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**LDC19-002 Arapahoe County Land Development Code – Billboards and Off-Premise Signs**

**Kat Hammer, Planner II**

**September 23, 2020**

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This county-initiated application to amend the Land Development Code would include new language and requirements that amend the provision for billboards and other off-premise signs in Unincorporated Arapahoe County, including the conversion of any existing billboard or other off-premise sign to an Electronic Message Center (EMC). Please note the industry uses the term EMC, which equates to Electronic Message Board (EMB) in our regulations.

**Request and Recommendation**

Staff and the Board of County Commissioners recommends developing regulations that will prohibit any new billboards and conversion of any existing static billboard to an EMC in unincorporated Arapahoe County. Staff also recommends removing the existing provision in the Land Development Code that would allow other off-premise signs, not billboards by reason of size. The draft regulations will also eliminate the Use by Special Review approval requirement for such signs. Staff researched 20 jurisdictions' billboard regulations, received input from industry representatives and Colorado Department of Transportation (CDOT), held eight study sessions with the Board of County Commissioners, and has developed draft regulations (attached to this report). Staff requests feedback from the Planning Commissioners on these draft regulations prior to commencing outside referrals and commencing the schedule for public hearings before the Planning Commission and Board of County Commissioners on the proposed Land Development Code amendment.

**Background**

A number of developers and industry representatives have contacted the Planning Division over the last few years to express the desire to construct new billboards, to convert existing billboards to electronic message boards (EMBs), and to reduce the dwell time for EMBs. A new billboard has not been constructed in unincorporated Arapahoe County in at least 15 years, and there are no Use by Special Review approvals on file for the existing billboards (current regulations require a USR for placement of a billboard). However, there is an important need to amend the existing Sign Code and the approval process set forth therein for billboards and other off-premise signs. The First Amendment strictly limits the County's ability to regulate signs as a matter of free speech and the County Attorney's office has expressed concern over the constitutionality of the existing USR process.

Pursuant to Resolution No. 190273, the Board of County Commissioners approved a 6-month temporary moratorium on May 7, 2019, on the acceptance and processing of applications for any new billboard or other off-premise sign and on applications for conversion of any existing billboard or other off-premise sign to an electronic messaging sign. Prior to the moratorium adoption, Arapahoe County received applications for two billboards: one proposed at Belleview and I-25

and the other proposed at Hampden Avenue/Highway 285 and Knox Court. Staff continues processing those applications and the County is awaiting responses to the most recent review comments. This temporary moratorium was extended to February 7, 2020, and further extended to May 7, 2020, September 7, 2020, and to January 7, 2021.

#### Summary of BoCC Study Sessions

Since the temporary moratorium was approved and extended multiple times, staff has discussed this with the following Divisions and agencies: Arapahoe County Planning, Arapahoe County Zoning, Colorado Department of Transportation (CDOT) and billboard industry representatives. Staff has compiled and presented research regarding other jurisdictions' regulations and safety of electronic billboards and EMB. The history of the study sessions on the planned billboard and sign code amendments and the moratorium and public hearings, to date, are as follows:

#### *July 29, 2019 Study Session*

Anthony Lovato, CDOT, Outdoor Advertising Program Manager, presented CDOT's regulations to the BOCC. The BOCC asked staff to provide research regarding billboards and safety impacts.

#### *September 10, 2019 Study Session*

Staff presented research regarding billboards and safety impacts. The research on this topic is inconclusive due to the complexity of studying driver distraction. No billboard, road or driver is the same as another. The BOCC directed staff to provide draft language that permits new billboards and conversion of billboards with an approved Use by Special Review and a tentative schedule for review and consideration through a public hearing. The BOCC directed staff to draft language to prohibit billboards along certain travel corridors as part of an updated code for consideration through the hearing process.

#### *October 22, 2019 Study Session*

Staff presented draft USR and Billboard language and a tentative schedule. Commissioners requested staff to compile a list of referrals. The draft referral list was included in the October 29th public hearing packet.

#### *October 29, 2019 Public Hearing*

Staff requested the BOCC to extend the moratorium for three months to allow for staff to continue work on draft regulations and review legal and constitutional requirements for using codes. The BOCC approved a three-month moratorium, which expired February 7, 2020.

#### *February 4, 2020 Public Hearing*

The BOCC approved a three-month extension of the temporary moratorium to May 7, 2020.

#### *April 14, 2020 Study Session*

Staff proposed to the BOCC draft regulations that would establish Billboard Overlay Districts, which would identify potential areas in which billboards would be permitted within Arapahoe County. The BOCC asked staff to remove the Billboard Overlay Districts from the urban areas, which would mean no static to EMC conversions and no new billboards in those areas. Existing billboard would become non-conforming uses that could not be replaced or improved beyond routine maintenance. The BOCC expressed some support for maintaining the proposed Billboard Overlay District in the rural areas of the County and asked staff to look further into that option.

#### *May 5, 2020 Public Hearing*

The BOCC approved a four-month extension of the temporary moratorium to September 7, 2020.

### *June 2, 2020 Study Session*

Staff proposed to and discussed with the BOCC three potential Billboard Overlay Districts in the non-urban area of the County. Staff also asked the BOCC to discuss appropriate spacing for billboards in the non-urban area. The BOCC directed staff to develop rules that could allow billboards in commercial, industrial, and agricultural zone districts in the rural Billboard Overlay Districts. Staff was directed to survey property owners along the three proposed Billboard Overlay District corridors, since adding billboards to agricultural zone districts represented an expansion of where billboards could potentially be located.

### *August 31, 2020 Study Session*

Staff presented data from a survey sent to property owners within 600 feet of three proposed billboard overlay corridors, specifically, I-70, east of Watkins Road, East Quincy Avenue, east of Gun Club Road, and along Kiowa Bennett Road. More than two thirds (79%) of the survey respondents opposed allowing new billboards along all three proposed billboard overlay zones in the A-1 and A-E zone districts. Additionally, more than half (64%) of the respondents suggest new billboards should be prohibited county-wide. The survey results are attached this report for reference. The BoCC directed staff to draft regulations prohibiting new billboards county-wide and to prohibit conversion of existing billboards to EMCs.

