



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
MARCH 24, 2026
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Attendance Instructions

- A. This meeting is held in person as well as via Zoom.
Join at: <https://us02web.zoom.us/j/86380550264>
Or Dial: 719-359-4580,
253-215-8782 US (Tacoma) 346 248 7799 US (Houston)
Webinar ID: 863 8055 0264
International numbers available: <https://us02web.zoom.us/j/86380550264>

2 Roll Call

3 Receipt of the Minutes

- A. February 24, 2026 Meeting Minutes

4 Comments from citizens appearing for items not on the agenda

5 New Items

- A. Planning File no. CDA-000027-2026 Code Amendment Regarding Section 070.040.100 Exterior Lighting and Section 070.040.110 Signs
- B. Planning File no. CDA-000026-2026 Code Amendment Regarding Section 70.40.50 Landscaping, Screening, and Fencing

6 Commissioner Comments

7 Director Comments

8 Adjournment

MINUTES
City of Glenwood Springs Planning and Zoning Commission
Regular Meeting
February 24, 2026
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM

1. Roll Call

Present: Commissioners: Amy Connerton, Joy White (Vice Chair), Connie Geiman, John Houghton, Kyle Jones

Absent: Commissioners Pete Waller (Chair), Patrick Corcoran, Marjorie Lear (Alternate),

Also Present: Community Development Director Trent Hyatt, Senior Planner Emery Ellingson, Long Range Principal Planner Jim Hardcastle, Community Development Technician Joel Asplund, City Attorney Karl Hanlon

2. Conflicts of Interest

Commissioner White stated that she would recuse herself from the discussion regarding planning file ARC-000130-2025 due to an association with a coworker who drafted a letter of opinion on the proposed development.

3. Receipt of Minutes

a. December 18, 2025, meeting minutes were received and approved unanimously 5-0. Commissioner Connerton made a motion to approve the minutes with the question of whether staff responded to all commissioner questions during December's meeting. Director Hyatt clarified that yes, all questions were answered by staff. Commissioner Jones seconded the motion.

b. January 24, 2026, meeting minutes were received and approved unanimously 5-0. Commissioner Connerton made a motion to approve the minutes, and commissioner Geiman seconded the motion.

4. Comments from citizens for items not appearing on the agenda

No public comment was offered.

5. New Items

a. Planning File SUP-000131-2025 Special Use Permit Childcare, 515 Flat Tops Drive

Senior Planner Emery Ellingson presented planning file SUP-000131-2025, with staff's recommendation for approval with the conditions outlined on page eight and nine of their report.

Commissioner questions, comments, and staff responses included the following: Commissioners brought up questions and concerns about lighting, streets, and the adequacy of the traffic study used. Staff answered all questions and concerns.

Dustin Robertson and Kelly Beal Co-Owners of Honey Tree preschool made a presentation to commission on the proposed use of the space.

- Commissioners asked questions about how long the timeline would take from approval to opening, operational hours, and what pick-up and drop-off of kids would look like at this location. Dustin Robertson and Kelly Beal answered all commissioners' questions.

Commissioner White opened the item to public comments. No members of the public presented. Commissioner White closed the item to public comment.

Commissioner Connerton made a motion to approve SUP-000131-2025 with staff findings 1-6 and conditions 1-7 stated in the staff report. Commissioner Geiman seconded the motion. The motion passed unanimously 5-0.

Commissioner White left the meeting for the evening and did not return. Commissioner Connerton stepped in as Chair.

b. Planning File ARC-000130-2025, Minor Site and Architectural Plan and Design Variances, 210 8th Street

Senior Planner Emery Ellingson presented planning file ARC-000130-2025, a minor site and architectural plan review and design variances proposed for 210 8th Street, outlining staff's recommendation for approval with the findings and conditions listed in the staff report.

Commissioner questions, comments, and staff responses included the following:

- Commissioners brought up questions and concerns about the currently adopted code, glazing, parking, and building egress during an emergency. Staff answered all questions and concerns.

Candace, Ralph, and Alex Whipple along with Kurt Carruth made a presentation to council on the proposed development on 210 8th Street.

- Commissioners brought up questions and concerns about fire rating, lot lines, use of commercial space on the first level, materials used in construction, parking, and access to the alley and 8th street during construction. Candace, Ralph, and Alex Whipple along with Kurt Carruth answered all questions and concerns.

Commissioner Connerton opened the item to public comments which included the following remarks;

- Cliff Haycock brought up concerns about disruption to their neighboring businesses during construction.
 - Cliff Haycock disagreed with the location and size of the proposed development.
 - Cliff Haycock also brought up concerns about:
 - Accumulation of snow and moisture between the two adjacent buildings
 - Lack of adequate parking for his business from this development and previous developments

- Shannon Pelland clarified that the parking spots for guests would be leased from the Hotel Maxwell Anderson and not part of the proposed site.
- William Barnes brought up questions about the windows between the two lot lines.
 - Kurt Carruth clarified that windows would be on the side between the two buildings where space allowed due to the angle and separation between the two buildings.

Commissioner Connerton closed the item to public comment.

Commissioner Houghton made a motion to approve planning file ARC-000130-2025 with staff findings and conditions listed in the staff report. Commissioner Jones seconded the motion. The motion passed unanimously 4-0 with Commissioner White not present.

Commissioner Houghton made a motion to approve design variances 1-9 for planning file VAR-000019-2026 with staff findings and conditions listed in the staff report. Commissioner Geiman seconded the motion. The motion passed unanimously 4-0 with Commissioner White not present.

c. Work Session Regarding Section 070.040.050 - Landscaping, Screening, and Fencing

This item was moved to the next regular meeting based on unanimous decision.

6. Commissioner Comments

- Commissioner Geiman brought up concerns about advertising on City Council meetings posted to YouTube.
- Commissioner Houghton brought up concerns on why work sessions are not typically recorded.
 - Staff answered all questions and concerns.

7. Director Comments

- Community Development Director Trent Hyatt thanked the commissioners for their flexibility at tonight's meeting.
- Community Development Director Trent Hyatt discussed future agenda items:
 - Lighting and staff recommendations for changes.
 - Landscaping applicability and changes necessary per the Colorado Wildfire Resiliency Code.
- Community Development Director Trent Hyatt discussed that there were no major developments currently in the works.
- Community Development Director Trent Hyatt discussed staffing changes.
 - Promotion of Senior Planner Watkins Fulk-Gray to Housing Development Manager along with his Senior Planner role.
 - Community Development Technician Joel Asplund and his role in assisting with meetings.

8. Adjournment

Meeting adjourned at 8:10PM.



