

Questions?

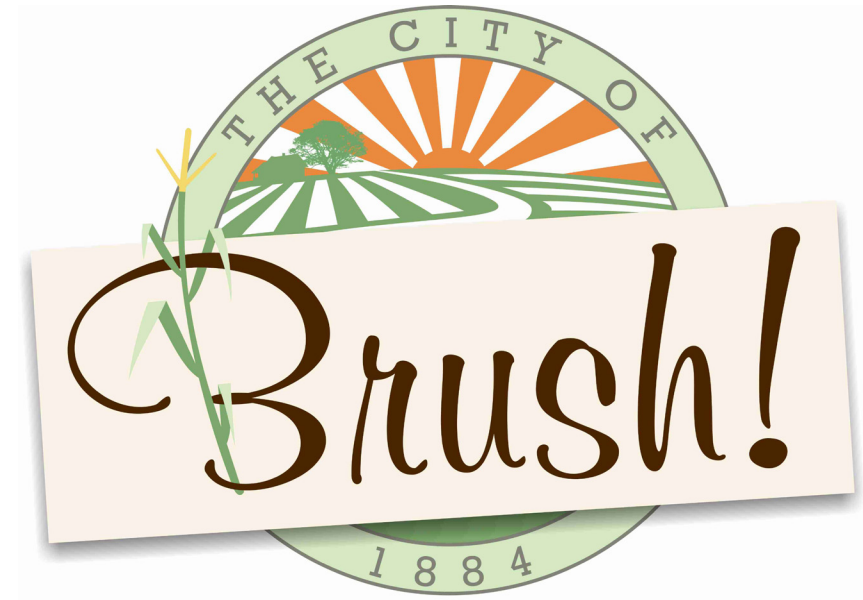
This brochure is meant only to be a quick reference guide and in no way intended to be considered a complete set of regulations. A copy of the City's sign ordinance is available at:

- www.brushcolo.com
- City Hall in the Community Development Department

It is **ALWAYS** a good idea to meet with Community Development Staff to discuss your sign proposal prior to beginning the application process. Community Development staff are happy to answer any questions you may have regarding your application and provide you with additional information that may be needed to issue your sign permit.

PHONE: 970-842-5001 Ext. 227

EMAIL: brush@brushcolo.com



General Sign Code Information

A quick reference guide to obtaining a sign permit

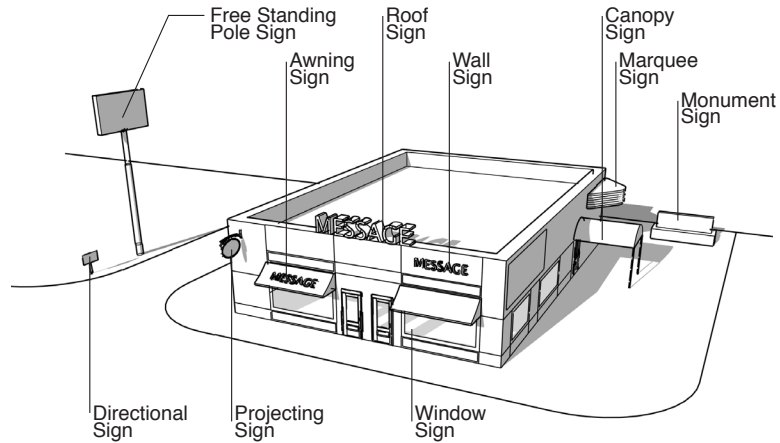
Community Development Department
600 Edison Street
Brush, Colorado
ph: 970.842.5001
fax: 970.842.5909
www.brushcolo.com

Why does the City of Brush regulate signs?