### *September 1, 2020 Public Hearing*

The BOCC approved a four-month extension of the temporary moratorium to January 7, 2021.

## **Discussion and Recommended Regulations**

Staff is working draft regulations which will prohibit any new billboards in unincorporated Arapahoe County. The draft regulations will also prohibit billboards proposed on land zoned or to be zoned for Planned Unit Developments. The proposed regulations will define what a Billboard is by the size of the sign and its proposed location relative to roads and highways without reference to the content of the sign as required under developing court precedent. This is intended to remove the existing off/on premise based definitions in the Land Development Code in their entirety. The draft regulations define billboards as any sign exceeding 48 square feet per sign face or a sign exceeding six feet in height and that is oriented towards a public road with an intent to advertise to travelers on such road.

The draft regulations would not allow billboards, EMB billboards or the conversion of old existing billboards to EMB billboards. Staff is working on the draft regulations, but a draft is not ready for dissemination at this point.

## **Fiscal Impact**

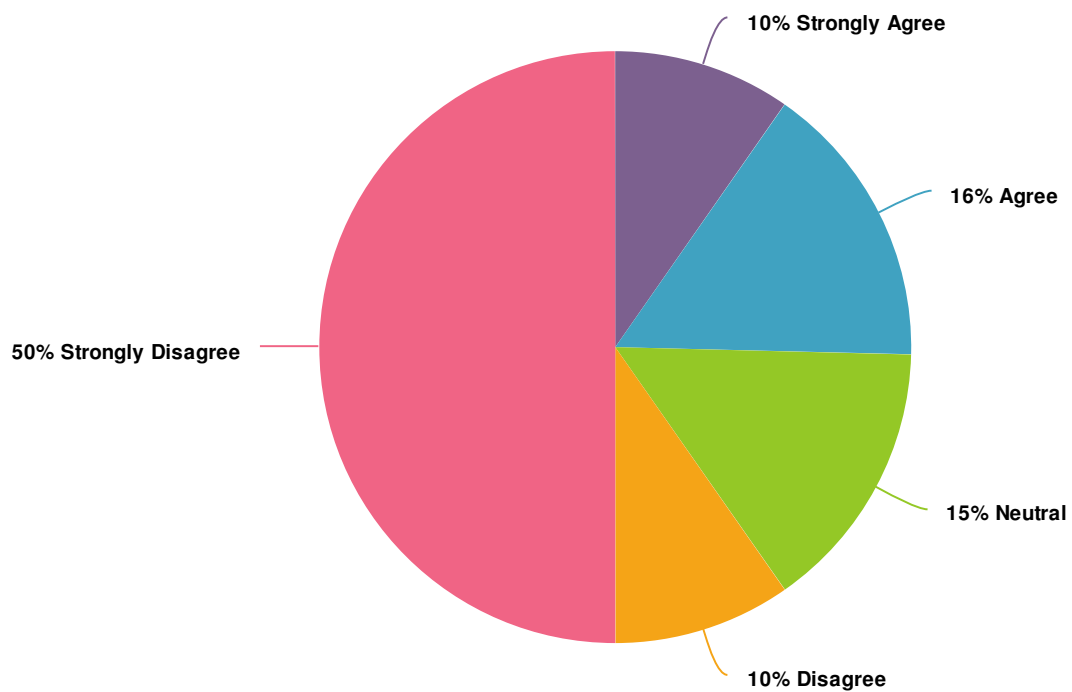
The proposed draft regulations should not result in any fiscal impact on the County.

## **Attachments**

- Summary of survey results
- Jurisdiction research summary table

# Report for Billboards in Agricultural Zone Districts

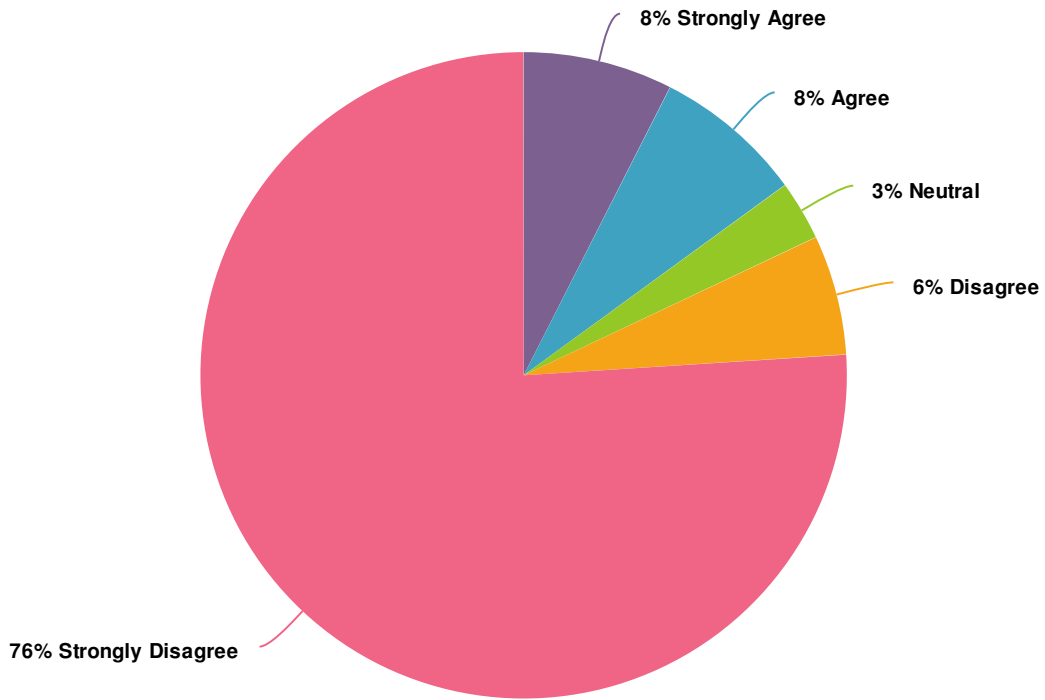
## 1. Billboards should be allowed along I-70, east of Watkins Road