Planning and Zoning Commission Staff Report

Date	March 24, 2026
Planning File Number	CDA-000027-2026
Request	Consideration of a Code Amendment application regarding Section 070.040.100 Exterior Lighting and Section 070.040.110 Signs
Applicant	City of Glenwood Springs
Owner	Not applicable (N/A)
Location	Applies citywide
Zone	Applies to all zone districts
Staff	Emery Ellingson, Senior Planner, Community and Economic Development Trent L. Hyatt, Director of Economic and Community Development

ACTION ITEM

According to Section 070.060.040(c)(1), the Code Amendment process allows for the review and approval of changes to the text of Title 070 of the *Glenwood Springs Municipal Code* (GSMC or Code) to respond to “...*changed conditions or changes in public policy, or to advance the general welfare of the City.*” Per Section 070.060.040(c)(3)d, the Planning and Zoning Commission (Commission) “...*shall review the Code Amendment application and recommend approval, approval with conditions, or denial to City Council.*”

Action 1 Code Amendment – Consideration of a Code Amendment application regarding a revision to Section 070.040.100 Exterior Lighting and Section 070.040.110 Signage concerning exterior lighting and signage.

Staff Recommendation: Staff recommends approval of the Code Amendment with the findings outlined on page 12 of the staff report.

BACKGROUND

Per Section 070.040.100 of the Code, the purpose of regulating exterior lighting and signage is to address negative impacts such as glare, spillover, and light pollution from light sources while still allowing individual property owners to illuminate and advertise on their property. Recently, there has been an increase in community concerns related to light pollution and Glenwood Springs is not alone in this concern as communities across the United States and the world have recognized detrimental impacts of light pollution on human health, wildlife, and quality of life. For this reason, Planning and Zoning Commission had a work session on these topics at their January 27, 2026 meeting. Discussion topics included variable controls for parking lot lighting, lighting curfews, City lighting policies, lighting and safety, community comparisons, and regulation of color temperature.

The following staff report provides suggested code changes and analysis of the City of Glenwood Springs standards in comparison to the following communities.

COMMUNITY	POPULATION[^]	SQUARE MILES[^]	POPULATION DENSITY
Town of Breckenridge, Colorado*	5,078	6.0	846.3 persons per square mile
City of Flagstaff, Arizona*	76,831	66.0	1,164.1 persons per square mile
City of Moab, Utah*	5,366	4.8	1,117.9 persons per square mile
Town of Nucla, Colorado*	585	0.7	835.7 persons per square mile
City of Glenwood Springs, Colorado	9,963	5.8	1,717.8 persons per square mile

**Dark Sky International Community*

[^]Based on 2020 US Census data

These communities were selected to provide a range of community sizes and types, including several designated International Dark Sky Communities. Dark Sky Communities are those which have received official designation by Dark Sky International, a global advocacy group which promotes dark sky preservation. Dark Sky certification is a commendable goal but is not prerequisite for a community looking to improve their lighting standards.

ANALYSIS

The following section summarizes related aspects of exterior lighting and signage associated with the proposed code amendments.

Color Temperature

Color temperature is an important aspect in lighting design and has an impact on how brightness is perceived by the human eye. Color temperature is measured in kelvins (or K) by measuring the amount of electromagnetic radiation emitted from a black body. Lower kelvin values are considered warm lighting while higher kelvin values are considered cool lighting.



The relationship of color temperature to light pollution is that generally, the “cooler” or “more blue” a light source is, the more it contributes to light pollution and sky glow. For this reason, Dark Sky International recommends that light fixtures have a correlated color temperature (CCT) of no higher than 3000K.

Correlated Color Temperature (CCT Comparisons)	
City of Glenwood Springs, Colorado	No regulation of CCT for fixtures
City of Flagstaff, Arizona	Maximum of 2,700 K for Class 1 Lighting which includes signage lighting, outdoor lighting, and recreational areas.
Town of Breckenridge, Colorado	Maximum of 3,000 K for all fixtures
City of Moab, Utah	Maximum of 3,000 K for all outdoor lighting
Town of Nucla, Colorado	Maximum of 2,700K for all fixtures

Currently, the City of Glenwood Springs does not regulate color temperature of exterior lighting fixtures. Staff has recommended that the City adopt a CCT maximum of 3,000 K for all exterior lighting fixtures across all Lighting Districts as shown in the proposed changes to *Section 070.040.100(g)(1)* and *Section 070.040.100(h)*

- (g) *Supplemental Lighting Standards—District 1.* The following supplemental standards shall apply to Lighting District 1:
- (1) *Fixtures.*
- a. *Shielding.* Fixtures shall be full cut-off.
 - b. *Decorative Fixtures.* Low-wattage landscape lighting, bollards, and other hidden light sources that create hidden effects may be allowed as background lighting and in certain applications pursuant to Subsection 070.040.100(f)(7).
 - c. *Correlated Color Temperature* Correlated color temperature (CCT) of all fixtures is limited to no more than 3,000 kelvin per fixture.
- (h) *Supplemental Lighting Standards—Districts 2 and 3.* The following supplemental standards shall apply to Lighting Districts 2 and 3:
- (1) *Fixture Shielding.*
- a. Freestanding fixtures shall be full cut-off.
 - b. Floodlight fixtures and lamps shall be focused on the task, fully shielded, down-directed, and screened from adjacent properties to prevent glare and trespass pursuant to Table 040.10. Floodlight intensity shall not exceed two thousand (2,000) lumens per bulb and shall not exceed four thousand (4,000) lumens per fixture, with a maximum of two (2) bulbs per fixture.
 - c. All other exterior fixtures shall be fully shielded or shall comply with the following:
 1. A fixture that allows light to escape above the horizontal (ninety (90) degrees from vertical) shall have frosted lenses or lamps and the total light output shall not exceed five hundred five (505) lumens.
 2. A fixture that does not allow light to escape above the horizontal shall have frosted lenses or lamps and the total light output shall not exceed seven hundred fifty (750) lumens.
- (2) *Height.* Freestanding exterior lighting shall not exceed twelve (12) feet in height. Parking lot lighting shall comply with Subsection 070.040.100(f)(4).
- (3) *Common Area Entrances.* Photocells may be used at entrances to common areas on multifamily residential properties.
- (4) *Correlated Color Temperature.* Correlated color temperature (CCT) of all fixtures is limited to no more than 3,000 kelvin per fixture.

Illuminated Signage Curfew

Another source of light in a community is illuminated signage. Illuminated signs can either be externally illuminated by an external light source such as a downward directed lamp or internally illuminated by light sources within the sign. In either case, illuminated signs can have a significant impact on neighboring properties and many communities, including Glenwood Springs have established time limitations on these types of signs in order to mitigate any negative impacts to neighbors. An example of this is requiring a shut off time for illuminated signs for a specific point in the evening or a given time after a business closes. The intent of this regulation is to discourage signage which is illuminated at non-business hours which helps to reduce both light pollution and energy consumption.