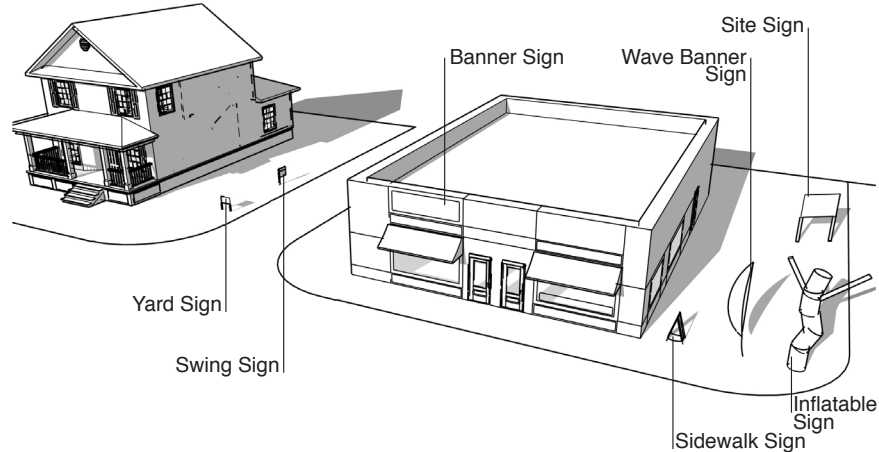
The City regulates signs in order to confirm the signs comply with minimum construction standards, do not present any public safety issues, are well maintained, are compatible with surrounding land uses, enrich the economic impact to the sign user and express the identity of individual proprietors and the City as a whole.

There are two categories of signs:

1. Permanent: A sign permanently affixed to the ground or structure.



2. Temporary: A sign that may or may not be permanently affixed to the ground, fence or structure and can be easily removed.



Standards for Nonresidential Zoning Districts (AG, EP, C, CC, I & non-residential PUD)

Sign Type	Maximum Number	Maximum Area	Maximum/Minimum Height
Awning Sign	Unlimited, within maximum area requirements	0.5 square feet of signage for each linear foot of awning, up to a maximum of 32 square feet	No higher than eave or parapet line; 9 feet minimum height pedestrian clearance
Banners	One banner per business displayed on a building wall.	0.50 square feet for each linear foot of exterior wall up to a maximum area of 100 square feet.	No higher than eave or parapet line for wall banner.
	Two freestanding wave banners per business.	50 square feet per wave banner.	No higher than 12 feet for wave banner.
Canopy Sign	Unlimited, within maximum area requirements	0.5 square feet of signage for each linear foot of canopy, up to a maximum of 32 square feet	No higher than eave or parapet line; 9 feet minimum height pedestrian clearance; 14 feet minimum height vehicular clearance
Directional Sign	Unlimited, within maximum area requirements	6 square feet, up to a maximum of 32 square feet	No higher than 4 feet, except when used on a vehicular clearance structure
Electronic Message Center	See Section 16-12-320 (e)	See Section 16-12-320 (e)	See Section 16-12-320 (e)
Freestanding Pole Sign	One per street frontage of principal building, plus one additional for street frontages in excess of 500 feet	75 square feet. An electronic message center may be integrated up to 50% of allowed sign area.	No higher than 25 feet
	One per principal building within 1000 feet of edge of interstate highway R.O.W.	300 square feet. An electronic message center may be integrated up to 50% of allowed sign area.	No higher than 100 feet
Marquee Sign	One per principal building	120 square feet per sign face, up to a maximum of three faces	No higher than eave or parapet line; 9 feet minimum height
Monument Sign	One per business use	75 square feet. An electronic message center may be integrated up to 50% of allowed sign area.	No higher than 8 feet
Projecting Sign	One per business use	15 square feet	No higher than wall (single story building)/bottom of second story window (multi-story building); 9 feet minimum height
Roof Sign	1 per principal building	.6 square feet of area per lineal foot of façade width	No higher than 4 feet above parapet (flat roof); no higher than roofline (peaked or mansard roof)
Sidewalk Sign	One per business use	8 square feet	No higher than 4 feet
Site Sign	1 per street frontage	32 square feet	No higher than 8 feet
Swing Sign	1 per street frontage	6 square feet, inclusive of riders	No higher than 6 feet
Wall Sign	Unlimited, within maximum area requirements	2 square feet of area per lineal foot of exterior wall frontage, up to a maximum of 200 square feet per sign	No higher than the eave line
Window Sign	Unlimited	Up to a minimum 50% window transparency	None
Yard Sign	Unlimited, within maximum area requirements	6 square feet per sign/24 square feet total	No higher than 4 feet

How many signs can I have, what size is allowed and where can I put them?

This will vary depending on the location of the property, the type of sign you wish to display, and associated standards. First, contact the Community Development Department to determine whether your sign will be located in a residential or non-residential zoning district. Next, check the tables on the following pages to find the standards associated with the types of sign you want to install.

