

LDC19-002

Billboards & Off-Premise Signs

Land Development Code Amendment

Arapahoe County Planning Commission

December 1, 2020

Presenter: Kat Hammer



Proposal:

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).

Background:

- Developers and Industry Representatives inquiring about conversion of existing billboards to EMC and reducing dwell time for EMCs
 - Our current regulations do not specifically address conversions of static billboards to EMCs
 - Currently the dwell time for EMC is 5 minutes (proposing reducing dwell time to 1 minute)
- Currently 11 billboards in unincorporated Arapahoe County (non-conforming)
 - No new billboard has been constructed for over 15 years
- County Attorney's office has expressed concern over the constitutionality of the existing USR process
- Moratorium originally adopted May 7, 2019 (set to expire January 7, 2021)

Existing Billboard & Off-Premise Regulations:

- Billboards are permitted in I-1, I-2, B-3, B-4 and B-5 zone districts
- Billboards must be setback at least 500 feet from existing billboards and 500 feet from residentially zoned property
- The current regulations are not clear as to whether or not billboards can be permitted through the PUD process
- The current regulations do not identify whether billboards can be EMC, or identify a process to convert static billboards to EMCs
- The minimum dwell time for EMCs is 5 minutes

Proposal:

- Prohibit new billboards County wide
- Prohibit establishing billboards through a PUD process
- Prohibit conversion of existing billboards to EMCs
- Continue to recognize existing billboards as nonconforming, subject to nonconforming provisions of the code (maintenance)
- Clarify that freestanding signs under 48 square feet are not billboards
- Prohibit freestanding signs are the primary use of any property
- Reduce the dwell time for EMCs from five minutes to one minute
- Add definitions for interior sign, electronic message board, permanent freestanding sign, and structure, sign
- Revise definitions for sign, billboards, flashing signs and temporary signs

Process:

- Referrals were sent out to external referral agencies and industry representatives November 20, 2020
- The outside referral period will remain open until December 20, 2020
- The BoCC is scheduled to hear this proposal at the January 5, 2021 public hearing

Outside Referral:

Referral sent to approximately 200 agencies on November 20, 2020. Deadline for outside referral is December 20, 2020

Referral Responses Received:

- E4-70 Public Highway Authority – No comments
- May Farms – Concerns about existing signs & flags
- Strasburg School District – No concerns
- Denver South – No comments
- Thunder Ranches HOA – Concern with more regulation
- Weld County – No major concerns, provided suggestions

Questions?



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