Value	Percent	Responses
Strongly Agree	9.7%	13
Agree	15.7%	21
Neutral	14.9%	20
Disagree	9.7%	13
Strongly Disagree	50.0%	67

Totals: 134

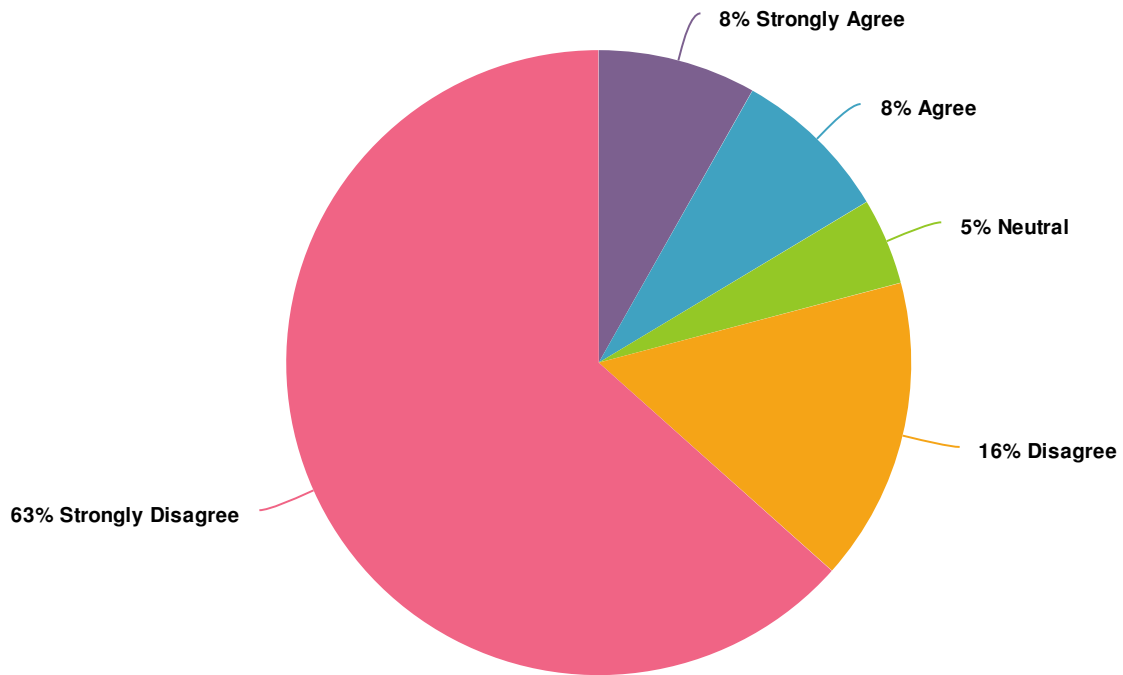
2. Billboards should be allowed along E. Quincy Ave., east of Gun Club Rd., and along Kiowa Bennett Road



Value	Percent	Responses
Strongly Agree	7.5%	10
Agree	7.5%	10
Neutral	3.0%	4
Disagree	6.0%	8
Strongly Disagree	76.1%	102

Totals: 134

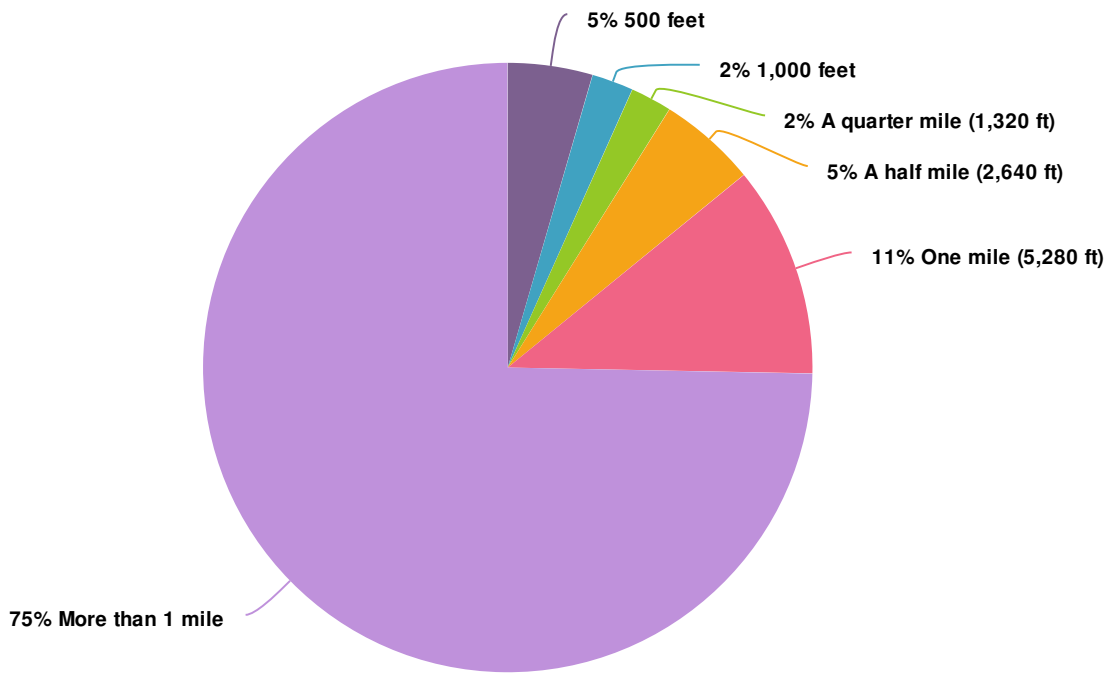
3. Billboards should be allowed on agricultural zoned (A-E and A-1) property. Keep in mind that billboards are currently a permitted land use only in commercial and industrial zone districts (I-1, I-2, B-3, B-4 and B-5).



