



COLFAX MAINSTREET OVERLAY DISTRICT

Ordinance No. 2005-09
Effective Date: April 30, 2005

City of Aurora

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DIVISION 6. COLFAX MAINSTREET OVERLAY DISTRICT

Sec. 146-850. Purpose.

The purpose of the district is to encourage economic development and investment within its borders; and to help improve the appearance and convenience of use of the district for residents, shoppers, and visitors.

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-851. District Boundaries and Division of the District into Sub-Districts.

The Colfax Mainstreet Overlay District shall mean the area as bounded by the solid perimeter line on the map entitled "Colfax Mainstreet Overlay District" as shown in figure 8.8. The district shall be divided into two sub-areas as indicated by the dotted line on the same map. The map area to the west of the dotted line shall be known as the "Pedestrian Sub-District" and the map area to the east of the dotted line shall be known as the "Roadside Sub-District."

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-852. Applicability of Regulations.

- (A) *Existing Land Uses.* Nothing in these district regulations shall require a change of a lawfully existing land use. The existing and future land uses of all lots in the district shall be governed by the regulations of the underlying zone in which the uses are located.
- (B) *Existing Residential Uses.* Freestanding residential uses (that is residential uses not contained within buildings also containing non-residential uses) located within the district shall be exempt from the design requirements of this district, except that freestanding residential uses constructed after the adoption of this ordinance shall follow the district's requirements for setbacks, exterior building materials and colors, landscaping, streetscape improvements and parking lot frontage. For the purposes of this provision, hotels, motels, assisted living facilities, and residential treatment centers shall not be considered exempt residential uses; nor shall mixed-use buildings which include a residential component be exempt.
- (C) *Existing Property Where no Changes are Made or Proposed.* With the exception of temporary window signs, nothing contained in these district regulations shall require any change or alteration to lawfully constructed buildings, structures, landscaping, signage, parking lots or other site plan elements in existence at the time this ordinance is adopted. Changes made or proposed after the adoption of the ordinance or required as a result of code violations, however, shall be subject to all district regulations. All temporary window signs in existence at the time of the enactment of this district may continue in use for a period of 90 days, after which time they shall expire and be removed. Thereafter, all new temporary window signs shall conform to district regulations.
- (D) *New Construction and Changes to Existing Development.* Except as described in Sec. 146-852(B) above, any new exterior construction or landscaping, or any exterior changes to existing development including changes to building facades, paint colors, signage,

streetscape, landscaping, public rights-of-way, parking areas, drives, or other site plan changes shall meet the design requirements of this section subject to the following provisions:

1. *Touch Rule.* In the case of existing development, only the items or site plan features changed or proposed to be changed need conform to the district design standards. Those items or features left untouched do not need to conform except where property changes include a net increase in building area of 2,000 square feet or more. In such a case the entire existing site shall be brought into conformance with district requirements to the maximum extent feasible and practical.
 2. *Exemption for Existing Physical Conditions.* Where existing physical conditions such as lot size, lot configuration, location of existing utilities and easements, or other existing physical obstructions make the full implementation of district standards infeasible or impractical, the director of planning may administratively waive or modify such requirements.
 3. *Exemption for Routine Repairs and Maintenance.* Routine exterior maintenance and repairs for items including roofing, replacement of broken glass, replacement of dead landscaping, parking lot re-striping and resurfacing, or touch-up painting totaling less than 25 square feet shall not be considered to be property changes and do not have to conform to district design standards. Repainting a total area of 25 square feet or more shall always trigger conformance to district paint color requirements. Changing the wording on an existing permanent sign or the sign's removal and replacement shall be considered a change triggering conformance to district sign standards.
- (E) *Coordination With Other Code Requirements.* Unless specifically modified by district standards, all other city ordinance requirements and policies shall still apply within the district.

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-853. Administration and Enforcement.

