



RESOLUTION NO. 24-57

BOARD OF COUNTY COMMISSIONERS

COUNTY OF EL PASO

STATE OF COLORADO

APPROVAL OF AN AMENDMENT TO THE LAND DEVELOPMENT CODE  
TEMPORARY SIGNS (LDC236)

WHEREAS, the Planning and Community Development Department of El Paso County requests approval of Amendments to the El Paso County Land Development Code Chapter 6, General Development Standards, Article 2, Development Standards for Ancillary Facilities and Activities, Section 10, Signs, On-Premise, related to standards for temporary signs in residential, commercial, and industrial zone districts, and

WHEREAS, a public hearing was held by the El Paso County Planning Commission on January 4, 2024, upon which date the Planning Commission did by formal resolution recommend approval of the proposed amendments, and

WHEREAS, a public hearing was held by this Board on January 25, 2024; and

WHEREAS, based on the evidence, testimony, exhibits, consideration of the master plan for the unincorporated area of the County, presentation and comments of the El Paso County Planning and Community Development Department and other County representatives, comments of public officials and agencies, comments from all interested persons, comments by the general public, comments by the El Paso County Planning Commission Members, and comments by the Board of County Commissioners during the hearing, this Board finds as follows:

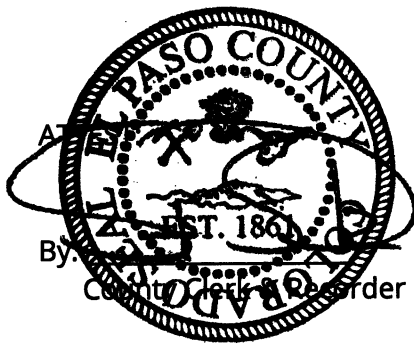
1. The proposed amendments to the El Paso County Land Development Code were properly submitted for consideration by the Planning Commission.
2. Proper publication and public notice were provided as required by law for the hearing before the Planning Commission.
3. The hearing before the Planning Commission was extensive and complete, that all pertinent facts, matters and issues were submitted and that all interested persons were heard at that hearing.
4. All data, surveys, analyses, and studies, as are required by the State of Colorado and El Paso County have been submitted, reviewed, and were received into evidence and found to meet the intent of the Introductory Provisions of the Land Development Code.

5. For the above-stated and other reasons, the proposed Amendments are in the best interest of the health, safety, morals, convenience, order, prosperity and welfare of the citizens of El Paso County.

NOW, THEREFORE, BE IT RESOLVED the El Paso County Board of County Commissioners hereby approves the amendment(s) to the El Paso County Land Development Code Chapter 6, General Development Standards, Article 2, Development Standards for Ancillary Facilities and Activities, Section 10, Signs, On-Premise, as represented in the attached Exhibit "A":

AND BE IT FURTHER RESOLVED the record and recommendations of the El Paso County Planning Commission be adopted, except as modified herein.

DONE THIS 25th day of January 2024 at Colorado Springs, Colorado.



BOARD OF COUNTY COMMISSIONERS  
OF EL PASO COUNTY, COLORADO

By: Carin Ste  
Vice Chair

## EXHIBIT A

### 6.2.10. Signs, On-Premise

#### (A) General Provisions.

- (4) **Exemptions.** The following signs are exempt from the requirement to obtain a sign permit provided the sign complies with the restrictions and performance standards identified. The following signs shall further conform to the site distance requirements in Chapter 2 of the ECM, and the signs shall be located entirely on private property unless otherwise provided.
- (a) **Government Signs.** Government signs, including signs erected by the County or other governmental entities for government purposes, or signs that are otherwise required by law.
  - (b) **Indoor Signs.** Signs located entirely inside the premises of a building or enclosed space.
  - (c) **Vehicle Signs.** Signs on a vehicle using a roadway.
  - (d) **Traffic Control Device Signs.** Traffic control signs necessary to help ensure safe vehicular travel.
  - (e) **Utility Signs.** Signs of utilities indicating danger and service or safety information are exempt from the requirements of this Section
  - (f) **Bus Bench and Shelter Signs.** Bus bench and shelter signs located within public right-of-way or public improvement easement are exempt from the requirements of this section provided the location of the bus bench or shelter has been approved either by the El Paso County Department of Public Works or via a County contract for transit services.
  - (g) **Temporary Signs.** Signs erected for a limited time.

