



# Fitzsimons Boundary Area District

Sections 708-712, Article 7, Chapter 146, Aurora Municipal Code  
Includes through Ordinance 2008-35

Revised: October 13, 2008

## *City of Aurora*

Planning Department  
15151 E. Alameda Pkwy  
2nd Floor  
Aurora, CO 80012  
Phone: 303-739-7250  
Fax: 303-739-7268

This document is available on our website at [www.auroragov.org](http://www.auroragov.org):  
Departments>Planning Department>Ordinance & Design Standards>Fitzsimons Boundary Area District

## **DIVISION 2. FITZSIMONS BOUNDARY AREA DISTRICT**

### **Sec. 146-708. Purpose.**

The Fitzsimons Boundary Area Zoning district is intended to include the important redevelopment area surrounding the former Fitzsimons Army Medical Center. It shall include land uses that will support and enhance redevelopment at Fitzsimons and improvements to surrounding neighborhoods.

It is intended to be a mixed-use zone that will link the University of Colorado Health Sciences Center and the area being developed by the Fitzsimons Redevelopment Authority with the surrounding neighborhoods. It shall promote needed services for both the university and the neighborhoods. In addition, it shall provide for activities that will develop a unique identity for the area and enhance the city's tax base. It is intended to include special design approaches that are coordinated with redevelopment at Fitzsimons and surrounding neighborhoods. The boundary area will constitute a primary entrance to the city for visitors from around the world. It is the intention of this ordinance to discourage or remove blighted conditions and to create a unique and special identity for the zoning district.

*(Ord. No. 2001-72, 12-3-2001; Ord. No. 2004-16, § 1, 4-12-2004)*

### **Sec. 146-709. Subareas.**

The zoning district is divided into subareas. The location and purpose of each subarea is as follows:

- (A) Subarea 1. This subarea includes much of the land fronting on Peoria Street and Colfax Avenue. Because of the narrow depth of land parcels in this subarea, smaller scale development and redevelopment is expected. Uses will generally be small businesses serving surrounding neighborhoods with some mix of higher quality residential uses.
- (B) Subarea 2. This subarea is a key community commercial location at the intersection of two arterial streets. It includes smaller parcels of land that will allow master planned mixed uses and retail uses to serve surrounding neighborhoods.
- (C) Subarea 3. This subarea is a key community commercial location at the intersection of two arterial streets. It includes larger parcels of land that will allow master planned mixed uses and shopping centers to serve surrounding neighborhoods.
- (D) Subarea 4. This is a centerpiece site for the district that fronts on the primary entrance to the Fitzsimons site from Colfax Avenue. Because of the relatively great depth of parcels of land from Colfax Avenue and the large area of parcels, it will be a prime location for quality residential development. Some appropriate mix of residential and nonresidential uses can be expected. The size of the parcels will allow quality master planning.
- (E) Subarea 5. This subarea is located adjacent to the interchange of Colfax Avenue and Interstate 225. Therefore, it is the prime entryway location for the zoning district. Commercial uses that take advantage of the interstate location can be expected. Because the subarea is an entryway, high quality design and uses are especially critical. Uses should provide complete, high quality design on both the Colfax frontages and on the sides facing Interstate 225 in order to provide a high quality entryway.

*(Ord. No. 2001-72, 12-3-2001; Ord. No. 2004-16, § 1, 4-12-2004)*

### **Sec. 146-710. Additional Procedures for Approval.**

- (A) Purpose: The city council finds that development pursuant to a master plan will promote the purposes of the district. A master plan is a general plan that describes development and design features on an area of land and approximate locations of buildings, potential uses, streets, and other features. It is intended to ensure that planning of the area is coordinated and comprehensive. It is intended to maximize the potential of the area and to provide for an efficiency of design and circulation on a larger, multi-lot scale. By planning generally where buildings, streets, entrances, walkways, parking and other features will go, before small portions of the land area are developed, well-planned development will occur.

It is not the intention that the master plan, once approved, will remain unchanged. It is expected that site plans for portions of the original parcel will require changes to master plans. It is the intention of this section that every attempt be made to involve all property owners of land in a master planning block in the process of producing a master plan for that block.

City blocks bounded by city streets divide the Fitzsimons Boundary Area district into clearly defined areas. It is intended that city blocks provide the basis for defining master planning blocks.

- (B) In addition to the criteria in section 146-405, the following criteria shall be considered in considering site plans in this district:
1. Removal of blight. Any listed use shall clearly contribute to the removal of blighted conditions in the boundary area.
  2. Multifamily uses. Multiple family residential uses shall provide appropriate amenities, including recreational facilities, pedestrian facilities, unique aesthetic features, and quality design.
  3. Pedestrian system. All listed uses shall have connections to a pedestrian system serving the neighborhood, Fitzsimons, and surrounding areas.
  4. Master plan required for new development. New additions to existing structures of less than 2,000 square feet shall conform to subsection (C) 2. below. New structures or additions greater than 2,000 square feet in the Fitzsimons Boundary Area Zoning district shall be developed in conformance with an approved master plan. The map entitled "Fitzsimons Boundary Area Zoning District Master Planning Blocks" is hereby adopted to establish boundaries for master plans. No site plan for a new use in a new structure shall be approved for any site within the district until a master plan has been approved for the entire master plan block containing the site.
  5. Master plan required for subdivision. Subdivision of land in the Fitzsimons Boundary Area Zoning district shall be consistent with a master plan. No parcel of land in the district shall be subdivided to create smaller parcels of land until a master plan has been approved for the entire master plan block containing the parcel. No plat shall be vacated or amended unless such vacation or amendment is pursuant to an approved master plan.
  6. Master plan for multiple parcels under single ownership. Where abutting parcels of land exist under single ownership as of May 22, 2004, no site plan shall be approved for any portion of such parcels until a master plan that includes all such abutting parcels has been approved.
  7. Site design. Uses in any master planning block shall be provided with design, site layout, and access that is coordinated and consistent throughout the master planning block. Site plans within any master planning block shall generally conform to the master plan approved for that block.
  8. Master plan requirements. The master plan for a master planning block shall address the following:
    - a. A general arrangement of uses, parking areas, infrastructure, drainage, and other features including conceptual building envelopes and public spaces;

