structural supports and metal trim. Components of signs which are made of rust resistive materials need not be painted; however, such components must be maintained in good condition. (Ord. 356-05)

19.45.160 Violation.

A. Serving of notice. Notices of violation of this chapter shall be sent by first class mail, postage prepaid, to the address of the record owner of the real estate and/or person in possession, control or ownership of the property in question, or personally served upon such individual by the City. Failure to comply with a notice of violation may result in a summons to appear in Municipal Court. If the sign in violation is located on public right-of-way, the City may remove and dispose of such sign without notice.

B. Penalty and removal. Every conviction of violation of any provision of this chapter shall be punishable as provided in Chapter 1.16 of the Evans Municipal Code, as amended. In addition, the Court may order the defendant to remove any sign found to be in violation of any part of this chapter, and if the defendant fails to do so, the City may remove such sign and send notice to the defendant to pay the City's cost of removal. Should payment not be made within 30 days of such notice, the City may assess the amount of the cost of removal, plus 10 percent to defray the cost of collection as provided by state law, to the property on which the sign is located and file a lien against the property; such lien to have priority over all liens except general taxes and prior special assessments and to be placed upon the tax list for the current year to be collected in the same manner as taxes are collected. The City may file such lien at any time after said 30 days. It shall be unlawful for any person to interfere with, hinder, or refuse to allow such person or persons to enter upon private property for the purpose of removing a sign under provisions of this chapter.

C. Enforcement authority. The administrative authority is authorized and directed to administer and enforce all of the provisions of this chapter.

D. Right of entry on property. Upon presentation of proper credentials, the administrative authority or agents of the City may enter upon any property, vacant lots, or premises in the City to perform any duty imposed by this chapter. (Ord. 356-05: Ord. 015-00)



City of Evans 2011 Official Zoning Map

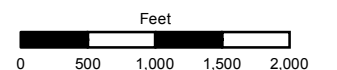
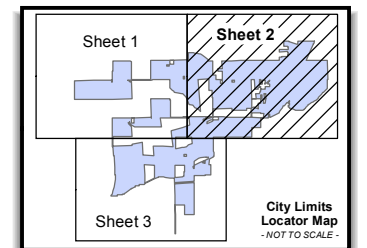
Sheet 2 of 3

April 5, 2011

Zoning Classification

- AG, Agricultural
- C-1, Commercial Low Intensity District
- C-2, Commercial Medium Intensity District
- C-3, Commercial High Intensity District
- I-1, Light Industrial District
- I-2, Medium Industrial District
- I-3, Heavy Industrial District
- PUD, Planned Unit Development
- RC, Residential Commercial District
- R-1E, Single-family Estate Residential District
- R-1, Single-family Residential District
- R-2, Two-family Residential District
- R-3, Multifamily Residential District
- RMFH, Residential Manufactured Housing District
- RMH, Residential Mobile Home District

-  Railroads
-  Highways
-  City Limits
-  Parcels/Mobile Home Spaces



DISCLAIMER: This map was designed and intended for City of Evans use only; it is not guaranteed to survey accuracy. This map is based on the best information available on the date shown on this map. The City of Evans makes no warranties or guarantees, either expressed or implied, as to the completeness, accuracy or correctness of this map, nor accepts any liability arising from any incorrect, incomplete, or misleading information contained therein. Any reproduction or sale of this map, or portions thereof, is prohibited without the express written authorization by the City of Evans.

DATA SOURCES: City of Evans GIS, Weld County GIS, City of Greeley GIS