Illuminated Sign Regulations	
City of Glenwood Springs, Colorado	• <i>Illuminated signs prohibited in residential zoning district.</i> • <i>Interior illuminated signs prohibited in the Downtown Core</i> • <i>Any illuminated sign visible from and located within 300' of any lot in a residential zoning district shall be turned off no later than 10:00 PM or 1 hour after the close of business, whichever later.</i>
City of Flagstaff, Arizona	• <i>All signs within Lighting Zone 1 turned off by 9:00 PM or 1 hour after close of business, whichever later.</i> • <i>All signs in Lighting Zones 2 or 3 or 1 hour after close of business, whichever later.</i>
Town of Breckenridge, Colorado	• <i>1 hour after sunset or ½ hour after end of normal business hours, whichever later.</i>
City of Moab, Utah	• <i>Commercial businesses in C-3, C-4, and RC zones may leave all compliant outdoor lighting on until 10:00 PM or until one hour after close of business. All other businesses shall turn off illuminated signs one hour after business close and shall remain off until business open.</i> • <i>Recreational lighting shall be turned off by 10 PM except to conclude a specific sporting event</i> • <i>All legal nonconforming lighting on residential properties shall be turned off by 10 PM unless exempted elsewhere in Code.</i>
Town of Nucla, Colorado	• <i>Light sources shall be extinguished completely after 11:00 PM or at the end of normal business hours whichever later and remain off until one hour before sunrise.</i>

The City of Glenwood Springs, in comparison to these other communities, does not as strictly regulate the illumination of signs. If a sign is more than 300' from a residential zoning district, it may remain illuminated at all times. This leaves no incentive for signs located more than 300' from a residential zoning district to turn off their lights outside of business hours nor is there any regulation to protect residences that are located in commercial and mixed-use zoning districts from constantly illuminated signs. The map below shows areas which are within 300' of a residential zoning district that have to extinguish their illuminated signage after 10 PM or 1 hour after close of business. All other areas have no time limits for illumination.



For this reason, staff has proposed that all illuminated signage be turned off at 10:00 PM or 1 hour after close of business, whichever later regardless of distance from a residential zoning district. This still allows businesses with late operating hours such as a bar or restaurant to stay open later as well as businesses with 24 hours service like a hotel or laundromat to keep an illuminated sign but also help to reduce the number of lights being left illuminated all night. It would also reduce the negative impacts felt by residences which are located within commercial and mixed-use zoning districts. Below is the proposed Code language change to *Section 070.040.110(g)(4)(a)(5)*

(4) *Illumination.*

a. *Generally.* Illuminated signs are allowed pursuant to the following:

1. Illumination sources are shielded so as not to shine onto surrounding areas.
2. Illumination on the surface of an illuminated sign, measured at the brightest point ten (10) feet from the surface of the sign, shall not exceed five (5) foot-candles.
3. No illumination source shall create a traffic hazard or distraction to operators of motor vehicles on public streets.
4. Illuminated signs shall be prohibited in residential zoning districts.
5. ~~Any illuminated sign visible from and located within three hundred (300) feet of any lot in a residential zoning district~~ shall be turned off no later than 10:00 p.m., or one (1) hour after the close of business, whichever is later.
6. Pole signs adjacent to Highways 6 and 82 shall not illuminate any sign face directed away from Highways 6 and 82.

Gas Station Canopy Lighting

Gas station canopy lighting can be another source of excessive illumination in a community. It is important that gas stations feel safe and secure for their customers, however, in many cases gas stations are very brightly illuminated and can result in excessive light. The Illuminating Engineering Society (IES), a professional organization for the lighting industry, recommends that lighting beneath gas station canopies be in the range of 10–15-foot candles

Gas Station Canopy Lighting	
City of Glenwood Springs, Colorado	• <i>Minimum illumination of 5 foot-candles underneath canopy</i> • <i>Maximum illumination of 25 foot-candles underneath canopy</i>
City of Flagstaff, Arizona	• <i>Shall not exceed 30 lumens per square foot in Lighting Zone 2</i> • <i>Shall not exceed 15 lumens per square foot in Lighting Zone 1</i>
Town of Breckenridge, Colorado	• <i>Maximum illumination of 20 foot-</i>

	<i>candles beneath the canopy</i>
City of Moab, Utah	• <i>No specific illumination limits as long as development does not exceed maximum lumens per developed acres limit.</i>
Town of Nucla, Colorado	• <i>Maximum of 15 foot-candles as recommended by Illuminated Engineering Society</i>

Staff finds that the current maximum foot-candles allowed for a gas station could be slightly reduced from the current allowance and still exceed the lower amounts recommended. Therefore, staff recommends a slight reduction in maximum allowed foot-candles for gas station canopy lighting from 25 foot-candles to 20 foot-candles as seen in proposed revision below to *Section 070.040.100(f)(8) Canopy Lighting for Automotive Fuel and Sales and Service Station.*

- (8) *Canopy Lighting for Automotive Fuel Sales and Service Station.* Canopies shall be illuminated so that the minimum horizontal illuminance at grade level is at least five (5) foot-candles. The maximum horizontal illuminance under canopies shall be ~~twenty-five (25)~~ twenty (20) foot-candles.
- Light fixtures mounted on canopies shall be installed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or the fixture.
 - Lights shall not be mounted on the top or sides of the canopy. The sides (fascias) of the canopy shall not be illuminated for any purpose, with the exception of internally illuminated signage which shall comply with Subsection 070.040.110(g)(4)c., Internally Illuminated Signs.

Legal Nonconforming Lighting and Signage

When codes are changed and updated, it can result in situations where something that had been approved under previous regulations, no longer meets Code. This is considered a legal, non-conformity. Legal in the sense that had originally gone through some sort of approval process and nonconforming due to no longer conforming with Code. In some cases, legal nonconforming uses are allowed to remain in place and only need to be upgraded when a level of development triggers it. In other cases, communities may pursue amortization which is a process used to describe where a compliance date is set for the end of a nonconforming use. For example, in 2007, the Town of Breckenridge adopted a 15-year amortization period for all exterior lighting in their efforts to support Dark Sky International Community Certification. This meant that starting in 2007, all property owners with nonconforming lighting had 15 years to upgrade their lighting to meet standards. This 15-year period was recently extended out to 2033. Below is analysis of the different communities policies on legal non-conformities.

Legal Nonconforming Lighting and Signage	
City of Flagstaff, Arizona	• <i>No modifications or replacements can</i>

	<i>be made to legal nonconforming fixtures without updating it.</i>
Town of Breckenridge, Colorado	• <i>All legal nonconforming fixtures to be brought into compliance by February 13, 2033.</i>
City of Moab, Utah	• <i>All legal nonconforming lighting to be brought into conformance by January 1, 2029</i>
Town of Nucla, Colorado	• <i>Building permit, conditional use, change of use, renovation exceed 20% of assessed value, when determined a public hazard, or any replacement of an entire lighting fixture.</i>

Staff does not recommend a lighting amortization program at this time and recommends keeping the current standards regarding legal nonconforming signage and lighting as described below.