- b. Appropriate vehicular and pedestrian circulations systems with shared entryways from streets and shared connections to public sidewalks, parking areas, and uses;
  - c. A plan for visually unifying the development through common architectural themes, design features and materials. Including common design features, materials, and elements for coordinated community design between the various parcels in the master plan.
  - d. Site planning layouts which avoid "strip development" having individual pad sites laid out in linear fashion; by such techniques as clustering pad sites with pedestrian areas around the pad uses.
9. Approval procedure. Required master plans shall be considered for approval in accord with the provisions of section 146-404 of this chapter. This planning process must result in a general master plan for the master planning block that considers the comments and intentions of all landowners within the master planning block. It must be reviewed and approved by the planning department following the procedures prescribed by the director of planning.

(C) Repair, expansion and new construction approval processes.

- 1. Maintenance and repair:
  - A. Improvements included. Improvements in this category shall include:
    - 1. All work on interior improvements that are not visible on a building's exterior; all repair, replacement and upgrades to mechanical equipment on a building's interior or otherwise screened from view; resurfacing of existing roofs;
    - 2. Replacement of deteriorated exterior building surfaces, subject to the exceptions noted below;
    - 3. Minor cosmetic improvements to structures, parking lots, and landscaping subject to the exceptions noted below;
    - 4. Replacement of dead or dying landscaping;
    - 5. Resurfacing of existing deteriorated asphalt surfaces;
    - 6. Re-stripping of parking lots;
    - 7. Addition of miscellaneous individual light fixtures, and very minor landscape improvements such as the addition of potted plants or ten or fewer shrubs.
  - B. Plans: Building permits required as applicable.
  - C. Compliance with Fitzsimons Boundary district standards in section 146-712: Normal maintenance or minor repairs need not conform to the requirements of section 146-712, except for the following:
    - 1. Replacement of 25% or more of a building's total facade area shall not be considered normal maintenance and repair work. Such improvements shall be considered a site modification and shall require

that the entire building's facade open to public view be subject to the applicable design requirements of this section.

2. Replacement of 25% or more of a building's sloping roof area open to view from the ground shall not be considered normal maintenance and repair work. Such improvements shall be considered a site modification and shall be subject to the applicable design requirements of this section.
  3. Exterior painting and the replacement or addition of signs and awnings for any reason shall be considered site modifications and shall be subject to the applicable design requirements of this section.
- D. Plans: Site plan or redevelopment as applicable.
2. Alterations or additions of less than 2,000 square feet to existing buildings for conforming uses (not maintenance or repair described above):
    - A. Compliance with Fitzsimons Boundary district standards section 146-712. Compliance with the particular standard applicable to the element or area being altered is required unless prevented by existing physical site conditions.
      1. New construction, replacement construction, and modifications to existing parking lots and landscape areas on sites with existing development shall comply with the applicable requirements of section 146-712, unless prevented by existing physical site conditions.
      2. Proposed changes to the site area adjacent to street frontages shall require compliance with the right-of-way improvements listed in table 7.5.
    - B. Plans: Site plan or redevelopment plan is required.
  3. Alterations or additions 2,000 square feet or greater to existing buildings for conforming uses:
    - A. Compliance with Fitzsimons Boundary district standards: Compliance with all standards in section 146-712 is required unless prevented by existing physical site conditions.
    - B. Plans: Master plan and site plan or redevelopment plan as applicable.
  4. New buildings:
    - A. Compliance with Fitzsimons Boundary district: Compliance with all standards in section 146-712 is required.
    - B. Plans: Master plan and site plan are required.

*(Ord. No. 2001-72, 12-3-2001; Errata of 9-11-2002, 16, 17; Ord. No. 2004-16, § 1, 4-12-2004)*

#### **Sec. 146-711. Permitted Uses.**

Table 7.4 describes uses that are permitted, conditional, or not permitted in the Fitzsimons Boundary Area Zoning district. If a use is not listed in the table, it is not permitted.