- (A) Administration of district requirements shall be by means of an application and approval process administered by the planning department. An approved permit or other planning department approval method shall be a prerequisite for any new construction or changes to existing property governed by district regulations, including repainting and the installation of temporary window signs and banners.
- (B) *Procedures for Permit Approval.* Prior to filing an application, applicants shall meet with a planning department representative to determine the proper type of application form required. Proposed changes requiring a development application form, minor amendment form, mylar change form, sign permit, or fence permit, shall follow the procedures and review times established for those approvals. Applications requiring only a district painting permit or temporary sign permit shall be processed within two business days, assuming the applications are complete and properly filed.

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-854. Special Definitions.

The following words or phrases used in district regulations shall have the following meanings:

- (A) *Accent Color* shall mean the natural or applied color comprising between 5% and 10% of a building's net facade area.
- (B) *Feature Color* shall mean the natural or applied color comprising between 10% and 20% of a building's net facade area.
- (C) *Predominant Color* shall mean the natural or applied color comprising at least 75% of a building's net facade area.
- (D) *Net Facade Area* shall mean the total area of a building's exterior walls exposed to view, less the total area of its window and doors areas.
- (E) *Faux Window* shall mean an opaque wall area design to mimic the appearance of a traditional window set into a masonry wall.
- (F) *Canopy Sign* shall mean a sign composed of individual freestanding letters attached to a canopy, portico, or marquee projecting outward from a building entrance. See Figure 8.11.
- (G) *Projecting Sign* shall mean a sign with one or more faces projecting in a perpendicular fashion away from the face of the building to which it is suspended or otherwise attached as illustrated in Figure 8.9. Such signs are sometimes referred to as a "hanging", suspended", or "blade signs".
- (H) *Grand Projecting Sign* shall mean a type of projecting sign that can extend above a buildings cornice line and has special location and size specifications as illustrated in Figure 8.10. The base of a grand projecting sign may consist of a canopy sign.
- (I) *Sidewalk Sign* shall mean an unanchored, self-supporting, temporary sign placed on the sidewalk fronting the business which it advertises. Such a sign shall not exceed three feet in width and four feet in height and be subject to location requirements.
- (J) *Predominant Wall Material* shall mean the exterior wall material comprising at least 90% of a building's net facade area.
- (K) *Accent Wall Material* shall mean the exterior wall material or materials comprising a total of 10% or less of a building's net facade area.

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-855. Urban Design and Landscaping Standards.

The design of all new construction and changes in existing development regulated by this district shall conform to the urban design and landscape standards in Table 8.3 below.

Table 8.3 Colfax Mainstreet Urban Design and Landscape Standards				
A. Item		B. Pedestrian Sub-District		C. Roadside Sub-District
1.	Building Setbacks Along Colfax Ave.	New Buildings & Building Additions	A building line shall be set at no more or less than 15 feet back from Colfax as measured from the predominant adjacent curb line. Building faces may step back from the building line to accommodate recessed entries, arcades, and outdoor cafes, but in such cases the building line frontage shall be maintained through the use of low walls and low wrought iron fences.	Buildings shall not intrude into the landscape buffer required by Chapter 146, Article 14 and Aurora street standards.
2.		Existing Buildings	Existing setbacks may remain. Where existing buildings are set back more than 15 feet, the installation of new low walls and wrought iron fences to mark the fifteen-foot setback is highly encouraged.	Existing setbacks may remain.
3.	Building Setbacks Along Side Streets	New Buildings & Building Additions	A building line shall be set at no more or less than ten feet back from the adjacent street as measured from the predominant street curb line. Building faces may step back from the building line to accommodate recessed entries, arcades, and outdoor cafes, but in such cases the building line frontage shall be maintained through the use of low walls and low wrought iron fences.	Building shall not intrude into the landscape buffer required by Chapter 146, Article 14 and Aurora street standards.
4.		Existing buildings	Existing setbacks may remain. Where existing buildings are set back more than ten feet, the installation of new low walls and wrought iron fences to mark the ten-foot setback is highly encouraged.	Existing setbacks may remain.