Legal, nonconforming exterior lighting

Lighting nonconformities are addressed in Section 070.010.070(f)(3) of the Code which requires compliance in the following circumstances:

- “a. A structural addition that increases the total gross floor area of all existing structures by more than five hundred (500) square feet or twenty (20) percent, whichever is less.*
- b. Building elevation changes involving fifty (50) percent or more of the exterior walls of a roofed structure on the property within a two-year period, excluding minor cosmetic maintenance such as painting, replacing lighting fixtures, or replacing awnings or signs.*
- c. Any tenant change of a stand-alone nonresidential structure that also involves substantial building elevation changes as determined by the Director, excluding cosmetic maintenance such as painting, replacing lighting fixtures, or replacing awnings or signs.*
- d. Any tenant change of a nonresidential structure that is the anchor tenant of the property that also involves substantial building elevation changes as determined by the Director, excluding minor cosmetic maintenance such as painting, replacing lighting fixtures, or replacing awnings or signs.*
- *e. Expansion of outdoor operations, storage, or display areas on a site containing nonconforming buffers or screening that increases the gross square footage of such areas by a certain percentage shall require upgrading to offset a corresponding buffer or screening nonconformity.”*

Legal, nonconforming signage

Per Sections 070.010.070(g) and 070.040.110(m) of the Code, nonconforming signage is allowed to remain until such sign is replaced, altered, or renovated. As long as there is no change to placement, size, lighting, or height the sign is allowed to remain. This means that any exterior lighting or signage that is legally existing and that is made nonconforming by enacting any of these code changes would be allowed to remain unless the development triggered any of the thresholds described above.

APPROVAL CRITERIA AND ANALYSIS

Section 070.060.040(c)(3)d.3 of the Code, outlines the approval criteria (listed in *italics* below) the Commission and City Council shall consider in the review of a Code Amendment application. Staff analysis of these criteria follows.

Approval Criteria GSMC 070.060.040(c)(3)d.3.i	Compliance Yes
<i>i. Is consistent with the Comprehensive Plan and other City policies;</i>	
Analysis: Numerous policies/actions outlined in the <i>2023 Glenwood Springs Comprehensive Plan Update</i> (Comp Plan) and the <i>2024 Energy and Climate Action Plan</i> outlined below address are directly or indirectly related to the Code Amendment.	
Land Use and Future Growth	
1.8 Reduce light pollution	
1.8.A Establish and enforce a citywide Dark Sky Ordinance to reduce light pollution	
Climate and Hazards	
10.4 Increase energy efficiency	
Strategy E.3.1. Work across customer sectors to promote conservation (to use less) and efficiency (to use wisely).	
Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.i of the Code as it is consistent with the Comp Plan goals to pursue Dark Sky standards related to exterior lighting and reduce light pollution. It is also consistent with goals of the 2024 Energy and Climate Action Plan to promote conservation of energy, which can be achieved by turning off illuminated signs outside of business hours.	
Approval Criteria 070.060.040(c)(3)d.3.ii	Compliance Yes

ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

Analysis: The proposed amendments align with existing provisions as Code already regulates these items and the proposed amendments are either revisions or additions to existing regulations.

Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.ii of the Code as it does not conflict with the provisions thereof.

Approval Criteria 070.060.040(c)(3)d.3.iii	Compliance Yes
<i>iii. Is necessary to address a demonstrated community need;</i>	
Analysis: As the purpose of Section 070.040.100 Exterior Lighting states, the intent of the regulation is intended to decrease light pollution, increase energy efficiency, and promote high quality lighting design, all of which are demonstrated community needs. These proposed revisions are necessary to address these needs and concerns brought forth by the community.	
Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iii of the Code by addressing a demonstrated community need.	

Approval Criteria 070.060.040(c)(3)d.3.iv	Compliance Yes
<i>iv. Is necessary to respond to substantial changes in conditions and/or policy; and</i>	
Analysis: These code amendments are necessary to respond to substantial changes in conditions and or/policy. As Glenwood has continued to grow, the amount of illumination in the City has increased and these revisions seek to counteract this increase in illumination. The addition of regulation of correlated color temperature is also a response to best practices in lighting standards which was not included with the original adoption of Section 070.040.100 Exterior Lighting.	
Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iv of the Code as it responds to the substanstainal changes in conditiosn.	

Approval Criteria 070.060.040(c)(3)d.3.v	Compliance Yes
<i>v. Is consistent with the general purpose and intent of this Code.</i>	

Analysis: Staff finds that this Code Amendment is consistent with of the Code per Section 070.010.030 “...to protect the public health, safety, and welfare of the City and to implement the policies, goals, and strategies adopted by the City of Glenwood Springs, including those set forth in the Glenwood Springs Comprehensive Plan.” The proposal implements specific policies outlined in the Comp Plan while being directly related to the safety and general welfare of the City and intent of the Code to regulate “...the development and use of land based upon the impact of such development or use on surrounding areas or the City.”

Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.v as it consistent with the purpose and intent of the Code.

PUBLIC COMMENT

The Code Amendment was noticed in the *Glenwood Springs Post Independent* on March 13 and 20, 2026 per the requirements of Section 070.060.030. To date, no public comment had been received.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION

The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the Code Amendment to City Council. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Code and city goals and policies.

Action 1 – Code Amendment – consideration of a Code Amendment application regarding a revision to the fire and emergency services fee and the adoption of a police impact fee.

Staff Recommendation

Staff has reviewed the Code Amendment application and find that it complies with the approval criteria outlined in Section 070.060.040(c)(3)d.3 of the Code. Therefore, we recommend approval thereof as outlined in the suggested motion below.

Suggested Motion to Approve

I move to recommend approval of Planning File CDA-000027-2026, to City Council, incorporating staff’s findings, because the application meets the approval criteria for a Code Amendment.

Suggested Findings:

1. Is consistent with the Comprehensive Plan and other City policies;
2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

3. Is necessary to address a demonstrated community need;
4. Is necessary to respond to substantial changes in conditions and/or policy; and
5. Is consistent with the general purpose and intent of this Code.

Suggested Conditions:

None.

Alternative Motion to Deny

Any motion to deny the application shall include findings explaining which approval criteria have not been met. An example motion for denial is provided below.

*I move to recommend **denial** of Planning File CDA-000027-2026, to City Council, because the application does not meet the approval criteria for a Code Amendment specifically [ENTER APPLICABLE APPROVAL CRITERIA HERE].*

Motion to Continue

I move to continue consideration of Planning File CDA-000027-2026 to [ENTER SPECIFIC MEETING DATE HERE] to gather additional information necessary for a decision.

Language which is ~~struck through~~ is proposed to be removed

Language which is underlined is proposed to be added.