Table 7.4 Schedule of Permitted Land Uses						
Allowed Uses P = Permitted C = Conditional Use NP = Not Allowed		Sub-Areas				
		(A)	(B)	(C)	(D)	(E)
		1	2	3	4	5
1.	Ambulatory care health services	P	P	P	P	P
2.	Assisted living facilities	P	NP	NP	P	NP
3.	Banks, savings, and financial offices	P	P	P	P	P
4.	Blood banks	NP	NP	NP	NP	NP
5.	Bowling alleys	P	P	P	P	NP
6.	Business, service, and professional offices	P	P	P	P	P
7.	Child care centers	P	P	P	P	NP
8.	Civic, professional, and fraternal organizations	P	P	P	P	P
9.	Coffee shop without drive-through	P	P	P	P	P
10.	Coffee shop with drive-through	C	C	C	C	C
11.	Continuing care retirement	C	NP	NP	C	NP
12.	Dwellings, multi-family	P	NP	NP	P	NP
13.	Dwellings, single-family attached	P	NP	NP	P	NP
14.	Electric power transformer stations	NP	NP	NP	NP	NP
15.	Fitness and recreational sports centers	P	P	P	P	NP
16.	Fuel dealers	NP	NP	NP	NP	NP
17.	Hotels <sup>1</sup>	C	NP	NP	C	NP
18.	Hotel, full service	P	NP	NP	P	P
19.	Fuel dispensing stations	NP	NP	NP	NP	NP
20.	Indoor theaters	NP	NP	NP	P	NP
21.	Linen supply and industrial launderers	NP	NP	NP	NP	NP
22.	Liquor stores	NP	NP	NP	NP	NP
23.	Mixed uses	P	P	P	P	P
24.	MOTELS	NP	NP	NP	NP	NP
25.	Motor vehicles uses, including sales, repair, and parts	NP	NP	NP	NP	NP
26.	Manufactured homes/mobile homes and mobile home parks	NP	NP	NP	NP	NP
27.	Museums and galleries	P	P	P	P	P
28.	Nurseries and garden centers	NP	P	P	NP	NP
29.	NURSING HOMES	C	NP	NP	C	NP
30.	Outpatient mental health and drug abuse centers	NP	NP	NP	NP	NP
31.	Outdoor storage	NP	NP	NP	NP	NP
32.	Parks	P	P	P	P	P
33.	Personal services	P	P	P	P	P
34.	Public uses	P	P	P	P	P
35.	Public utility transmission facilities	P	P	P	P	P
36.	Restaurants, without drive-throughs	P	P	P	P	P
37.	Retail uses, except those specifically not allowed by this section	P	P	P	P	P
38.	Temporary housing for hospital patients and their families	C	C	NP	C	NP
39.	Veterinarian clinics with all uses fully enclosed by the building or other structures	P	P	P	NP	NP

(Ord. No. 2001-72, 12-3-2001; Errata of 9-11-2002, 18; Ord. No. 2003-50, § 4, 8-11-2003; Ord. No. 2004-16, § 1, 4-12-2004; Ord. No. 2005-29, § 2, 5-16-2005; Ord. No. 2005-47, § 2, 7-11-2005; Ord. No. 2007-30 § 1, 8027-2007; Ord. No. 2008-35, § 1, 1-14-228)

<sup>1</sup> Only one (1) hotel not meeting the definition of a full service hotel is permitted within subarea 1 and within subarea 4.

**Section 2.** That Section 146-712 is hereby amended to read as follows:

**Sec. 146-712. Development and Design Standards.**

In addition to the requirements stated above, all new development and modifications to existing development in the district shall comply with the requirements of this section. In addition, the director of planning shall establish and maintain a sample board of approved colors and building materials appropriate for improvements on property within the district. Where both commercial and residential uses occur in the same building, the architectural requirements of the commercial use shall apply.

**Table 7.5  
Setback and Street Standards**

	(A) Design Standard (See Figures 7.1	(B) Along the south side of Colfax east of Peoria	(C) Along the west side of Peoria north of Colfax	(D) Local side street off of Colfax and Peoria	(E) All other frontages
1.	Perimeter sidewalk and curbside buffer area.	10 foot sidewalk in existing R.O.W. adjacent to property line, remaining R.O.W. from sidewalk to curb line to be hardscape consisting of patterned pavement, street trees, planters, underground utilities, etc.	9 foot sidewalk inside property line, existing 6 feet of R.O.W. to be hardscape, consisting of patterned pavement, street trees, underground utilities, etc.	Standard 5-foot sidewalk and 8 foot tree lawn contained within existing R.O.W. If insufficient R.O.W. exists, sidewalks may intrude onto the property with the granting of a sidewalk easement to the city.	Shall meet standard City of Aurora sidewalk and treelawn design standards. If insufficient R.O.W. exists, sidewalks may intrude onto the property with the granting of a sidewalk easement to the city.
2.	Maximum parking lot frontage including entry drive.	Maximum of 50% of lot frontage along arterial street frontages.			
3.	Building setback for new construction.	Minimum setback from property line = 0 feet. Maximum building setback from property line = 25 feet unless in back of a parking area.	Minimum setback from back of sidewalk = 0 feet.	Minimum setback from back of sidewalk = 5 feet.	Shall meet the standard setback buffer requirements of chapter 146 article 14.
4.	Landscape buffer depth behind sidewalks to screen parking lot frontage.	Minimum of 10 feet in depth.	Minimum of 5 feet in depth.	Minimum of 5 feet in depth.	Shall meet the standard setback buffer requirements of chapter 146 article 14.
5.	Buffer depth behind sidewalks in front of buildings.	No requirement if building setback is 0 feet. Otherwise 5 feet of either hardscape or landscape for the first 5 feet of setback, plus a minimum of one foot of landscape area for each additional foot of setback up to 10 feet.	No requirement if building setback is 0 feet. Otherwise, a minimum of one foot of landscape area for each foot of building setback up to five feet.	Minimum of 5 feet of landscape area.	Shall meet the standard setback buffer requirements of chapter 146 article 14.
6.	Landscape buffers at interior lot lines	As per Chapter 146, Article 14			
7.	Minimum number of street trees	At least one street tree for every 30 lineal feet of frontage along all external and internal streets			

(A) General development standards. Table 7.6 below lists the general development standards to which modifications to existing sites and construction on vacant or cleared site in the districts shall conform.