Table 8.3 Colfax Mainstreet Urban Design and Landscape Standards

A. Item		B. Pedestrian Sub-District	C. Roadside Sub-District
5.	Streetscapes Along Colfax Ave.	New buildings & building additions	A full attached sidewalk from curb to building setback shall contain special paving strips and street trees. Install planters as space may allow. Plant street trees in irrigated tree pits at the rate of at least one tree for each 30 lineal feet of frontage. Install a five-foot wide strip of unit pavers along the curb edge.
6.		Existing buildings	A full attached sidewalk from curb to building setback shall contain special paving strips and street trees. Install planters as current setbacks may allow. Plant street trees in irrigated tree pits at the rate of at least one tree for each 30 lineal feet of frontage where sidewalks are at least 9 feet in width.
7.	Streetscapes Along Side Streets	New Buildings & Building Additions	A full attached sidewalk from curb to building setback shall contain special paving strips. Plant street trees in irrigated tree pits at the rate of at least one tree for each 30 lineal feet of frontage.
8.		Existing Buildings	Provide a full attached sidewalk from curb up to existing building setback, but not to exceed ten feet in width. Plant street trees in irrigated tree pits at the rate of at least one tree for each 30 lineal feet of frontage where sidewalks are at least nine feet in width. Where existing setbacks are greater than ten feet, provide landscaping or patio areas between the back of the sidewalk and the existing building.

Table 8.3 Colfax Mainstreet Urban Design and Landscape Standards

A. Item		B. Pedestrian Sub-District	C. Roadside Sub-District	
9.	Unobstructed Pedestrian Pathway Along Colfax Avenue Frontage	New Buildings & Building Additions	There shall be a continuous and unobstructed pedestrian pathway of at least six feet, along the full Colfax frontage of the property. The area shall be free of stoops, steps, signs, planters, street furniture, newspaper kiosks, utility boxes and all similar obstructions. A note to this effect shall be added to site plans.	As per any existing city code requirements.
10.		Existing Buildings	To the maximum extent allowable by existing fixed conditions, site plans shall meet the same unobstructed pedestrian pathway design and note requirements as for new construction.	As per any existing city code requirements.
11.	Parking Lot Edges Along Colfax	New Buildings & Building Additions	Parking lot frontages shall not be allowed, except that driveways accessing parking areas in the rear of building are allowed along Colfax if permitted by C.D.O.T.	Parking lot frontages shall be limited to no more that 50% of the total lot frontage.
12.		Existing Buildings	No new parking lot frontage shall be allowed. Existing lots shall be screened with a low brick wall or continuous low hedge.	No new parking lot frontage shall be allowed if the addition would create a total parking lot frontage in excess of 50% of the frontage. Existing lots shall be screened with a low brick wall or continuous low hedge.

Table 8.3 Colfax Mainstreet Urban Design and Landscape Standards			
A. Item		B. Pedestrian Sub-District	C. Roadside Sub-District
13.	Curb Cuts	New Buildings & Building Additions	Existing multiple curb cuts shall be consolidated and cross-access easements granted wherever allowed by abutting owners.
14.		Existing Buildings	To the maximum extent allowable by existing fixed conditions, the requirements for new buildings and additions shall apply.
	Light Fixtures		Where new street lights or pedestrian style light fixtures on public or private property are proposed, their design and color shall be consistent with city standards adopted for the district. In the Pedestrian Sub-district, streetlight fixtures shall incorporate hanging devices for community event banners and plant containers.
	Street Furniture and Public Fixtures		<p>Street furniture (benches, bus stops, trash receptacles, informational kiosks, newspaper stands) may be selected and installed by the city, or developer. All street furniture fronting Colfax Avenue will be coordinated in a style and color to be established by the city.</p> <p>Individual landowners may be required to provide an area within their development or redevelopment to accommodate a bench, trash receptacle or other amenities. Where provided, all outdoor plaza furniture will be similar to the approved street furniture style.</p>
	Landscape Planter Boxes and Walls, Containers, and Curbing & Edging		<p>Landscape containers shall be of a design and color similar to the design standards to be selected by the city. All landscape containers shall be concrete, stone or fired clay pottery, and shall be placed on-grade or on low landscape walls.</p> <p>In the Pedestrian Sub-district, hanging plant containers may be utilized along with street or pedestrian lighting fixtures if coordinated with the North Aurora Business Association.</p>

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-856. Architectural Design Standards.