070.040.100 Exterior Lighting.

- (a) *Purpose.* The purpose of this Section is to provide for exterior lighting that enhances safety, preserves the City's nighttime character, and improves the ability to view the nighttime sky from within the City. This Section is intended to decrease light pollution, increase energy efficiency, and promote high quality lighting design as it relates to the built environment. The lighting regulations are also intended to:
 - (1) Ensure that parking areas, public gathering places, and other public places have adequate outdoor illumination;
 - (2) Ensure that light levels are uniform to enhance night vision and security;
 - (3) Minimize adverse impacts on public safety and neighborhood enjoyment due to excessive glare;
 - (4) Minimize spillover of light onto adjacent or nearby properties; and
 - (5) Minimize the effects of skyglow.
- (b) *Applicability.*
 - (1) *General.* All exterior lighting devices shall be installed in conformance with this Section 070.040.100, the building code, the electrical code, and other applicable City codes under appropriate permit and inspection.
 - (2) *Exemptions.* The following types of exterior lighting are exempt from the requirements of this Section 070.040.100, provided they shall not create glare to motorists or result in light trespass onto adjacent properties:
 - a. Holiday lighting;
 - b. Twinkle lighting located on trees, bushes, or landscape features in the commercial zone district;
 - c. Bistro lighting located in a commercial zone district; and
 - d. Special events that have been issued a temporary use permit.
- (c) *Lighting Districts Established.* The City is divided into the following three (3) lighting districts within which specific standards and limitations are indicated throughout this Section:
 - (1) *Lighting District 1.* The standards for this lighting district shall apply to the CO, M1, M3, I1, I2, and IN zoning districts.
 - (2) *Lighting District 2.* The standards for this lighting district shall apply to the RH, RT, M2, and RE zoning districts.
 - (3) *Lighting District 3.* The standards for this lighting district shall apply to the RR, RL, RM1, RM2, and HP zoning districts.
- (d) *Demonstration of Compliance.*
 - (1) *Lighting Plan Required.* Unless expressly exempt from the lighting plan requirement in Paragraph (2), all new multifamily, mixed-use, or nonresidential developments shall provide a lighting plan with the applicable land use application and/or building permit.

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- (2) *Exempt from Lighting Plan Requirement.* Properties in Lighting District 3 are exempt from the lighting plan requirement, provided:
- No more than one (1) freestanding lighting fixture (not attached to a building or structure) shall be installed; and
 - Installed lighting meets the remaining standards of this Section.
- (e) *Prohibited Lighting Types.* The following types of exterior lighting are prohibited unless allowed elsewhere in this Code:
- Unshielded lights, lamps, or floodlights that produce glare and light trespass in excess of that allowed in Table 040.10;
 - Lights affixed to the top of a roof, except where required by building code;
 - Lights that flash, move, revolve, blink, flicker, vary in intensity, change color, or use intermittent electrical pulsation, except for holiday lighting pursuant to Subsection 070.040.100(b)(2)a;
 - Mercury vapor and low-pressure sodium lighting;
 - Linear lighting as defined in Article 070.070: Rules of Construction and Definitions; and
 - Upward directed lighting that allows spillage into the sky.
- (f) *General Lighting Requirements for All Lighting Districts.*
- On-Site Lighting Level.* Maximum on-site illumination, including spillage from doorways, signs, and windows, shall not exceed ten (10) foot-candles, unless otherwise allowed in this Code.
 - Light Trespass.*
 - Maximum Allowed.* The maximum measured light levels shall not exceed those provided in Table 040.10:

Table 040.10: Maximum Lighting Trespass Levels		
Lighting District	Point A (foot-candles)	Point B (foot-candles)
District 1	5.0	3.0
District 2	0.5	0.2
District 3	0.3	0.1

- Measurement.*
 - Methodology.*
 - Light trespass shall be measured at grade level unless otherwise noted. Two (2) measurements shall be taken: one (1) at any point along the property line (point A), and one (1) taken ten (10) feet (measured perpendicular to property line) onto the property being trespassed (point B). Where grade changes or obstructions prohibit measurements at the same grade level, measurements shall be taken on the same horizontal plane.
 - Lighting measurements shall be taken under normal conditions. Measurements to determine compliance shall not be taken when conditions are present that will influence the outcome of measurements including snow, snowpack, rain, fog, or other influences.

2. *Cumulative Light Readings.* Light sources from a property shall be measured as cumulative of all sources on the subject property, except for internally illuminated signs.

3. *Transitions between Lighting Districts.*

- i. Where properties in District 1 are separated by City streets in District 2, the trespass levels shown in Table 040.10 may be exceeded on streets in the M2 zoning district only. Where M2 zoning is across the street from other zoning or lighting districts, the levels in Table 040.10 shall apply at the center line of the street.
- ii. The maximum light level for light trespass in any lighting district that borders a different lighting district shall be the lower of the two (2), along that border only. Where separated by a public street or right-of-way, the levels shall apply at the center line of the street adjacent to the light source.

(3) *Lighting Controls.*

- a. *Extinguish Lighting at Night.* All exterior lighting, except lighting specifically exempted in Subsection 070.040.100(b)(2), Exemptions, and security lighting as provided for in Subsection 070.040.100(f)(5) below shall be extinguished one (1) hour after close of business, or 10:00 p.m., whichever is later.
- b. *Motion Sensors.* Motion sensors may be used where the sensor is triggered by activity within the property lines and shall only be used with incandescent, fluorescent, LED lighting, or halogen lamps.
- c. *Timer/Photocell Combinations.* Timer/Photocell combinations that activate the light source at dusk and turn off lighting at a specific time may be used at front entries for nonresidential uses.

(4) *Surface Parking Area Lighting.*

- a. *Fixtures.* All lighting for surface parking lots and upper uncovered decks of parking structures shall be full cut-off fixtures.
- b. *Standards.* Parking area lighting shall comply with the standards in Table 040.11: Parking Area Lighting Standards:

Table 040.11: Parking Area Lighting Standards			
Lighting District	Mounting Height	Minimum light level at grade (foot-candles)	Maximum light level at grade (foot-candles)
District 1	35 feet	0.7	7
District 2	20 feet	0.3	3
District 3	Not allowed. Public or quasi-public facilities shall comply with the district 2 standards.		

1. *Parking Area Lighting in Lighting District 3.* Parking area lighting shall be prohibited except for public or quasi-public facilities requiring exterior parking lot illumination. Such facilities shall comply with the parking area lighting standards for district 2 as indicated in Table 040.11: Parking Area Lighting Standards.
2. *Parking Areas Bordering Districts 2 and 3.* Where a parking lot is located on a property in district 1 and shares a common lot line with a property located in districts 2 or 3, parking

area lighting shall comply with specifications for light levels and pole heights for district 2 as indicated in Table 040.11: Parking Area Lighting Standards.

(5) *Security Lighting.*

- a. *Applicability.* Security lighting shall be allowed in all lighting districts. The need for security lighting shall be demonstrated as part of any development permit application package.
- b. *Standards.*
 1. *Examples of Appropriate Security Lighting Techniques.*
 - i. Recessed lights under a canopy.
 - ii. Full cut-off fixtures on parking lot poles.
 - iii. Fully shielded wall packs or other fixtures.
 - iv. Floodlights that are down-directed, fully shielded, and are controlled by motion sensors.
 2. *Fixtures.*
 - i. Security lighting fixtures shall be fully shielded and directed only to the designated area.
 - ii. Security lighting shall not be directed above a horizontal plane through the top of the lighting fixture.
 - iii. Security lighting fixtures shall include shields that prevent the light source from being visible from adjacent properties and roadways to the maximum extent practicable.
 3. *Light Levels.*
 - i. Security lighting may illuminate ingress and egresses of buildings up to a level eight (8) feet above grade or the bottom of doorways, windows, or entries, whichever is greater.
 - ii. Security lighting on a parcel in district 1 that shares a common lot line with a parcel located in districts 2 or 3 shall comply with specifications for light levels and maximum mounting heights as noted in district 2.
 - iii. Security lighting for entrances, stairways and loading docks shall not exceed five (5) foot-candles at the designated area illuminated. Parking lot lighting used for after-hours security shall not exceed three (3) foot-candles at the designated area illuminated.