Table 7.6 General Development Standards			
	(A) Standard	(B) Location	(C) Description
1.	Street furniture standards	Along Colfax from the interstate to Peoria and along Peoria from Colfax to Montview	A standard for street furniture may be selected and installed by the city. Individual landowners may be asked to provide an area within their landscape to accommodate a bench, trash receptacle, and/or pedestrian or overhead traffic light fixture.
2.	Maximum Building Heights	All areas	There shall be no Maximum of building height except that there shall be a maximum height of 35 feet for any structure within 75 feet of a lot line of any adjacent property that is outside of the Fitzsimons Boundary Area Zoning District and is residentially zoned.
3.	Minimum building heights	Along all arterial street frontages	Minimum of 19 feet measured from adjacent sidewalks to top of parapet walls.
4.	Minimum residential density	All areas where residential uses are allowed.	No less than 25 dwelling units per gross acre. There is no required maximum residential density.
5.	Parking Lot screening requirements	All locations	All parking areas and services drives within 80 feet of property lines running along public streets shall be screen by one or more of the following methods: (1) a two and one-half to three-foot high masonry wall of approved design; (2) a two and one-half to three-foot high continuous landscaped hedge; or (3) open wrought iron or tubular steel fencing, not less than three nor more than six feet high.
6.	Special "Gateway" corners	At the intersections of Colfax Avenue and Peoria, Colfax Avenue and Ursula Street, and Colfax Avenue and Potomac	Within the boundary area, certain areas shall be deemed special "gateway" corners. The portion of any property, forming a square area bounded by these intersections on two sides, and measuring 80 feet on each side, shall be subject to the following special use restrictions: (1) No parking spaces or truck loading areas shall be allowed within the areas. (2) Buildings may intrude into these areas to within 20 feet of the edge of the property line. (3) Areas not covered by buildings shall be landscaped and/or include a pedestrian plaza with special paving and amenities such as artwork, fountains, or other special features. (4) Fire lanes may intrude into these areas to within 40 feet of the edge of the property line.
7.	Special design standards for walls and fences along public streets	All locations	All walls and fences within 20 feet of a property line running along a public street shall be constructed of either (1) masonry, (2) stucco, (3) wrought iron, or tubular steel.



Table 7.6 General Development Standards			
	(A) Standard	(B) Location	(C) Description
8. (A)	Special requirements for amenities in new multi-family residential developments	All Locations	Residential Amenities: At minimum, all new multi-family residential developments shall incorporate recreational facilities for residents, an open pavilion or picnic shelter, and at least one outdoor playground area. In addition, such development shall incorporate at least two of the following amenities: <ul style="list-style-type: none"> <li>• Paved pedestrian plazas</li> <li>• Special areas focusing on unique landscaped and/or artwork features</li> <li>• Swimming pool</li> <li>• Resident clubhouse spaces</li> </ul> (Outdoor amenities may be included as part of the total landscaped area requirements).
(B)	Special requirements for amenities in new multi-family residential developments. (cont.)	All locations	Minimum apartment unit sizes: <ul style="list-style-type: none"> <li>• Studio apartments = 500 sq. ft. minimum gross floor area.</li> <li>• One-bedroom apartments = 700 sq. ft. minimum gross floor area</li> <li>• Two-bedroom apartments = 900 sq. ft. minimum gross floor area</li> <li>• Three-bedroom apartments = 1100 sq. ft. minimum gross floor area</li> <li>• The average gross apartment size of all units in a development shall not be less than 900 sq. ft.</li> </ul>
(C)		All locations	Garages and Carports: Detached garage and carport structures shall be broken up such that no individual structures shall be more than 70 feet in length.
9.	Drive-through Lanes	All areas	No portion of drive-through stacking spaces required by section 146-1509 (E) may be located between the building and Colfax Avenue or Peoria Street rights-of-way.

(B) Architectural Standards. Table 7.7 below lists the architectural standards to which modifications to existing sites and construction on vacant or cleared site in the districts shall conform.

Table 7.7 General Architectural Standards			
	(A) Standard	(B) Location	(C) Description
1.	Approved building materials, and colors	All uses	The director of planning shall maintain samples of approved "primary" building surface materials and colors that may be used on all structures constructed within the zoning district. Such sample materials shall consist of brick, traditional or artificial stucco, and integrally colored decorative concrete or clay masonry units. In addition, the director of planning shall maintain samples of approved "accent" materials. Such materials shall consist of tone, panelized materials, ceramic tile, and awning fabric.
2.	Approved "hardscape" paving materials	All uses	The director of planning shall maintain samples of approved "hardscape" paving materials. Such samples shall consist of unit pavers and textured concrete patterns.
3.	Placement and minimum amounts of approved "primary" materials on buildings	Residential property	Minimum amounts of brick, stone, and stucco on exterior elevations shall follow the requirements of section 146-1301. Residential masonry standards.
4.		Hotels	At minimum, an area of a building's facade equal to at least the total area of the building's first story walls shall be surfaced in brick. The balance of the facade may be surfaced with traditional or artificial stucco, or integrally colored decorative concrete or clay masonry units. Lap siding shall not be used.
5.		All other uses	<ul style="list-style-type: none"> <li>• For freestanding structures with a gross floor area of 20,000 square feet or less, at least 50 percent of the facade area visible from a public right-of-way shall be surfaced in brick.</li> <li>• For free-standing structures with a gross floor area in excess of 20,000 square feet, each of the following requirements shall apply: (1) at least 40 percent of the facade area shall be surfaced with integrally colored decorative concrete or clay masonry units, or (2) at least 20 percent of the facade area visible from a public right-of-way shall be surfaced in brick.</li> <li>• The balance of facade areas may be surfaced in traditional or artificial stucco, brick, or integrally colored decorative concrete or clay masonry units.</li> </ul> Lap siding shall not be used.