- (A) *In General.* No particular architectural style is required in the district, but all new buildings and building renovations should be compatible with the general architectural designs exhibited by buildings in the district built prior to the 1960's. In general these buildings featured a clear base, middle, and top cornice treatment without pitched or mansard roof structures, and they included extensive areas of display windows along street frontages. They often featured horizontal trim bands, awnings, marquees, canopies, and imaginative sign designs. The use of highly reflective or glare producing glass with a reflectance factor of .25 or higher is prohibited on all facades. Such prohibition shall apply regardless of whether the glass is used in window or spandrel areas. Translucent internally lit awnings are not allowed.

- (B) *Special Design Standards for Buildings and Building Additions in the Pedestrian Sub-District.* In the pedestrian sub-district, at least 40% of the total area of all elevations facing streets or plaza areas shall contain windows. On elevations other than those facing Colfax, such window areas may be "faux" windows, where no alternatives exist, but in no case shall building alterations be made which reduce the total transparent window area on an existing facade. "Faux" windows must contain a recessed glass surface or other surface that will mimic the appearance of a window. If glass is used, it does not have to be transparent and may be backed by a solid wall. Colfax window areas shall provide a clear view of interiors with no obstructions such as the back of display cabinets located within four feet of the window surface. Window displays of actual products for sale in a business shall not be considered obstructions, as long as they are arranged so as to provide a clear view of the interior. All faux and real window openings shall be set recessed at least six inches into surrounding walls and shall feature prominent windowsills. Other than on storefront areas, glass curtain wall designs are prohibited.

All facades facing Colfax shall contain at least one prominently placed pedestrian entrance. Mansard roofs shall not be allowed, and main roofs facing Colfax shall be of a flat or curved design. Corner buildings should place at least one entrance on a diagonal location at the corner whenever feasible. Facades facing Colfax shall have a minimum parapet height of at least 19 feet and shall be high enough to screen any mechanical equipment that would otherwise be visible.

- (C) *Exterior Building Material Standards for each Sub-District.*

1. *Roadside Sub-District Standards.* All new buildings and building additions shall comply with the following: Pre-fabricated metal buildings shall not be allowed. All stucco-sided buildings shall have a perimeter base of brick or concrete masonry averaging at least two feet in height on all sides. Wood panels shall not be allowed as a siding material except as decorative trim, nor shall horizontal lap siding of any kind be used on facades facing Colfax or streets running off of Colfax. In the case of renovations to existing buildings, the design shall follow the requirements for new construction wherever possible.
2. *Pedestrian Sub-District.*
 - a. *In the Case of New Buildings and Building Additions.* In addition to the prohibited materials listed for the roadside district, new construction in the pedestrian sub-district shall conform to the following requirements: The net wall areas of facades facing Colfax and side street running off of Colfax shall be faced with at least 75% unpainted brick or a combination of 75% unpainted brick and smooth-face stone. Exceptions to this requirement may be made when adding an addition on to an existing non-brick building.
 - b. *In the Case of Renovations of Existing Buildings.* In addition to the prohibited items listed for new construction in the roadside district, the following requirements shall apply: Existing brick and stone shall not be painted, unless the brick has been previously painted or has deteriorated or been damaged to the point where it cannot be reconditioned. Restoration and removal of paint from existing painted brick walls is encouraged wherever economically feasible. Wherever existing

conditions permit, renovation shall follow the requirements for new construction. For example, when a new veneer is added to an existing facade, the materials and designs used in the resurfaced areas shall follow the new construction requirements.