What types of signs are prohibited?

Certain signs are prohibited. While the following list of signs are prohibited, there may be some exceptions - please contact the Community Development Department for more information.

- Billboards or other off-premise signs
- Signs attached to utility poles
- Signs that are located on public property or in the public right-of way
- Signs attached to trees
- Signs mounted on portable trailers

Standards for Residential Zoning Districts (RE, R-LD, R-MD, R-MHD, RMH & residential PUD)

Sign Type	Maximum Number	Maximum Area	Maximum/Minimum Height
Directional Sign	Unlimited, within maximum area requirements	6 square feet per sign/32 square feet total	No higher than 4 feet
Monument Sign	1 per non-residential use; 1 per entrance to a subdivision, multi-family housing complex or mobile home park	32 square feet	No higher than 6 feet
Site Sign	1 per street frontage	16 square feet	No higher than 6 feet
Swing Sign	1 per street frontage	6 square feet, inclusive of riders	No higher than 6 feet
Wall Sign	1 per single-family or two-family dwelling with a home occupation or home business	4 square feet	No higher than eave or parapet line
	1 per principal multifamily building, per street frontage	32square feet	No higher than eave or parapet line
	1 per non-residential use	32 square feet.	No higher than eave or parapet line
Yard Sign	Unlimited, within maximum area requirements	6 square feet per sign/24 square feet total	No higher than 4 feet

Sign Definitions

Banner means a temporary sign having characters, letters, illustrations or ornamentations applied to flexible material (e.g. vinyl, plastic, canvas, cloth, fabric or other lightweight non-rigid material) with only such material for a backing, which projects from, hangs from or is affixed to a building or structure. Banners include pennants, cable-hung banners and wave banners.

Sign means any written announcement, declaration, demonstration, display, illustration, insignia or illumination used to communicate a message or idea which is displayed or placed in view of the general public, and shall include every detached sign or billboard and every sign attached to or forming a component part of any marquee, canopy, awning, pole, vehicle or other object, whether stationary or movable.

Awning sign means a sign permanently affixed to a sheet of canvas or other material stretched on a frame and used to keep the sun or rain off a storefront, window, doorway, or deck.

Canopy sign means a sign permanently affixed to a roofed shelter supported by a building, or combination of building and columns.

Directional sign means any sign on a lot that directs the movement or placement of pedestrian or vehicular traffic with or without reference to, or inclusion of, the name of a product sold or service performed on the lot or in a building, structure or business enterprise occupying the same.

Freestanding pole sign means any sign or combination of signs supported by structures or supports that are placed on or anchored in the ground and are not attached to any building or structure.

Inflatable sign means a balloon, blimp or other inflated object used for attracting attention.

Marquee sign means any sign made a part of marquee and designed to have changeable copy.

Monument sign means a freestanding sign, other than a pole sign, with the entire base of the sign structure affixed to the ground.

Permanent sign means any sign constructed of durable materials and affixed, lettered, attached to or placed upon

a fixed, non-movable, non-portable supporting structure.

Projecting sign means a sign which is attached perpendicular to the wall of a building or structure.

Roof sign means a sign on a parapet or above a roof of a building or structure.

Sidewalk sign means a type of portable sign that is intended to be placed on a hard surface, most commonly a sidewalk. These signs include A-frame signs, signs that are suspended from the top member of an A-frame, signs with weighted bases, and comparable signs.

Site sign means a temporary freestanding sign constructed of vinyl, plastic, wood or metal and designed or intended to be displayed for a short period of time.

Swing sign means a sign that is suspended from a horizontal support (a swingpost) that is attached to a vertical support mounted in the ground. A swing sign may also include riders.

Temporary sign means any banner, blimp, wind or fan-driven sign, or other sign constructed of light fabric, cardboard, wallboard, plywood, sheet metal, paper or other light materials, with or without a frame, intended or designed to be displayed for a limited period of time.

Wall sign means any sign painted on or affixed to the wall of a building or structure, or any sign consisting of cut-out letters or devices affixed to a wall with no background defined on the wall in such a manner that the wall forms the background surface of the sign.