Value		Percent	Responses
Strongly Agree		8.2%	11
Agree		8.2%	11
Neutral		4.5%	6
Disagree		15.7%	21
Strongly Disagree		63.4%	85

Totals: 134

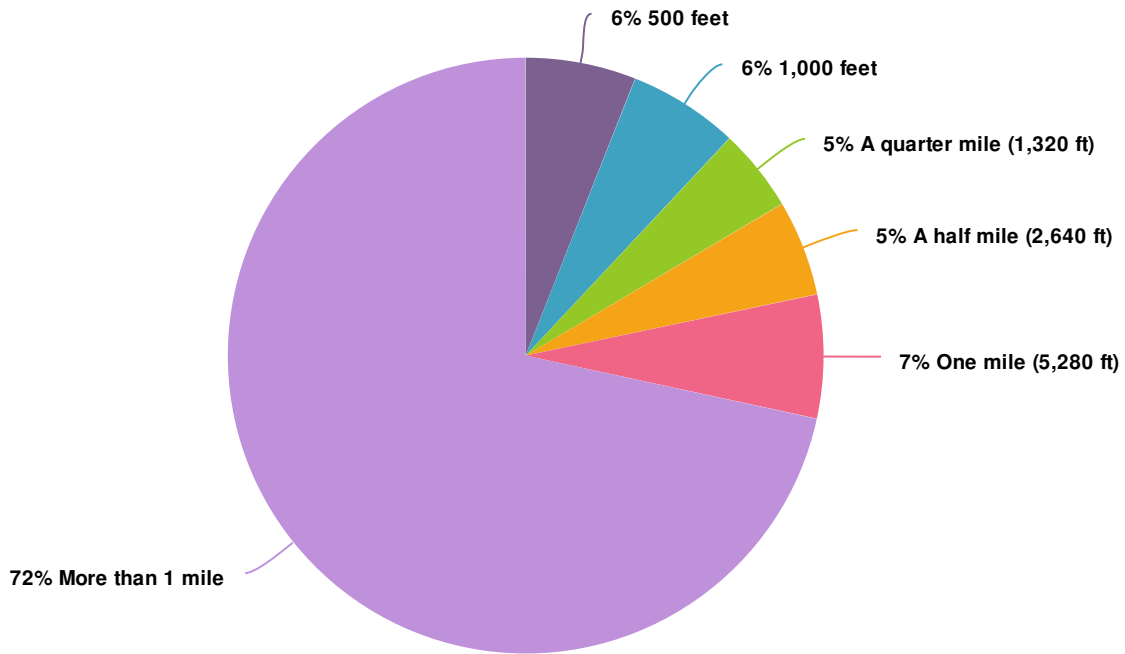
4. If billboards are approved for agricultural (A-E and A-1) zoned property, I think the distance between billboards should be at least:



Value	Percent	Responses
500 feet	4.5%	6
1,000 feet	2.2%	3
A quarter mile (1,320 ft)	2.2%	3
A half mile (2,640 ft)	5.2%	7
One mile (5,280 ft)	11.2%	15
More than 1 mile	74.6%	100

Totals: 134

5. If billboards are approved for agricultural (A-E and A-1) zoned property, I think the distance between a billboard and a residence should be at least:

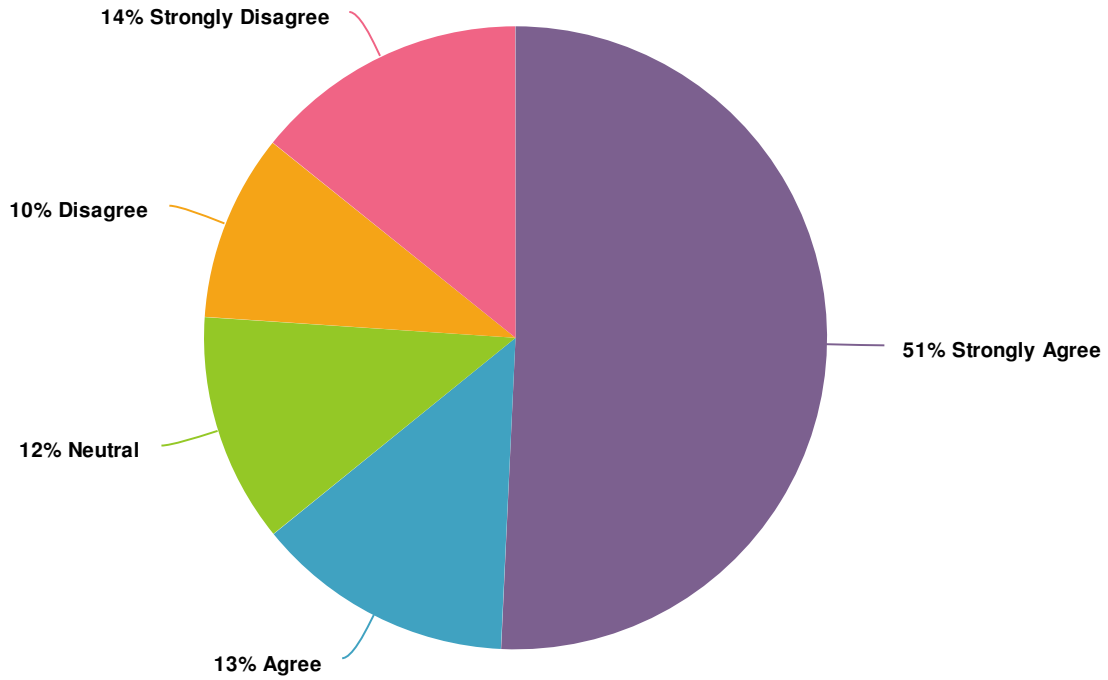


Value	Percent	Responses
500 feet	6.0%	8
1,000 feet	6.0%	8
A quarter mile (1,320 ft)	4.5%	6
A half mile (2,640 ft)	5.2%	7
One mile (5,280 ft)	6.7%	9
More than 1 mile	71.6%	96