(6) *Building Façade Lighting.*

- a. *Applicability.*
 1. *Lighting District 1.* In lighting district 1, building façades may be illuminated if the illumination is part of the overall design of the building, adds to the visual quality of the surrounding neighborhood, and does not produce glare or illumination of nearby streets or properties. Building façades that face districts 2 and 3 that do not have a primary public entrance shall not be illuminated.
 2. *Lighting Districts 2 and 3.* In lighting districts 2 and 3 building façades and roofs shall not be illuminated except for those structures having exceptional symbolic or historic significance in the community or buildings in the M2 zoning district pursuant to Paragraph 3. below.

Existing lighting on structures that are listed in the National Register of Historic Places are exempt from this Subsection.

3. *Building Lighting in the Downtown Core.* In the Downtown Core, lighting shall be used as it was used historically in the area as follows:
 - i. Low-scale, decorative lighting may be used to accent architectural details or building entries.
 - ii. Lights shall not be focused upward to light the façade or used to dominate a façade or the street.
- b. *Standards.* A design for the illumination of a building shall be submitted with the lighting plan as part of the applicable development application and shall comply with the following:
 1. Lighting fixtures shall be carefully located, directed, and shielded so that light is directed only onto the building façade.
 2. Lighting fixtures shall not be directed towards streets or roads, other properties, or the sky.
- (7) *Lighting of Walkways and Common Areas.* Lighting for walkways, parks, and other common areas shall be illuminated to a minimum of two-tenths (2/10) of a foot-candle and a maximum of three (3) foot-candles. Such lighting shall be down-directed. Such lighting shall be included with the lighting plan submitted with an applicable development permit application.
- (8) *Canopy Lighting for Automotive Fuel Sales and Service Station.* Canopies shall be illuminated so that the minimum horizontal illuminance at grade level is at least five (5) foot-candles. The maximum horizontal illuminance under canopies shall be ~~twenty-five (25)~~ twenty (20) foot-candles.
 - a. Light fixtures mounted on canopies shall be installed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy or the fixture.
 - b. Lights shall not be mounted on the top or sides of the canopy. The sides (fascias) of the canopy shall not be illuminated for any purpose, with the exception of internally illuminated signage which shall comply with Subsection 070.040.110(g)(4)c., Internally Illuminated Signs.
- (9) *Lighting of Outdoor Recreation and Entertainment Facilities.*
 - a. *Hours of Operation.* Exterior lighting of recreation or entertainment event facilities shall be turned off no later than one (1) hour after the end of the event.
 - b. *Illumination Standards.* Where outdoor recreation and/or entertainment areas are to be illuminated, lighting fixtures shall be mounted and directed no higher than sixty-two (62) degrees up from vertical so that no direct illumination extends off the site.
- (10) *Street Lighting.*
 - a. *Applicability.*
 1. Street lighting associated with a development application submitted pursuant to Article 070.060: Administration and Procedures, shall be provided by the applicant or developer and approved by the Electric Department Superintendent or the Director of the Public Works Department before installation.
 2. Street lights on private streets are required to be part of an overall lighting plan that is subject to the approval of the Electric Department Superintendent or the Director of the Public Works Department. If the Superintendent or Director determines that the expertise of a professional lighting consultant/engineer is required to determine compliance with

this Subsection, the City shall have the option of hiring a professional lighting consultant, selected by the City, funded by the applicant or developer.

b. *Standards.*

1. *IES Guidelines.*

- i. Street lighting shall conform to the guidelines as published by the Illuminating Engineering Society (IES), provided that lighting levels do not exceed levels specified in the guidelines by more than two-tenths (2/10) of a foot-candle.
- ii. Uniformity ratios shall not exceed that suggested by the IES guidelines.
- iii. The lighting plan submitted with the applicable development permit shall include a street lighting plan that demonstrates compliance with IES standards for fixtures to be used; the type and wattage of lamps (bulbs); the proposed mounting heights; and spacing.
- iv. All street lighting fixtures shall be full cut-off fixtures.
- v. Bistro lighting shall not be allowed as street lighting for purposes of this Subsection.

2. *Mounting Height.* Mounting heights shall not exceed sixteen (16) feet for fixtures that do not protrude over streets and thirty (30) feet for fixtures that do protrude over the street.

3. *Location.*

- i. Street lights shall be located in the public right-of-way, except for street lights provided along private streets.
- ii. Streets with a sidewalk along only one (1) side of the street shall have street lights located on the same side of the street with the sidewalk.

(11) *Installation and Maintenance.*

- a. *Compliance with Building Code and other Applicable Codes.* Exterior lighting fixtures shall comply with the building code and other applicable codes as adopted by the City.
- b. *Maintenance.* Exterior lighting shall be maintained in good structural condition at all times.
- c. *Electrical Service Underground.* New electrical service required for exterior lighting shall be located underground unless the fixtures are directly mounted on utility poles.

(g) *Supplemental Lighting Standards—District 1.* The following supplemental standards shall apply to Lighting District 1:

(1) *Fixtures.*

- a. *Shielding.* Fixtures shall be full cut-off.
- b. *Decorative Fixtures.* Low-wattage landscape lighting, bollards, and other hidden light sources that create hidden effects may be allowed as background lighting and in certain applications pursuant to Subsection 070.040.100(f)(7).
- c. *Correlated Color Temperature* Correlated color temperature (CCT) of all fixtures is limited to no more than 3,000 kelvins per fixture.

(2) *Height.* Exterior lighting shall not exceed a maximum height of twelve (12) feet unless such lighting is:

- a. Street lighting provided by the City and/or a public entity;

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- b. Used for parking and vehicle circulation areas, outdoor sales/display areas, security, or other types of lighting addressed elsewhere in this Section;
 - c. Building-mounted lighting directed downward at a sign or building façade; or
 - d. Fully shielded lighting on above-grade decks or balconies.
- (h) *Supplemental Lighting Standards—Districts 2 and 3.* The following supplemental standards shall apply to Lighting Districts 2 and 3:
- (1) *Fixture Shielding.*
 - a. Freestanding fixtures shall be full cut-off.
 - b. Floodlight fixtures and lamps shall be focused on the task, fully shielded, down-directed, and screened from adjacent properties to prevent glare and trespass pursuant to Table 040.10. Floodlight intensity shall not exceed two thousand (2,000) lumens per bulb and shall not exceed four thousand (4,000) lumens per fixture, with a maximum of two (2) bulbs per fixture.
 - c. All other exterior fixtures shall be fully shielded or shall comply with the following:
 - 1. A fixture that allows light to escape above the horizontal (ninety (90) degrees from vertical) shall have frosted lenses or lamps and the total light output shall not exceed five hundred five (505) lumens.
 - 2. A fixture that does not allow light to escape above the horizontal shall have frosted lenses or lamps and the total light output shall not exceed seven hundred fifty (750) lumens.
 - (2) *Height.* Freestanding exterior lighting shall not exceed twelve (12) feet in height. Parking lot lighting shall comply with Subsection 070.040.100(f)(4).
 - (3) *Common Area Entrances.* Photocells may be used at entrances to common areas on multifamily residential properties.
 - (4) *Correlated Color Temperature* Correlated color temperature (CCT) of all fixtures is limited to no more than 3,000 kelvins per fixture.