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-857. Color Palette Requirements.

- (A) All new structures or the repainting of existing structures shall feature a three-color design scheme, consisting of a predominant color, a feature color, and an accent color. All proposed color schemes shall match exactly one of the Colfax Overlay District color schemes on file in the planning department. All buildings shall be further restricted to the color schemes assigned to the sub-districts in which they are located. Re-painting projects not part of a site plan or site plan amendment application shall require a district painting permit prior to the start of work.
- (B) Where brick is the predominant material, the natural brick color will be considered the predominant color. Only traditional brick colors including reds, tans, grays, and earth tones shall be allowed as predominant colors. Glazed bricks shall not be used as predominant colors.
- (C) The predominant color shall comprise at least 75% of the net facade area of the building in question. The feature color shall comprise between ten and 20 percent of the net facade area, and the accent colors shall comprise between five and ten percent. To avoid monotony, planning department staff will work with individual applicants to ensure that a variety of color schemes are chosen within all sections of the district. Except for touch-up painting, all repainting shall require a planning department permit.

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-858. Sign Standards.

- (A) *In General.* Unless specific special district regulations apply, all signs shall comply with the sign requirements of Chapter 146, Article 16 including restrictions on animated and flashing signs. Where district regulations conflict with the requirements of Article 16, the district regulations shall govern. Different district sign regulations shall apply to the pedestrian and roadside sub-districts. The total of a sign area shall be the sum area of all its sign faces.
- (B) *Sign Lettering.* Except for projecting signs, all sign text shall consist of three-dimensional individual letters of a material distinctive from the background to which it is attached. Cabinet type signs are not allowed.
- (C) *Sign Lighting.* If a sign is to be internally illuminated, each sign letter shall be individually illuminated or "back-lit" from a shielded internal source. Signs with letters applied to an internally lit sign face or translucent internally lit awning shall not be allowed. Neon of any color on lettering and logos or neon accents are allowed. Wall, window awning and projecting signs with opaque style lettering may be externally illuminated from adjacent

downcast architectural lighting fixtures. Canopy signs may be "up-lighted" or "halo-lighted" if the light source is not open to the sky or visible from the ground. LED (light emitting diode) lighting shall not be allowed for sign illumination.

(D) *Special Sign Regulations for the Pedestrian Sub-District.*

1. The following types of signs shall be permitted: Wall signs, permanent window signs, temporary window signs, projecting signs, grand projecting signs, canopy signs, awning signs and sidewalk signs. Monument signs are not allowed in the pedestrian sub-district unless granted an administrative waiver by the director of planning based on the criteria listed in subsection (D)3 below.

2. Individual tenants are permitted to have:

- Either a canopy or wall sign (but not both), plus
- Permanent window signage subject to coverage restrictions, plus
- Temporary window signage subject to coverage restrictions, plus
- Window awning signage subject to location and size restrictions, plus
- A projecting sign.
- One sidewalk sign subject to location and size restricts.

Qualifying buildings may also have a single grand projecting sign.

3. *Monument Signs.* Because buildings in the pedestrian sub-district generally front directly on adjacent sidewalks, monument signs are not allowed in the sub-district unless granted an administrative waiver by the director of planning. A waiver may only be granted if the proposed monument sign meets all the following design criteria:

- There is sufficient plaza or other landscaped area outside of required rights-of-way on the applicants property to accommodate the sign; and
- The sign is designed with a solid base composed of brick or stone matching the materials on its associated building; and
- The height of the sign does not exceed eight feet; and
- The sign complies with all other monument sign requirements as found in Chapter 146, Article 16.