Totals: 134



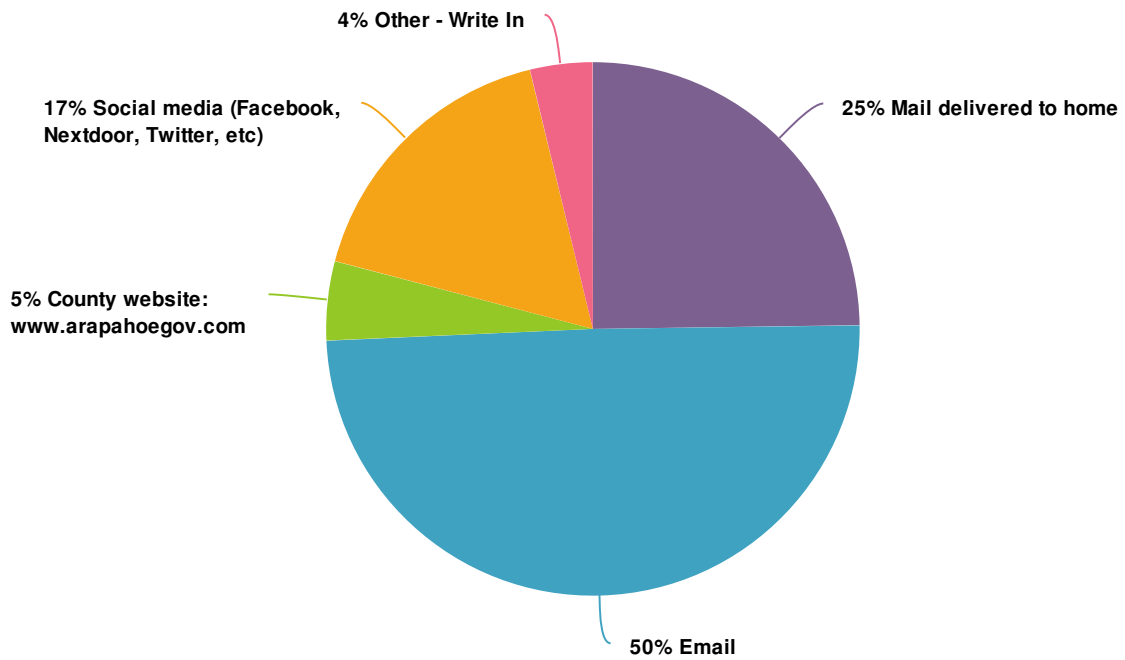
## 6. New billboards should be prohibited county-wide



Value		Percent	Responses
Strongly Agree		50.7%	68
Agree		13.4%	18
Neutral		11.9%	16
Disagree		9.7%	13
Strongly Disagree		14.2%	19

Totals: 134

7. How do you prefer to get direct information, news, updates or feedback opportunities like this from Arapahoe County? Select all that apply



Value	Percent	Responses
Mail delivered to home	24.8%	26
Email	49.5%	52
County website: www.arapahoegov.com	4.8%	5
Social media (Facebook, Nextdoor, Twitter, etc)	17.1%	18
Other - Write In	3.8%	4

Totals: 105

Jurisdiction	New Billboards Permitted?	Height	Number & Size	Location Requirements	EMC Permitted?	Permitted Dwell Time & Transition Regulations	Illumination Regulations	Non-Conforming Billboard Regulations/Process?	Allow Other Off-Premise Signs?
<b>Adams</b>	Yes, Conditional Use Permit in the C-5 ad Industrial zone districts or Major Amendment to CUP ( <a href="#">Sec. 4-15 – pg. 228</a> )	40 ft.	1 per lot. 300 s.f. per face	If on the same side of road/highway 2,000 ft. separation required.  Minimum ROW and property line setback is equal to the height of the billboard – measured from the base of the sign pole.	With new CUP or Major Amendment to CUP	4 seconds with 10 seconds optimal.  Instantaneous transitions required.  Must have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion.	Equipped with and employ the use of light monitors or controls that allow sign brightness to automatically adjust to outside conditions.  Not to exceed a maximum of 150 f.c. during nighttime hours, measured from a maximum of 200 ft. from the sign.	New CUP. Two existing sign application that are struggling to meet the minimum setback based on the height.	Yes, Advertising Banner (Horizontal Billboard) – off-premise sign horizontal to the ground and of sufficient size to be seen by air passengers either landing or departing.
<b>Arvada</b>	Permitted with an approved Alternative Sign Program.	Max. height is 2.5x what is permitted in zone district.	Cannot exceed 50 x what is permitted in zone district.	TBD with Alternative Sign Program	Only in the CI sign district No more than 40% of the permitted sign may be occupied by digital EMC – can be waived with Alternative Sign Program for billboards.	8 second minimum  Static message only, changed only through dissolve or fade transitions that do not exceed 1 second.	Automatic dimmer software or solar sensors to control brightness for nighttime viewing and variations in the daytime ambient light.	Must have an approved Alternative Sign Program.	Waiting to hear back
<b>Aurora (Spoke with Peter)</b>	Not prohibited but locational requirements are very strict (no new BB in 17 years).  Off-premise signs, including billboards are permitted in the B-3, M-2 and M-3 zones and for non-residential areas of PD zones if condition is met: off-premise advertising content  <a href="#">Sec146-1618. (A)</a>	25 ft.	One sign, 200 sq. ft. on single-faced signs and 100 sq. ft. per face on double-faced signs	If abutting residential use, shall not be illuminated between the hours of 11 pm – 6 am.	Limited to use on monument signs only. ( <a href="#">Sec. 4.10.7. B (pg. 335)</a> )	8 second dwell time, message change must occur instantaneously, with scrolling, flashing, fading, blinking etc.	Automatic dimming software or solar sensors to control brightness	Conversion to EMC not permitted because it does not meet the definition of a monument sign.	Yes, off-premise signs includes billboards.
<b>Brighton</b>	No	n/a	n/a	n/a	No, Electronic Message Centers (EMCs) are only permitted on monument signs. Code specifically states that "Electronic message copy on wall signs, window signs, pole signs or any other sign is not permitted"	Transition time cannot exceed one (1) second and the message hold sign shall be a minimum of twenty (20) seconds for	1. The sign shall have automatic dimmer software or solar sensors to control brightness for nighttime viewing. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare. 2. Applications for sign permits containing an electronic display shall include the manufacturer's specifications and nit (candela per square meter) rating. The Director may place a maximum nit (candela per square meter) on the sign permit approval.	"Non-conforming signs shall not be eligible for conversion to an electronic message center". <a href="#">Sec 17-20-100. (o).2.A.3.</a>	Prohibited except for bus bench and shelter signs, some temporary signs