**Table 7.7  
General Architectural Standards**

	(A)	(B)	(C)
	Standard	Location	Description
6.	Architectural compatibility	All uses	Where an individual use is part of a master plan, as defined in this ordinance, such building shall conform to all the approved design standards for that plan, including building materials and colors, roof and window styles and shapes, architectural themes, landscape designs, etc.
7.	Use of "accent" materials	All uses	All structures shall incorporate "accent" materials into all facades visible from a public right-of-way. Such accent materials shall constitute at least five percent, but not more than ten percent of a building's total visible facade area. "Primary" materials may also be used as accents when placed in such a way as to provide a strong contrast in color or texture against the surrounding wall.
8.	Roof design and materials	Residential	Where pitched roofs are used and are visible to the general public, the minimum slope shall be at least six feet of rise for every 12 feet of run. Allowable roofing materials include: high profile composition shingles, architectural standing seam metal, concrete and clay tile.
9.	Special architectural features	Non-residential	Allowable roofing materials include: architectural standing seam metal, concrete and clay tile for sloped roofs visible to the public. All pitched roofs will have a minimum slope of 6/12. Flat roofs are allowed but shall incorporate variable parapet heights or sloped roof sections for visual interest.
10.	Special architectural features	Residential	<ul style="list-style-type: none"> <li>• 50 percent of all units shall require a porch, deck, patio, or balcony of 80 square feet minimum;</li> <li>• Roof dormers/roof breaks shall be required when sloped roof length exceeds 50 feet;</li> <li>• Bay windows/bay projections shall be required when exterior wall length exceeds 50 feet without a change in wall plane.</li> </ul>
11.	Special architectural features	Non-residential and hotels	<ul style="list-style-type: none"> <li>• Glass "curtain walls" covering more than 50 percent of a building are not allowed;</li> <li>• Wall projections, articulation, arcades, etc., shall be required when exterior wall length exceeds 50 feet.</li> </ul>
12.		Hotels only	All corridors and stairwells shall be fully enclosed within the building envelope.
13.	Rooftop Mechanical Equipment	All uses	Shall follow the requirements of section 146-1300, "Screening of Rooftop Equipment".
14.	Window awnings	All uses	Awning material/color shall be from the approved "accent" materials. Internally backlit awnings are not permitted. Awnings may be lit with downcast architectural lighting fixtures.
15.	Required street entries	All uses	For all buildings fronting on Colfax, Peoria, Potomac, or Fitzsimons Parkway, at least one primary entrance shall be provided for any use with significant street frontage.

(C) Sign Standards. Table 7.8 describes sign standards for the Fitzsimons Area Boundary Zoning district.