(Ord. No. 19-2018, § 2(Exh. A), 8-2-2018; Ord. No. 3-2019, § 2(Exh. A), 1-31-2019; Ord. No. 3-2021, § 2(Exh. A), 5-20-2021)

Language which is ~~struck through~~ is proposed to be removed

Language which is underlined is proposed to be added.

070.040.110 Signs.

(a) *Purpose.*

- (1) The City Council recognizes that signs are necessary means of visual communication for the public convenience and that uses and activities have the right to identify themselves by using signs that are accessory and incidental to the use on the property where the signs are located.
- (2) The purpose of this Section is to:
 - a. Minimize incompatibility between signs and their surroundings;
 - b. Recognize distinct geographic districts within the City that possess unique characteristics of physical location, building design, land use patterns, and pedestrian and vehicle circulation;
 - c. Provide for signs within reasonable limitations, consistent with the goals and objectives of the community, to retain the special character and economic advantages that rest largely on the quality of the community's appearance;
 - d. Protect the public from hazardous conditions by prohibiting signs that are structurally unsafe or obscure, distract the vision of motorists, or compete or conflict with necessary traffic signs and warning signals;
 - e. Eliminate hazards caused by the size and placement of signs and reduce the possibility of injuries to those coming near or under signs;
 - f. Promote the health, safety and public welfare of the City, its residents and its visitors;
 - g. Regulate signs in accordance with the City's policies and with the U.S. and Colorado Constitutions; and
 - h. Protect the right to free speech by the display of messages on signs through content-neutral regulations.

(b) *Applicability.*

- (1) All signs and support structures shall conform to the requirements of this Section and all other applicable provisions of this Code.
- (2) No sign shall be displayed, installed, constructed, altered, moved, or improved within the City limits until the City has issued a permit, unless the sign or sign activity is designated as not requiring a permit pursuant to Subsection 070.040.110(d).
- (3) All face changes, except those identified in Subsection 070.040.110(d)(1), require a permit.
- (4) Developments and/or properties with approved sign plans shall not be subject to these standards, except that the procedures for obtaining a sign permit shall apply.

(c) *Savings and Severability.*

- (1) Signs containing noncommercial speech are permitted anywhere that advertising or business signs are permitted, subject to the same regulations applicable to such signs.

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- (2) If any clause, subsection, or other part of the application of this Section shall be held by any court of competent jurisdiction to be unconstitutional or invalid, it is the intent of the City that such clause, subsection, or other part of the application of this Section shall be considered eliminated and not affecting the validity of the remaining clauses, sections, or applications remaining in full force and effect.
- (d) *Signs Not Requiring a Sign Permit.*
- (1) *Sign Activities Not Requiring a Permit.* The following sign activities shall not require a permit:
- The ordinary preventative maintenance of a lawfully existing sign that does not involve a change of placement, size, lighting, or height.
 - The repainting of a lawfully existing sign.
 - The changing of copy on marquees, reader boards, and similar changeable copy signs on permitted or existing legal nonconforming signs.
- (2) *Balloons.* Inflatable balloons shall not require a sign permit. Replica and/or synthetic balloons shall be considered a temporary sign and shall comply with the number, size, and location standards in Subsection 070.040.110(f)(4).
- (3) *Development Site Signs.* Development site signs shall be allowed without a sign permit subject to the following:
- Number Allowed.* One (1) sign along each lot line frontage on a street, not to exceed a total of two (2) signs per frontage.
 - Size.* Development site signs shall not exceed thirty-two (32) square feet per sign.
 - Location and Design.* Development site signs:
 - Shall not be located within ten (10) feet of any lot line unless attached to a development site barrier or fence; and
 - Shall not be illuminated.
 - Duration.* Development site signs may be erected and maintained for a period not to exceed thirty (30) days prior to commencement of development activities and shall be removed within fourteen (14) days of termination of development activities.
- (4) *Directional Signs.* Directional signs shall be allowed without a sign permit pursuant to the following:
- Shall not exceed four (4) signs per property, plus one (1) sign per entryway from a public right-of-way;
 - Shall not exceed four (4) square feet of sign area per face; and
 - Shall not exceed forty-two (42) inches in height.
- (5) *Feather Flags.* Feather flags shall be allowed without a sign permit pursuant to the following:
- Shall not be located in the public right-of-way;
 - Shall not be located in a sight distance triangle; and
 - Shall be limited to three (3) per street frontage per property.
- (6) *Flags.* Flags, not including feather flags, shall be allowed without a sign permit pursuant to the following:
- Flags shall be affixed to a flagpole or affixed to a building;

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- b. The height of all flagpoles shall not exceed the allowed building height in the applicable zoning district; and
 - c. Flags shall not exceed forty (40) square feet.
- (7) *Gas Pump and External Vending Machine Signs.* Signs on gas pump islands and external vending machines shall be allowed without a sign permit provided the total signage on each gas pump island or external vending machine does not exceed sixteen (16) square feet.
- (8) *Historic Designation Signs.* Signs placed on an historic building identifying the structure as a local, state, or federal historic landmark shall be allowed without a sign permit pursuant to the following:
- a. Shall be affixed to the wall of the historic building or property; and
 - b. Shall not exceed six (6) square feet.
- (9) *Historic Signs.* Any sign designated as an historic landmark by the City Council shall be allowed without a sign permit pursuant to the following:
- a. *General.*
 - 1. Any sign designated as an historic landmark by the City Council pursuant to Article 070.050: Historic Preservation, shall be exempt from the nonconforming signs and dimensional standards of this Subsection.
 - 2. Historic signs will be debited against the total allowable signage for the building or use unless it is a ghost sign that does not pertain to the business or building upon which it exists.
 - b. *Historic Landmark Criteria.* Alterations to signs that are designated historic landmarks shall be reviewed for compliance with the criteria in Subsection 070.050.040(f).
 - c. *Ghost Signs.* Historic signs may include ghost signs.
 - d. *Attributes.* An historic sign may be restored to its original condition and location with the exception of animation and flashing components, which are prohibited.
- (10) *Holiday Decorations.* Holiday decorations shall be allowed without a sign permit provided such decorations comply with Section 070.040.100, Exterior Lighting.
- (11) *Home Occupation Signs.* Home occupation signs shall be allowed without a sign permit but shall not exceed one (1) sign per property and shall not exceed a maximum sign area of six (6) square feet.
- (12) *Incidental Vehicle Signs.* Signs placed on or affixed to vehicles or trailers where the sign is incidental to the primary use of the vehicle or trailer shall be allowed without a sign permit provided they are not placed on or affixed to vehicles or trailers that are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way.
- (13) *Information Signs.* Informational signs guiding persons to facilities intended to serve the public, provided as a courtesy to the public, and/or signs providing instruction to persons using a facility or property shall be allowed without a sign permit provided such signs do not exceed three (3) square feet.
- (14) *Integral Signs.* Any inscription carved into stone or similar material that is integral to a building, such as those commonly found on cornerstones, stamped into sidewalks, or identified by plaques or tablets, shall be allowed without a sign permit pursuant to the following:
- a. Shall not exceed four (4) square feet; and
 - b. Shall not exceed six (6) feet in height.