#### (D) Regulations by Zoning District.

- (1) **Agricultural, Forestry, and Residential Zoning Districts.** The following sign allowances and standards shall apply in agricultural, forestry, and residential zoning districts including recreational vehicle and mobile home zoning districts, residential PUD zoning districts, and within the residential areas of mixed use PUD zoning districts.
- ~~(d) **Flagpoles and Flags.** Flags are considered signs and shall meet all standards for signs except as otherwise provided for by this Section.~~
- ~~(i) **Area of Flag Limited.** The area of the flag shall not exceed 40 square feet or 2 square feet of sign for each linear foot of building wall area the flag is adjacent or closest to, whichever is less. The allowable area of freestanding signage shall be reduced by the size of the flag.~~
  - ~~(ii) **Intrusion into Setback Area.** A flagpole may be located within the setback area provided it is located within 10 feet of a building and is not within a utility, drainage, or access easement.~~
  - ~~(iii) **Height of Flagpole.** No flagpole shall exceed 20 feet in height if located within a setback area or the maximum height for the zoning district if located outside the setback area.~~
  - ~~(iv) **Sign Permits.** A flag or flagpole located on property in a residential, forestry, or agricultural zone district shall not require approval of a sign permit but shall still meet the area, setback, and height limitations listed above.~~
- ~~(e) **Residential Signs.** 2 signs not to exceed 6 square feet and 8 feet in height are permitted in all Forestry, Agricultural, and Residential zoning districts.~~
- ~~(f) **Temporary Signs in Developing Residential Areas.** Temporary signs in developing single family residential are permitted for each builder within the development only in conjunction with a valid building permit. The temporary signs shall be limited to a period of 12 months, or until the~~

~~development is substantially built out as determined by the PCD Director. The signs shall be removed within 10 days of expiration. The signs shall not be lit or illuminated. The aggregate maximum sign area for all temporary signs in residential developments shall not exceed 256 square feet per builder. Temporary signs in developing single family residential areas are prohibited if they do not meet the criteria and limitations below:~~

- ~~▲ Principal Entry Sign: 2 signs not to exceed 32 square feet in sign area and 12 feet in height are allowed per entry and shall be setback a minimum of 10 feet from all property lines.~~
- ~~▲ Model Home: 1 sign, not to exceed 16 square feet in sign area and 8 feet in height, is allowed per entry and shall be setback a minimum of 5 feet from all property lines.~~

**(d) Temporary Signs.**

- Do not require a permit.
- Shall not exceed 7 feet in height.
- Shall be constructed of cloth, canvas, vinyl, paper, plywood, fabric, plastic, and be of sufficient weight and durability to withstand wind gusts, storms, etc.
- Shall be securely affixed to the ground with posts and not affixed to a building, structure, or vehicle.
- Temporary signs shall be removed or replaced when deteriorated, torn, or weathered to a point that they can no longer be read.
- Any sign which is structurally unsafe, unsafely installed, or otherwise hazardous to physical safety shall be removed.
- Shall be displayed no more than 12 consecutive months.
- Temporary signs in developing residential communities shall be removed when the residential community is built out.

**(2) Commercial and Industrial Zoning Districts.** The following sign allowances and standards shall apply in commercial and industrial zoning districts, commercial PUD zoning districts, industrial PUD zoning districts, and in the commercial and industrial areas of a mixed use PUD zoning district.

**~~(e) Flagpoles and Flags.~~** ~~Flags are considered signs and shall meet all standards for signs except as otherwise provided for by this Section.~~

- ~~(i) Area of Flag Limited. The area of the flag shall not exceed 40 square feet or 2 square feet of sign for each linear foot of building wall area the flag is adjacent or closest to, whichever is less. The allowable area of freestanding signage shall be reduced by the size of the flag.~~
- ~~(ii) Intrusion into Setback Area. A flagpole may be located within the setback area provided it is located within 10 feet of a building and is not within a utility, drainage, or access easement.~~
- ~~(iii) Height of Flagpole. No flagpole shall exceed 20 feet in height if located within a setback area or the maximum height for the zoning district if located outside the setback area.~~

**~~(f) Temporary Signs.~~**

- ~~(i) Temporary Signs. 2 temporary signs not to exceed 32 square feet in sign area and 8 feet in height are permitted in commercial and industrial zoning districts, commercial PUD zoning districts, industrial PUD zoning districts, and in the commercial and industrial areas of a mixed use PUD zoning district.~~
- ~~(ii) Temporary Signs in Developing Areas. Temporary signs in developing commercial or industrial areas are permitted for each builder within the development only in~~

~~conjunction with a valid building permit. The temporary signs shall be limited to a period of 12 months, or until the development is substantially built out as determined by the PCD Director. The signs shall be removed within 10 days of expiration. The signs shall not be lit or illuminated. The aggregate maximum sign area for all temporary signs in developing areas shall not exceed 256 square feet per builder. Temporary signs in developing areas are prohibited if they do not meet the criteria and limitations below:~~

~~• Principal Entry Sign: 2 signs not to exceed 32 square feet in sign area and 12 feet in height are allowed per entry and shall be setback a minimum of 10 feet from all property lines.~~

~~• Model Home: 1 sign, not to exceed 16 square feet in sign area and 8 feet in height, is allowed per entry and shall be setback a minimum of 5 feet from all property lines.~~

(e) **Temporary Signs.**

- Do not require a permit.
- Shall not exceed 7 feet in height.
- Shall be constructed of cloth, canvas, vinyl, paper, plywood, fabric, plastic, and be of sufficient weight and durability to withstand wind gusts, storms, etc.
- Shall be securely affixed to the ground with posts and not affixed to a building, structure, or vehicle.
- Temporary signs shall be removed or replaced when deteriorated, torn, or weathered to a point that they can no longer be read.
- Any sign which is structurally unsafe, unsafely installed, or otherwise hazardous to physical safety shall be removed.
- Shall be displayed no more than 12 consecutive months.
- Temporary signs in developing commercial areas shall be removed when the commercial area is built out.