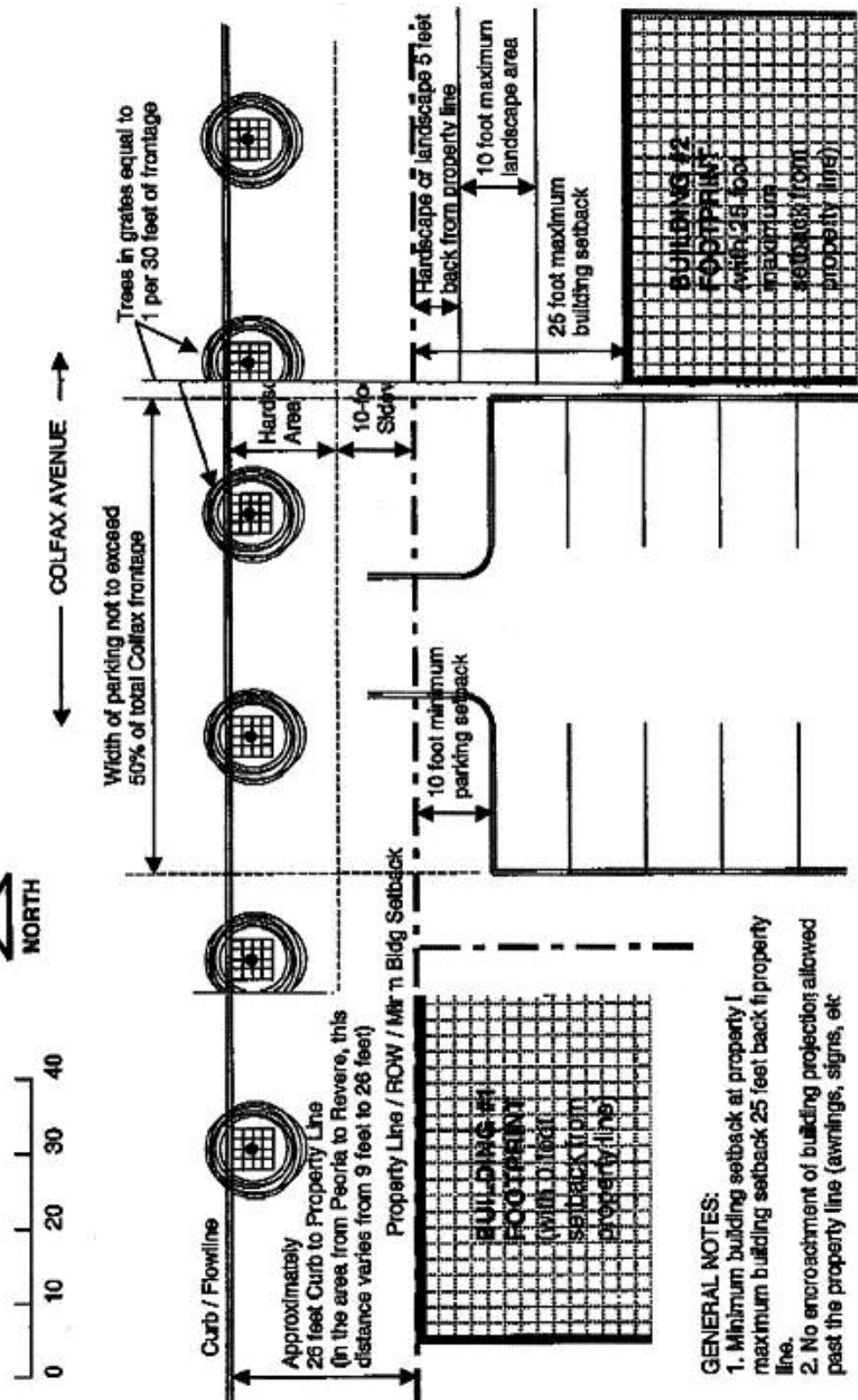
**Table 7.8. Sign Standards**

	(A)	(B)	(C)
	Standard	Location	Description
1.	Permitted sign types:		
(A)	Individual tenant/business signs	Wall signs	Each tenant is allowed one wall sign for each street and parking lot frontage. One square foot per linear foot of building frontage with a maximum of 70 square feet of sign area. Individual tenants are allowed a minimum of 25 square feet.
(B)	Individual buildings 5 stories or greater	High wall sign	One high wall sign is permitted on individual building(s) of 5 stories or greater in height. Two square feet per linear foot of building frontage with a maximum of 200 square feet in area. The sign must be located in the area between the bottom of the top floor and the top of the parapet wall. Signs above the parapet wall will be considered roof signs.
(C)	Individual tenant/business signs	Grand projecting	One permitted per development on a building located on a corner lot with a street-facing open plaza. Grand projecting signs may not be a joint identification or multi-tenant sign. Sign must have a minimum clearance of 10 feet above grade, and cannot project more than 5 feet beyond the face of the building. Sign shall be permitted upon an approved site plan review.
(D)	Individual tenant/business signs	Canopy	Each tenant is allowed one canopy sign over a public entrance. Only one canopy sign per business, with a maximum sign area of 10 square feet. Letter height shall not exceed 18 inches.

**Table 7.8. Sign Standards**

Table 7.8. Sign Standards			
	(A)	(B)	(C)
	Standard	Location	Description
(E)	Individual tenant/business signs	Awning sign	Each tenant is allowed a maximum of 3 square feet placed on the vertical flap of the fabric awning. backlit or internally lit awning signs are not permitted.
(F)	Individual tenant/business signs	Pedestrian Blade Sign	Each tenant is allowed one blade sign per pedestrian entrance, with a maximum size of 6 square feet. The sign must be placed within the occupied elevation leased and entirely between 9 and 12 feet above grade.
2.	Permitted sign types:		
(A)	Individual tenant/business signs	Ground signs	Only monument-style ground signs are permitted, with a maximum of 40 square feet per face for a total of 80 square feet for two sided signs. Fabric, pole-mounted, and other types of permanent signs are not allowed.
(B)	Joint identification and project identification site signs	Joint identification wall and ground signs	Only wall and ground signs are permitted and must be integrated architecturally, with a maximum of 40 square feet per face for a total of 80 square feet for two sided signs, fabric, pole-mounted, and other types of permanent signs are not allowed. Multiple project identification/joint identification signs are permitted for an approved master plan for arterial street frontages provided they have a minimum separation of 150 feet apart. Maximum dimensions and sign area for joint identification/project identification sign: Except signs incorporated into a corner feature or a small urban park, the following shall apply: (1) Eight feet maximum total height including sign base; (2) Ten feet maximum total width including sign base.
3.	Permitted sign types:		
(A)	Individual tenant/business signs	Permanent window sign	Permanent window signs shall not occupy more than 25 percent of an individual windowpane per 1 <sup>st</sup> floor elevation. When an individual window pane contains both permanent and temporary window signs the signage combined shall not exceed 25% of the windowpane.
(B)	Individual tenant / business signs	Temporary window signs	Temporary window signs shall not exceed 10 percent of an individual windowpane. When an individual windowpane contains both permanent and temporary window signs the signage combined shall not exceed 25% of the windowpane.
4.	Design	Sign design and color criteria	(1) All monument style signs shall include a base constructed from the same "primary" materials as used on the main building; (2) All letters on a sign shall be individual 3d, engraved, or projecting can type. Cabinet signs are not allowed; (3) All colors used on a sign background shall match the colors used on the main building. All colors and materials used on structures and frames containing the sign face shall match materials and colors used on the main building
5.	Illumination	Sign illumination	If a sign is to be illuminated, all letters on a sign shall be individually illuminated from an internal source, with the exception that wall signs are permitted to be illuminated entirely from downcast architectural lighting fixtures. A uniformly backlighted sign face is not permitted on any sign.
6.	Permitted sign type:		
	Individual tenant/business signs	Temporary signs	(1) The display of a single temporary sign or series of different temporary signs is limited to 15 consecutive days per business, with a total limit of 90 display days per year. (2) Only one fabric sign is allowed, with a maximum of 40 sq. ft. total sign area; (3) "For sale/rental/for lease signs as per existing code, except eight feet max height, 80 max sq. ft. total sign area not to exceed 40 sq. Ft. Per sign face; (4) Pennant and banner signs are not allowed.
7.	Sign type not permitted:	Commercial sign overlay district (§146-1613 (G))	The commercial sign overlay district shall not apply to the Fitzsimons Boundary Area District.

FIGURE 7.1 - TYPICAL SOUTHSIDE COLFAX FRONTAGE EAST OF PEORIA



- GENERAL NOTES:**
1. Minimum building setback at property line maximum building setback 25 feet back from property line.
  2. No encroachment of building projection allowed past the property line (awnings, signs, etc)