4. *Wall Signs.* One building mounted wall sign is allowed per tenant per building street frontage. Up to 30 square feet of total sign face area is allowed per street frontage, except that a single-tenant building with a street frontage in excess of 60 feet may have a sign area bonus equal to one-half a square foot for every foot of frontage up to a total maximum sign area per frontage of 60 square feet. An additional alley sign is allowed at total sign face area of ten square feet.

5. *Permanent Window Signs.* Within each individual window pane area on a building, the total area of permanent window signage or any combination of permanent and temporary window signage shall not exceed more than 25% of the area of the window pane. Window sign lettering may not be in a freehand style. Window lettering color shall be limited to black or white. Lettering may be trimmed with black, white or accent colors, but the trim shall not exceed 30% of the total individual letter thickness. Window signs shall not be internally lit, except that neon window signs are allowed. Permanent interior signs and graphics placed within four feet of an exterior window shall be considered window signs. No window signs shall be placed in "faux" windows.
6. *Temporary Window Signs.* Temporary window signs and graphics shall be allowed for each business to advertise sales promotions or other events, except that: (1) the placement of such signs and graphics shall not exceed 30 consecutive calendar days per event; (2) such events shall not occur more than four times per year; (3) for each event the area of temporary text and graphics shall not exceed ten percent of each window pane; and (4) for each event, the total area of permanent and temporary signs shall never exceed 25 percent of the window pane on which it is placed. Temporary interior signs and graphics placed within four feet of an exterior window shall be considered temporary window signs. No window signs shall be placed in "faux" windows.
7. *Projecting Signs.* One building mounted projecting sign is allowed per tenant per each street/alley frontage. Such signs may be attached or suspended by a metal bracket or placed beneath a projecting canopy or arcade. The sign face may not exceed 12 square feet per individual sign face, is limited to a maximum projection of four feet including any support structure, and must have a minimum clearance above the adjacent sidewalk of at least ten feet, including any support structure. Projecting signs may also include three-dimensional logos or symbolic objects. A projecting sign may not extend above its facade parapet. Projecting signs may extend over a public right-of-way but shall require a revocable license from the city. The placement of new projecting signs shall not conflict with the location of existing or planned street trees or streetlight fixtures.
8. *Grand Projecting Signs.* A single grand projecting sign is allowed for buildings located at street corners, buildings facing an open public plaza, or buildings occupying at least one-half block. Grand projecting signs shall identify developments, or projects, including building or development names and are not permitted for individual tenants without the permission of the director of planning. Canopy type signage at the base of the grand projecting sign is permitted to identify individual tenants. The canopy signage portion of the grand projecting sign shall not exceed 20 square feet. There is no maximum sign face area for the entire sign, however: (1) It shall not extend more than five feet above roof peak or parapet, (2) it may not extend more than five feet beyond the face of its building, and (3) it shall maintain a minimum of ten feet clear distance from sidewalk to bottom of the sign. Neon accents and letters are allowed. Each grand projecting sign shall be designed to enhance and complement the design of the building to which it is attached and will be subject to design review by the planning department.