Jurisdiction	New Billboards Permitted?	Height	Number & Size	Location Requirements	EMC Permitted?	Permitted Dwell Time & Transition Regulations	Illumination Regulations	Non-Conforming Billboard Regulations/Process?	Allow Other Off-Premise Signs?
							<p><i>I. In no instance shall a sign be approved with a maximum nit (candela per square meter) of more than six hundred (600) between sunset and sunrise as measured from the sign's face.</i></p> <p><i>ii. Between sunrise and sunset, the maximum shall not exceed five thousand (5,000) nits (candelas per square meter) or three-tenths (.3) foot-candles over the ambient light, whichever is lower, as measured from the sign's face.</i></p> <p><i>iii. In some instances, especially in sensitive areas (i.e., proximity to residential, parks, open space or other similar uses), the Director may place a maximum nit (candela per square meter) less than the maximums described herein on the sign permit approval.</i></p>		
Castle Rock VM 6/7/19 Email 6/24	No <a href="#">(Sec 19.04.042.R)</a>	n/a	n/a	n/a	Not for billboards			Waiting to hear back.	
Centennial	No <a href="#">(Sec. 12-6-301.B.1.f. (pg. 292))</a>	n/a	n/a	n/a	Only if an existing static billboard is removed.	8 second dwell time  Static change between messages	Automatic dimming, video camera monitoring  Shall use automatic dimming technology to adjust the brightness relative to ambient light so that at no time shall the digital billboard exceed a brightness level of 0.3 foot-candles above ambient light.	See EMC permitted, billboard are prohibited.	Yes, off-premise, monument signs, See <a href="#">Section 12-6-402.C.4. (pg. 310 &amp; pg. 308).</a>
Colorado Springs	Yes, with CUP in C-6, M-1, M-2 and PIP-2.  127 active billboards currently and 26 available	Based on height for freestanding sign in zone district.	Maximum 245 ft. Replacement of existing sign maximum 400 sq. ft.	Based on setback for freestanding sign in zone district.  Not to be spaced less than 1,000 ft. from the nearest billboard, in M-2 zones shall be spaced no less than 400 ft. from the nearest billboard.  Only one placed within a radius of 250 ft. from the center point of any street or highway intersection.	EMCs not permitted on billboards within City Limits. If an electronic	EMCs not permitted on billboard within City Limits.	EMCs not permitted on billboards within City Limits.	EMCs not permitted within City limits.  Replacement billboards, existing billboards 400 sq. ft. or larger in face area may be replaced up to 400 sq. ft.; billboards with face areas between 245-399 must be replaced at a size not to exceed 245 sq. ft.	Off-premise sign is considered a billboard, size of any sign.

Jurisdiction	New Billboards Permitted?	Height	Number & Size	Location Requirements	EMC Permitted?	Permitted Dwell Time & Transition Regulations	Illumination Regulations	Non-Conforming Billboard Regulations/Process?	Allow Other Off-Premise Signs?
				No permitted within 500 ft. of any residential zone property.					
<b>Columbine Valley</b>	No billboards – no commercial property Article III Sec. 3. F. (pg. 28)	n/a	n/a	n/a	No – signs must be ground-lighted with no internal lighting unless otherwise approved by the Board of Trustees.  <a href="#">Article II Sec 4. E. 1 (pg. 14)</a>	n/a	n/a	No billboards	no
<b>Douglas</b> (Revising Sign Code)	No ( <a href="#">Sec.2904.02</a> )	n/a	n/a	n/a	Yes, not to exceed 50 sq. ft.	Limited to a maximum of three difference messages per day.  20 second hold time for areas with posted speed limits up to 35 mph or 10 second hold time for areas with posted speed limits greater than 35 mph.  Static messages only  Cannot operate from 9.01 pm – 6:59 am.	Verification of the ability to control the signage lighting is required as part of the sign permit application.  Sensory or other device must be installed that automatically determines the ambient illumination and is programmed to automatically dim according to ambient light conditions. Lighting from the message module shall not exceed 0.3 foot-candles above ambient lighting conditions.  Must be equipped to default to black or to automatically shut off if a malfunction occurs.  EMCs shall be a minimum of 1,500 feet from any other EMC.	No, it is prohibited to erect, maintain or continue the use of any Billboard Sign. <a href="#">(Sec.2904.02)</a>	No
<b>Denver</b> (Billboard Use Overlay District)	No permit for a new billboard can be issued until an existing device or a combination of devices with at least equal square footage of message surface are removed by the applicant. <a href="#">Sec. 10.10.20.7 (pg. 135)</a> indicates the locations the County requires billboards be removed.  All permits for billboards must be renewed annually. Permits are issued for a period of less than one year. ( <a href="#">Sec. 10.10.20.2 (pg. 134)</a> )	45 ft. with exceptions for devices located near an elevate street or viaduct. ( <a href="#">Sec. 10.10.20.6 (pg. 136)</a> )	No single message surface can exceed 672 sq. ft. plus up to an additional 80 sq. ft. for extensions.  One outdoor general advertising device per permitted location. Two message	No device with a message surfaces that exceeds 79 sq. ft. can be located less than 500 ft. from a device which has a message surface in excess of 79 ft.  No device with a message surface less than 80 sq. ft. can be located less than 300 ft. from a device which has a message surface less than 80 sq. ft.	Devices shall not have message surfaces made entirely or partly of light emitting diodes (LEDs). <a href="#">Sec. 10.10.20.9 (pg. 137)</a>			Devices shall not have message surfaces made entirely or partly of light emitting diodes (LEDs). <a href="#">Sec. 10.10.20.9 (pg. 137)</a>  Any device with one or more LED message surfaces that was permitted prior to March 1, 2010 shall be considered a nonconforming device and shall be allowed to continue in operation and maintained in	Yes, new residential development identification <a href="#">Sec. 10.10.3.2.K (pg. 79)</a> and public facility identification ( <a href="#">Sec. 10.10.3.2.K (pg. 80)</a> )