Figure 7.1 Typical Southside Colfax Frontage east of Peoria

FIGURE 7.2 - TYPICAL WESTSIDE PEORIA FRONTAGE NORTH OF COLFAX

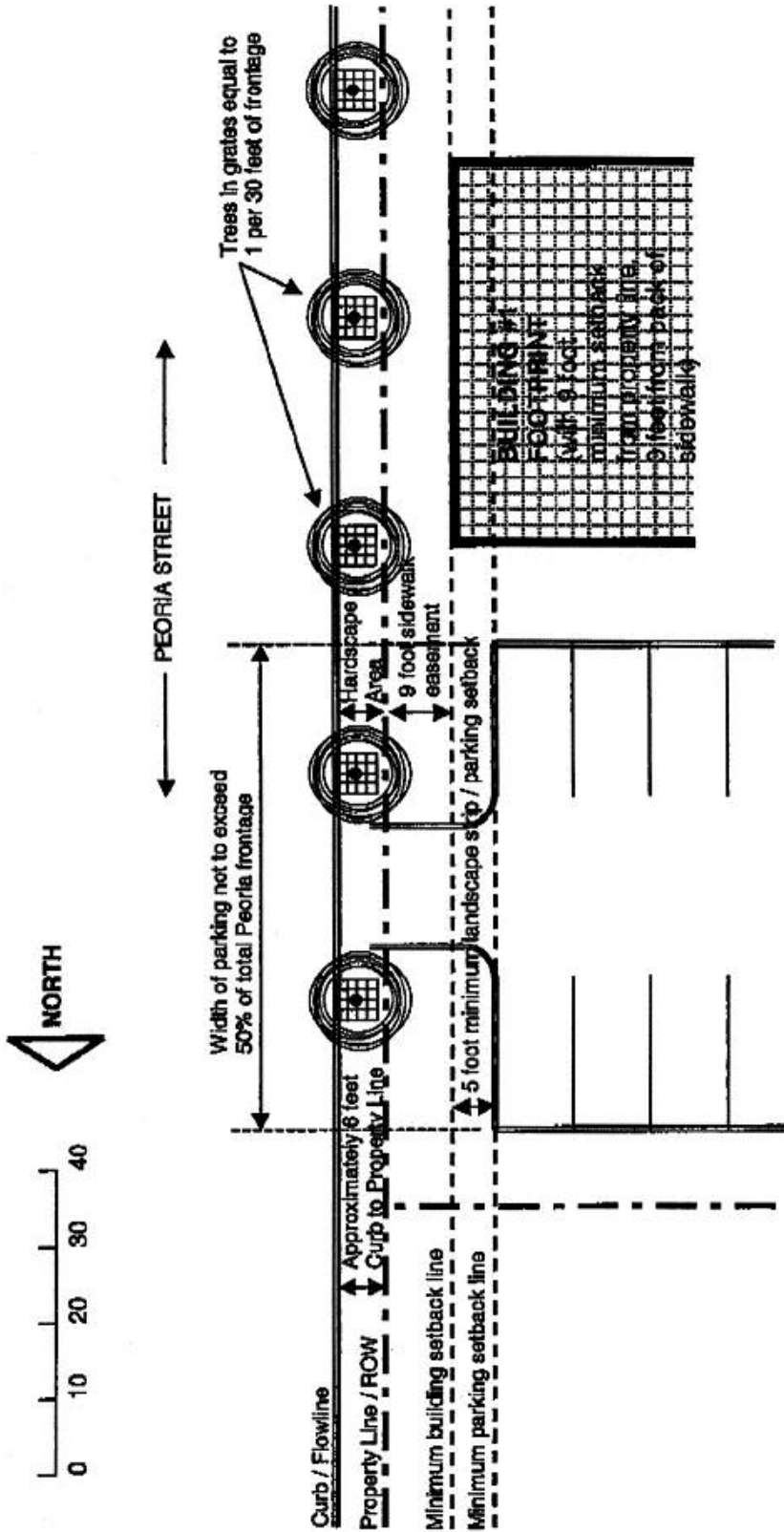
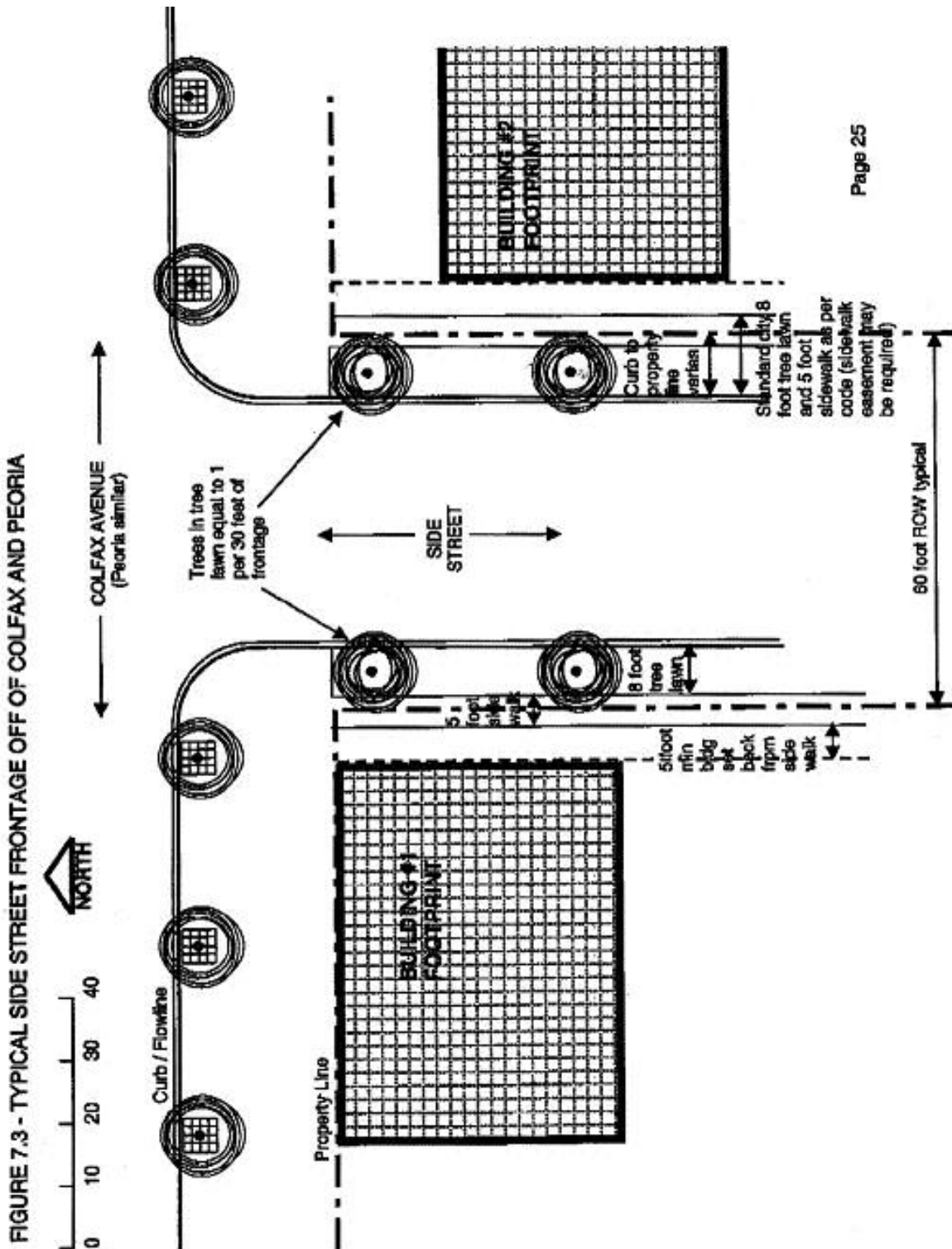
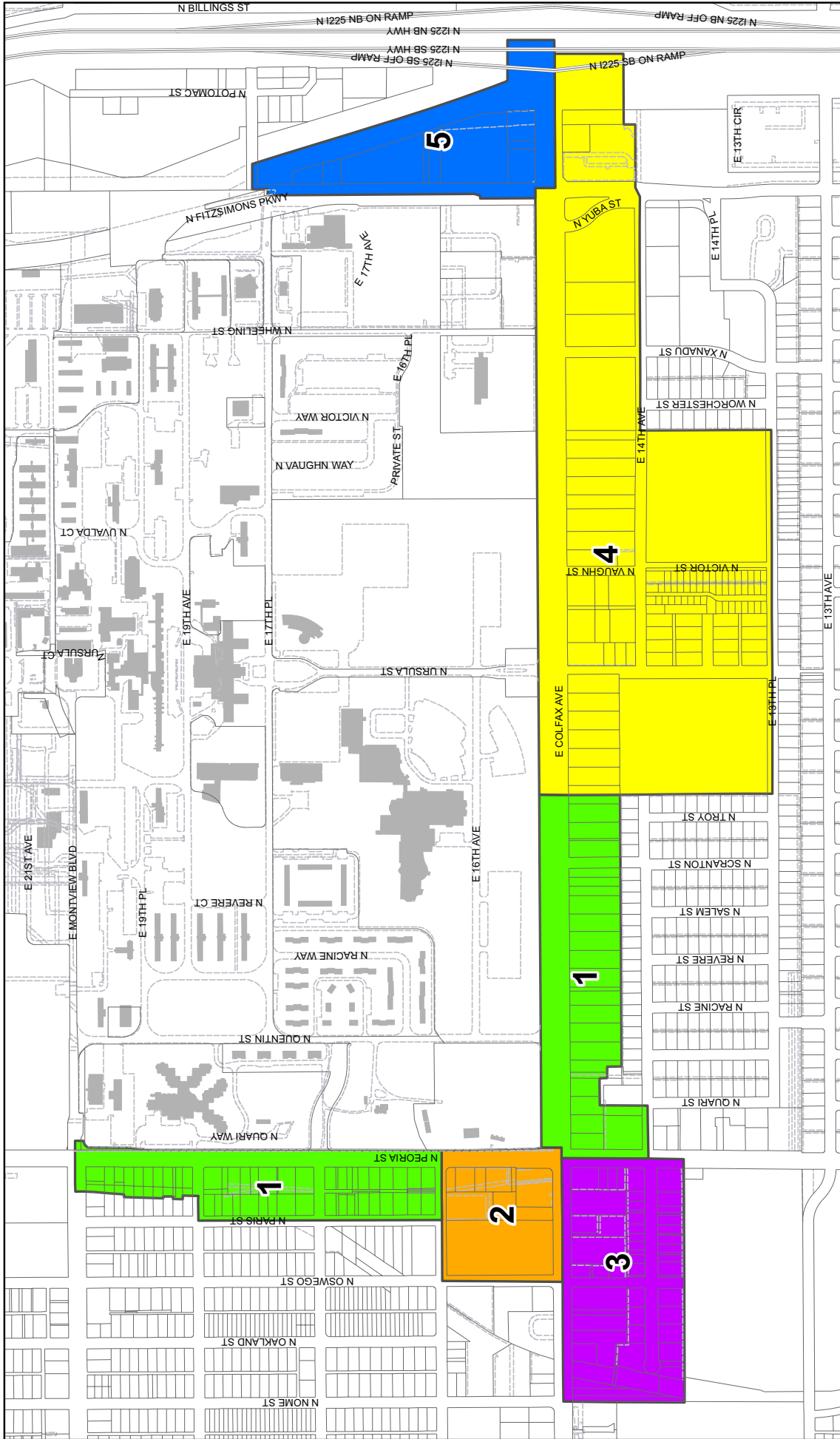


Figure 7.2 Typical Westside Peoria Frontage North of Colfax



**Figure 7.3 Typical Side Street Frontage off of Colfax and Peoria**

(Ord. No. 2001-72, 12-3-2001; Errata (2) of 12-30-2002, 2, 7; Errata of 12-31-2002; Ord. No. 2004-16, § 1, 4-12-2004)



**FBAD Subarea**

- 1 (Green)
- 2 (Orange)
- 3 (Purple)
- 4 (Yellow)
- 5 (Blue)

**Parcel**

**Easement**

# Fitzsimons Boundary Area District Zoning