9. *Canopy Signs.* One canopy sign is permitted on an individual tenant's canopy. Total sign area shall not exceed 25 square feet, and lettering shall be individual not to exceed 18 inches in height. Individual tenants are not permitted to have both canopy and wall signage. Canopy signage is allowed at the base of grand projecting signs (see below) to advertise a building's or a project's individual tenants.
 10. *Awning Signs.* Window awning signage is allowed only on an awning's vertical front portions, except that graphical logos not exceeding two feet in diameter are allowed on an awning's slanted portion. Window awning signs are permitted over functional or faux windows. All awnings shall be constructed from an opaque fabric material. Lettering height shall be no greater than eight inches. Backlighting of translucent awnings is not permitted. Overhead or sidewalk illumination from architectural downcast fixtures is permitted.
 11. *Sidewalk Signs.* One sidewalk sign may be placed in front of the business that it advertises, but shall be limited in size to three feet in width and four feet in height. Sidewalk signs may only be placed in such a manner as to maintain a clear six-foot wide pathway for pedestrians at all times.
 12. *Community Banners.* Community event and identification banners may be attached to streetlights to identify community events, areas of district significance, or district-wide promotions. Such banners shall require a district permit prior to placement, and the permit shall be referred to the North Aurora Business Association for comment. The materials used on such banners shall not create a hazard to health or safety. Banners may remain in place for extended periods of time but shall be kept in good repair and rotated on a seasonal basis or as may be appropriate to the timing of individual events. Tenant-related graphics and messages shall not be permitted.
 13. *Fabric Signs and Pennants.* Fabric sign and pennants for individual tenants are not allowed in the pedestrian sub-district.
 14. *Signs Within Public Rights-of-Way and Easements.* Projecting signs may be constructed over portions of a public right-of-way or recorded easement, but only to the extent that a revocable license has been secured prior to placement.
 15. *Tenant and Building Addresses.* Address plaques shall be on, above or adjacent to the front entry door of a building or tenant space. Number and letter height shall be four inches. The address shall be in addition to any other number and area sign limitations.
- (E) *Special Sign Regulations for the Roadside Sub-District.*
1. *Wall Signs.* The size, number, and placement of wall signs shall follow the requirements of Chapter 146, Article 16, except that the design and lighting of wall signs shall follow the requirements of the district.
 2. *Permanent and Temporary Window Signs.* All such signs shall follow the regulations stated above for the pedestrian sub-district.

3. *Awning Signs and Canopy Signs.* Such signs shall follow the regulations stated above for the pedestrian sub-district and are in addition to the number and size of signs otherwise allowed by Chapter 146, Article 16.
4. *Projecting and Grand Project Signs.* Such signs are not permitted in the roadside sub-district.
5. *Monument Signs.* Monument signs are allowed in the roadside sub-district. In addition to the monument regulations contained in Chapter 146, Article 16, all monument signs shall be placed on a sign base constructed of materials similar to those in the building they identify. All letters on a monument sign shall be individual and of a distinctive material from the background to which they are attached. Monument sign lighting shall follow the requirements for the entire district.
6. *Fabric Signs and Pennants.* Such signs shall follow the applicable regulations in Chapter 146, Article 16.

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-859. Public Art.

Murals, sculptures and other public works of art are encouraged, especially in the pedestrian sub-district. Artwork funded by the city shall be reviewed by the art in public places commission.

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-860. Prohibition on Security Bars.

The installation of exterior or interior security bars, grates, and similar devices are not allowed on new or existing structures anywhere in the district. Existing security bars and grates may remain until the window structure to which they are attached is replaced or redesigned.

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-861. Awnings.

Translucent internally lit or back-lit awnings are not allowed. Awnings overhanging a public right-of-way or easement shall require a revocable license prior to placement.

(Ord. No. 2005-09, § 3, 3-21-2005)