Window Sign means a sign which is applied or attached to the exterior of a window, or applied to, attached to, or located within one foot (1') of the interior of a window, which can be seen through the window from the exterior of the structure.

Yard sign means a temporary portable sign constructed of paper, vinyl, plastic, wood, metal or other comparable material, and designed or intended to be displayed for a limited period of time.

When is a Sign Permit required?

If you do any of the following, a sign permit is required:

- Erect a permanent or temporary sign
- Build a permanent or temporary sign
- Reinstall a permanent or temporary sign
- Alter a permanent or temporary sign
- Relocate a permanent or temporary sign

When is a Sign Permit not required?

Certain signs are exempt from the need for a sign permit. While the following list of signs may not require permits, there may be some limitations or specific standards - please contact the Community Development Department for more information.

- Holiday decorations and displays
- Signs carried by a person, such as a sign twirler on a street corner
- Yard signs, such as a garage sale sign or political sign
- Swing signs, such as "for sale" signs
- External use signs, such as those on an ATM machine, or vending machine signs
- Notification signs, such as utility hazard signs and "no trespassing" signs
- Murals or works of art
- Flags
- Wave banners
- Sidewalk signs
- Inflatable signs
- Any sign displayed on a window or inside a residential building, and any sign inside a non-residential building that is not visible through a window.
- Change of message or copy on a previously approved sign

How do I get a sign permit?

Sign permit applications can be obtained in person through the Community Development Department at City Hall—600 Edison Street.

What do I need to obtain a sign permit?

First, obtain the sign permit application from the Community Development Department. For all signs that require a permit, you will need to submit:

- **Plot Plan:** A drawing showing the location of the proposed sign on the property. The plan must show the property line of the parcel and the location of the sign in relation to the property line and all easements. The plan should also clearly indicate the orientation of the sign, and the location, type and size of other signs that exist on the same lot or parcel. For permanent signs, you will need to include the total linear footage of the public right-of-way and for wall signs you will need the linear footage of the side of the building on which the wall sign will be placed.
- **Sign Illustration:** A drawing of each requested sign type including the materials of which it is to be constructed, along with dimensions to determine square footage and height.
- **Master Sign Plan:** A master sign plan may be submitted for shopping centers, industrial parks or other unified forms of site development.

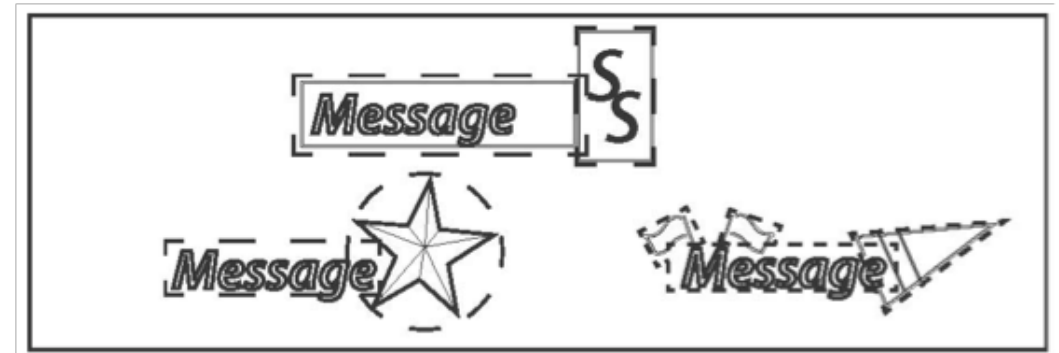
What if I don't get a sign permit?

City ordinances and building codes require sign permits. If you do not get a sign permit when it is required, the City may require you to relocate, remove or modify the sign to bring it into conformance with the sign and building codes. Projects not done according to code can affect your property's insurability and potential sale.

Sign Measurement

Calculating sign area: All sign faces visible from one point are calculated as part of the maximum total sign area allowed for a sign.

- When two identical sign faces are placed back to back, the sign area is calculated by measuring one of the two sign faces.
- The area of a sign face shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof that will encompass the extreme limits of the message, logo, symbol, name, photograph, writing, representation, emblem, artwork, figure or other display.



Calculating sign height: The height of any sign is determined by the distance between the topmost portion of the sign structure and the ground elevation at the base of the sign.