Jurisdiction	New Billboards Permitted?	Height	Number & Size	Location Requirements	EMC Permitted?	Permitted Dwell Time & Transition Regulations	Illumination Regulations	Non-Conforming Billboard Regulations/Process?	Allow Other Off-Premise Signs?
			<p>surfaces are permitted in one location if they are placed on the same structure, messages are facing opposite directions and the surfaces are not separated by more than four feet. Three and four outdoor general advertising message surfaces are permitted if standards found in <a href="#">Sec. 10.10.20.4 (pg. 135)</a> are met.</p>	<p>No device whose message is oriented to an elevated street or viaduct shall be located less than 500 ft. from any other device on the same or opposite side of the elevated street or viaduct.</p> <p>Not permitted within 400 ft. of any public park or historic structure.</p> <p>Not permitted within 125 ft. from a residential district or single or multiple unit dwelling unit.</p> <p><a href="#">Sec. 10.10.20.7 (pg. 137)</a> also indicates a number of specific location restrictions.</p> <p>Unlawful to erect or remodel within 660 feet of the edge of the ROW or a freeway any outdoor general advertising device the face of which is visible from the main-traveled way of the freeway.</p>		<p>Cannot flash, blink or fluctuate or change in any manner more frequently than once per hour. <a href="#">Sec. 10.10.20.9 (pg. 137)</a></p>	<p>Only illuminated from a concealed light source and shall not be illuminated between the hours of 1 am – 6 am.</p> <p>Existing LED's must be dimmed at dusk as well. <a href="#">Sec. 10.10.20.9 (pg. 137)</a></p>	<p>accordance with the provisions of <a href="#">Sec. 12.9.2., Nonconforming Outdoor General Advertising Devices (pg. 94)</a>.</p> <p>In short- can remain but cannot be modified beyond replacing or changing copy, replacing or relocating a message surface within 1 foot of the previous message surface and customary maintenance and repair. (<a href="#">Sec. 10.10.20.2.A.5., pg. 134</a>)</p>	
<p><b>Englewood Sec. 16-6-13 Called 6/21 Message for Will Charles</b></p>	<p>No, signs over 125 sf are prohibited unless legal nonconforming</p>	<p>n/a</p>	<p>n/a</p>	<p>n/a</p>	<p><a href="#">Variance process for EMC Sec 16-2-16.F.2 (pg. 58)</a></p>	<p>5 second minimum hold time</p> <p>No messages may flash, twirl, change color, fade in or out in any manner imitate movement.</p>	<p><a href="#">16-6-13.E.2 (pg. 236)</a></p> <p>The different between the off and solid messages measurement shall not exceed 0.3 footcandles at night.</p> <p><a href="#">16-6-13(F)(6)(b)(5)(f)(i) (pg. 246)</a></p> <p>Dimmer software required- that automatically determines the ambient illumination and programmed to automatically determine the ambient illumination and programmed to automatically dim according to ambient light conditions, or that can be adjusted to</p>	<p><b>Waiting to hear back.</b></p>	

Jurisdiction	New Billboards Permitted?	Height	Number & Size	Location Requirements	EMC Permitted?	Permitted Dwell Time & Transition Regulations	Illumination Regulations	Non-Conforming Billboard Regulations/Process?	Allow Other Off-Premise Signs?
							<p>comply with the 0.3 footcandle measurement of this subsection.</p> <p>Measurements shall be taken perpendicular to the face of the EMD at the distance determined by the total square footage of the Sign.</p> <p>City has the right to enter the property and view the programmed specifications to determine compliance.</p>		
<b>Grand Junction</b>	Yes, C-2 (General Commercial) and I-1 and I-2 (Industrial) with a sign permit.	40 ft.	1 per lot. Face cannot exceed 300 sq. ft.	For each sq. ft. of surface or facing of the sign, two feet of space from adjacent outdoor advertising signs shall be maintained.	Yes	No regulations.	<p>Maximum of 0.3 footcandles over ambient light levels.</p> <p>Certification must be provided to the County upon installation that the sign has been preset to automatically adjust the brightness of these levels or lower.</p> <p>All new electronic display signs must have photocell technology that will be used to dim the display for appropriate nighttime viewing from dusk to dawn when ambient light conditions warrant such change.</p>	<b>Permitted without a sign permit as long as no other changes are made to the sign size, height or structure.</b>	No
<b>Greenwood Village</b>	No	n/a	n/a	n/a	No unless time and temperature, live data for public transit, scoreboards or gasoline prices	n/a	EMCs are prohibited.	No billboards in Greenwood Village	Prohibited unless approved by a PSP.
<b>Jefferson</b>	No ( <a href="#">Sec. 11:C.4</a> )	n/a	n/a	n/a	n/a	n/a	<p>EMCs are permitted on ground signs (both single and double-faced)</p> <p>Static messages only. Must display messages for a period of not less than 30 seconds. No transition or frame effects between messages.</p> <p>The difference between the off and solid – white measurements shall not exceed 0.3 foot-candles, as measured in front of the sign, 50 feet away.</p> <p>All EMCs shall be equipped with a sensor or other device that automatically determines the ambient illumination and programmed to automatically dim</p>	Not permitted to be replaced. County does not issue permits for any kind of work on billboards.	No ( <a href="#">Sec. 11:C.4</a> )