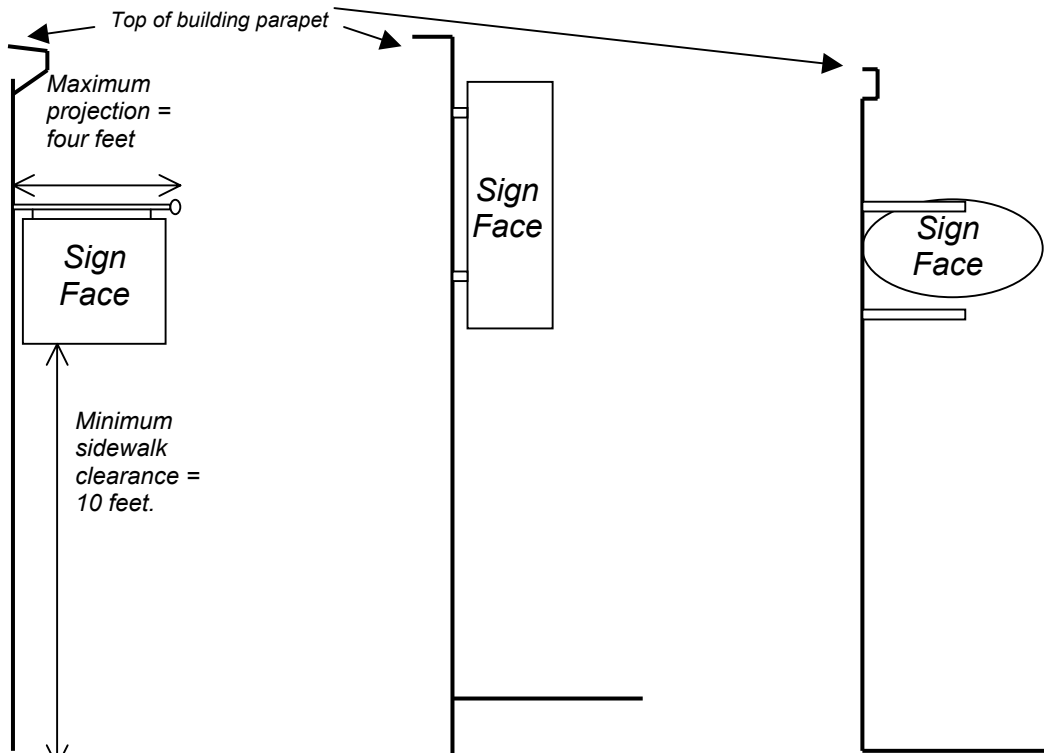
Sec. 146-862. Coordination of street tree locations with signs, awnings, and other building projections.

No sign, awning, or building projection shall be located so as to interfere with the location of any existing or future planned street trees required by the district. Where no street trees exist adjacent to a subject property, permits for signs, awning and building projections shall show future tree locations.

(Ord. No. 2005-09, § 3, 3-21-2005)

Sec. 146-863 – 146-879. Reserved

Figure 8.9: Examples of Projecting Signs



A "projecting sign" means a sign with one or more faces projecting in a perpendicular fashion away from the face of the building to which it is suspended or otherwise attached.



Figure 8.10: Grand Projecting Signs

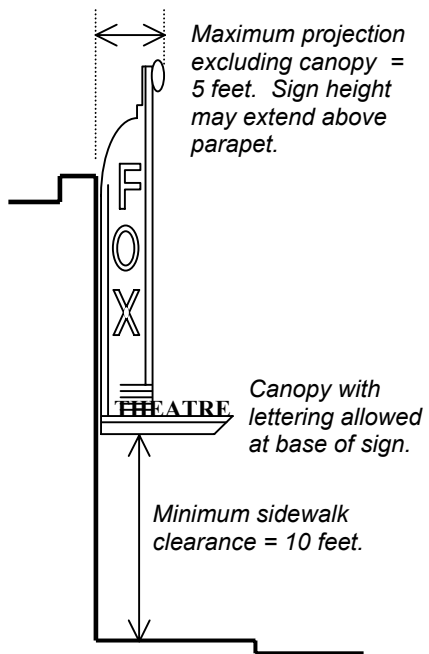


Figure 8.11: Canopy Sign Examples

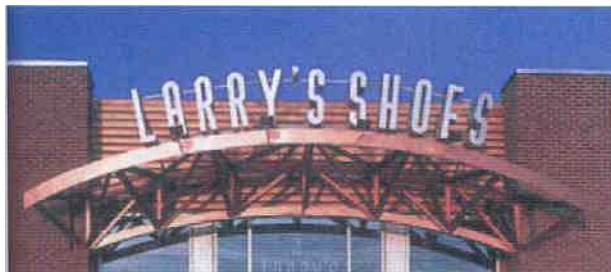


Figure 8.12: Awning Signs and Graphics

Example of awning with graphic symbol. Also note use of projecting sign and shielded awning light fixtures



Example of an awning with lettering on the vertical panel.