Jurisdiction	New Billboards Permitted?	Height	Number & Size	Location Requirements	EMC Permitted?	Permitted Dwell Time & Transition Regulations	Illumination Regulations	Non-Conforming Billboard Regulations/Process?	Allow Other Off-Premise Signs?
							according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurements.		
<b>Lakewood (Spoke with Steven Wilson)</b>	Off-premise sign are prohibited unless approved by an Official Development Plan, Comprehensive Sign Plan or Zone Lot. ( <a href="#">Sec.17.9.2.3.D (pg. 215)</a> )	n/a	n/a	n/a	<a href="#">Table 17.9.11 (pg. 224)</a> Yes, on properties with 180 linear feet frontage or more.	8 seconds and each message shall transition to the next message instantaneously.	<a href="#">Table 17.9.11 (pg.225)</a>  Not to exceed 03 foot-candles over ambient lighting when measured at the designated measurement distance, based on the sign size. Measurement must be taken with an illuminance meter with a reading up to two decimal places in foot-candles. The measurement will be taken with only the ambient light and then with the sign at solid white or the solid color if it is a monochrome display. The difference between the ambient light and the solid display shall be 0.3 foot-candles or less. (FROM THE INTERNATIONAL SIGN ASSOCIATION in the NIGHTTIME BRIGHTNESS LEVEL RECOMMENDATIONS FOR ON-PREMISE ELECTRONIC MESSAGE SIGNS UPDATED IN 2016.)  Must be equipped with a sensor or other device that is programmed to determine the ambient illumination and automatically dim the display according to ambient light conditions, or that can be adjusted to comply with the 0.3 foot-candle measurement.	9 existing billboards. City was working with sign company to pass regulations to allow transition to EMC if the total number of billboards in the City were reduced. The Planning Commission heard the proposal and recommended denial. The City Council never heard the proposal.	Prohibited unless approved by an Official Development Plan, Comprehensive Sign Plan or Zone Lot.
<b>Littleton</b>	No ( <a href="#">Sec 10-17-6-2.4</a> )	n/a	n/a	n/a	Yes	Display Face: The display face of the sign must be limited in area to less than thirty two (32) square feet and must be stationary with a change sequence of not more than one change each two (2) seconds.	Constant Light Intensity: Such sign shall maintain a constant light intensity and color during the entire copy display. Mode changes such as reverse, flashing, and inverse flashing are prohibited. (Ord. 16, Series of 2018)	No existing billboards in Littleton	Only residential developers' signs are allowed if the property is not on a well-traveled thoroughfare.
<b>Sheridan</b>	No ( <a href="#">Sec 21.7 (I) (pg. 37)</a> )	30ft	300 sf	2 permitted corridors 1000 ft. apart Not permitted within 300 ft. of residentially zoned property	"Changeable Copy Sign" An electronic sign with changing characters, letters or graphics.	Changeable copy signs shall not change more than one time every		Yes, if the applicant would want to convert the existing static billboard to an EMC the only way they could do that is if the replacement, repair, or maintenance does not	No ( <a href="#">Sec 21.7 (I) (pg. 39)</a> )



Jurisdiction	New Billboards Permitted?	Height	Number & Size	Location Requirements	EMC Permitted?	Permitted Dwell Time & Transition Regulations	Illumination Regulations	Non-Conforming Billboard Regulations/Process?	Allow Other Off-Premise Signs?
						ten minutes and no more than 50% of a sign shall contain electronic changeable code display. (See Sec. 56-582. Definitions, (g)).	Luminous intensity shall be limited to a maximum of 600 candelas per meter squared (nits) for the entire sign face. (See Sec. 56-582. Definitions I. (3)).	exceed 50% of the current assessed valuation. Since an EMC would probably cost more than that for a static billboard we would not allow the conversion. (See Sec. 56-486. Off-premises advertising signs/billboards).	
<b>Thornton</b>	In Industrial only ( <a href="#">Sec. 18-725</a> ) and only on undeveloped property and must be removed when development or redevelopment of the property begins. ( <a href="#">Sec. 18-741</a> )	25 ft.	300 sq. ft.	Any number as long as they are located at least 600 ft. from any other permitted sign and at least 1000 ft. from any other billboard.	Not on billboards	Not to change more than once per 5 seconds.  Static messages only, changed only through dissolve or fade transition, which shall otherwise have no movement, or the appearance or optical illusion of movement or varying light intensity, of any part of the structure, design or pictorial segment of the sign. Transition time between each message displayed on the sign shall be less than one second.	Automatic dimmer software or solar sensors to control brightness for nighttime viewing. The intensity of the light source shall not produce glare, the effect of which constitutes a traffic hazard or is otherwise detrimental to the public health, safety or welfare. Lighting from the message module shall not exceed 300 NITs (candelas per square meter) between dusk and dawn as measured from the sign's face. Applications for sign permits containing an electronic display shall include the manufacturer's specifications and NIT (candela per square meter) rating. City officials shall have the right to enter the property and view the programmed specifications of the sign to determine compliance with this provision.  <a href="#">Sec. 18-750</a>	Electronic message sign allowed only as on-site signs, no conversion allowed.	Yes, for pad sites in large developments that do not have street frontage.
<b>Westminster</b>	no	n/a	n/a	n/a	Not permitted except for time-temperature-date signs, traditional barber poles, gauges and dials that may be animated to the extent necessary to display correct measurement, menu board, order confirmation signs, and gas pricing sign	Signs that flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color or use intermittent electrical pulsations are prohibited.	n/a	<b>Waiting to hear back.</b>	Only off-premise informational directional signs. A single or double-faced sign designed to give direction to a church, school, philanthropic organization, or similar use of a non-retail or business nature.
<b>Wheat Ridge</b>	Two billboard districts, B-1 & B-2. Prohibited in B-1	32 ft. Length not to exceed 3.5	City maximum of 16 – existing billboards in the B-1 may	Cannot be located within 600 feet of any other billboard facing the same direction.	Yes, Changeable copy signs but not for billboards.	8 sec dwell time, static message and instantaneous change	Difference between off and solid-message measurements shall not exceed 0.3 foot-candles at night.	Code is silent. Planner indicated EMC billboards are prohibited.	Need to confirm.

Jurisdiction	New Billboards Permitted?	Height	Number & Size	Location Requirements	EMC Permitted?	Permitted Dwell Time & Transition Regulations	Illumination Regulations	Non-Conforming Billboard Regulations/Process?	Allow Other Off-Premise Signs?
		times the height	be relocated to the b-2 regardless of the maximum number.  750 sq. ft.						