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- (15) *Interior Signs.* Signs located entirely within the interior of a building shall be allowed without a sign permit pursuant to the following:
- a. Shall not cover more than thirty (30) percent or eight (8) square feet, whichever is greater, of any window panel;
 - b. Shall not be permanently affixed to any window surface; and
 - c. Shall not contain flashing lights visible from a public street.
- (16) *Nonvisible Signs.* Signs that are not visible beyond the boundaries of the lot or parcel upon which they are located and/or from any public right-of-way shall be allowed without a sign permit. The Director shall determine whether such sign is visible from a public right-of-way.
- (17) *Public Signs.* Signs required or installed by or on behalf of the local and/or state government, or signs erected or required by other government agencies, utilities, or special districts, including address signs, signs for traffic, schools, safety, railroad crossing, wayfinding, historic interpretation signs, civic and special events, seasonal banners, public notices, and other official and legal notices, are exempt from the standards and permit requirements specified in this Section. Public signs shall be consistent with design standards in this Section to the extent practicable, and shall not include any signs prohibited pursuant to Subsection 070.040.110(e).
- (18) *Temporary Off-Premises Directional Signs.* Temporary off-premises directional signs shall be allowed without a permit pursuant to the following:
- a. Shall not exceed twenty-four (24) square feet of total temporary off-premises directional signage on any property;
 - b. Shall not exceed a height of forty-two (42) inches;
 - c. May be located within the public right-of-way provided such signs:
 1. Are not displayed for more than one (1) week before an event or more than one (1) week after an event;
 2. Are located within a planting strip when such planting strip exists;
 3. Do not obstruct any portion of a sidewalk or walkway;
 4. Are not located within a sight distance triangle; and
 5. Are not located in a median, roundabout, or any travel lane of any street or thoroughfare.
- (19) *Wind Signs.* Wind signs shall be allowed without a sign permit provided they are not animated or otherwise powered by any source other than the wind.
- (20) *Window Signs.* Signs displayed in or upon a window. Such displays shall not contain flashing lights visible from a public street.
- (21) *Yard Signs.*
- a. Yard signs are allowed without a sign permit pursuant to the following:
 1. *In Residential Zoning Districts.*
 - i. Shall not exceed more than four (4) signs per property at any one (1) time;
 - ii. Shall not exceed twenty-four (24) square feet total yard signage on any property;
 - iii. Shall not exceed a height of forty-two (42) inches;

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- iv. Shall not be located in the public right-of-way;
 - v. Shall be located at least five (5) feet from any property line; and
 - vi. Shall not be displayed for a period of more than ninety (90) days per calendar year.

2. *In All Other Zoning Districts.*

- i. Shall not exceed more than four (4) signs per property at any one (1) time;
- ii. Shall not exceed twenty-four (24) square feet total yard signage on any property;
- iii. Shall not exceed a height of six (6) feet, or forty-two (42) inches if placed within a sight distance triangle;
- iv. Shall not be located in the public right-of-way; and
- v. Shall not be displayed for a period of more than ninety (90) days per calendar year.

(e) *Prohibited Signs.* The following signs are expressly prohibited within all districts unless otherwise stated in this Section:

(1) *Distracting or Unsafe Signs.* Any sign that:

- a. Is structurally unsafe or constitutes a hazard to safety or health by reason of inadequate maintenance or dilapidation;
- b. Is capable of causing electrical shocks to persons likely to come into contact with it;
- c. In any way obstructs the view of, or may be confused with an official traffic sign, signal or device or any other official government regulatory or informational sign;
- d. Uses any words, phrases, symbols, or characters implying the existence of danger or the need for stopping or maneuvering of a motor vehicle or creates, in any other way, an unsafe distraction for vehicle operators, bicyclists, or pedestrians, except as provided in Subsection 070.040.110(d)(2), Balloons.
- e. Obstructs the view of vehicle operators, bicyclists, or pedestrians entering a public roadway from any parking area, service drive, public driveway, alley, or other thoroughfare;
- f. Is located or painted on trees, rocks, retaining walls, fences, light poles, utility poles, or natural features, except where required by law or allowed by this Code;
- g. Causes any direct glare into or upon any public right-of-way, adjacent lot, or building other than the building to which the sign may be accessory;
- h. Create optical illusion of movement by means of a design that presents a pattern capable of reversible perspective, giving the illusion of motion or changing of copy; or
- i. Obstructs any window or door opening used as a means of egress, prevents free passage from one (1) part of a roof to any other part, interferes with an opening required for legal ventilation, or is attached to or obstructs any standpipe, stairway, ladder, fire escape, or fire hydrant.

(2) *Abandoned Signs or Sign Structures.* Any sign or sign structure on a property that is vacant, unoccupied, or where the use has been discontinued for a period of three (3) months or more, or any sign or sign structure that pertains to an event or purpose that no longer applies, shall be deemed abandoned.

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- (3) *Animated or Moving Signs.* Signs with visible moving, revolving, or rotating parts (including "air dancer" or "tube man" signs); or visible mechanical movement of any description or other apparent visible movement achieved by electronic or mechanical means, including automatic electronically controlled copy changes, except for holiday decorations pursuant to Subsection 070.040.110(d)(10), time-temperature-date signs, and rotating cylinder signs.
 - (4) *Banners and Inflatable Signs.* Except as temporary signs pursuant to Subsection 070.040.110(f).
 - (5) *Beacons and Search Lights.* Other than for emergency purposes or by permission of the Director.
 - (6) *Electronic Message Signs.* Except freestanding electronic signs as authorized in Table 040.12.
 - (7) *Flashing Signs.* Signs with lights or illuminations that flash, move, rotate, scintillate, blink, flicker, vary in intensity, vary in color or use intermittent electrical pulsations, with the exception of holiday decorations pursuant to Subsection 070.040.110(d)(10).
 - (8) *Obscene or Illegal Activity Signs.* Signs containing statements, words, or pictures of an obscene, indecent, or immoral character, such as will offend public morals or decency or that includes messages of illegal activity in accordance with state or local laws.
 - (9) *Off-Premises Signs.* Except for temporary off-premises directional signs pursuant to Subsection 070.040.110(d)(17) or otherwise approved through an off-premises sign permit pursuant to Subsection 070.040.110(k)(2).
 - (10) *Portable Signs.* Portable signs, except as authorized in Table 040.13: Summary of Permanent Sign Standards.
 - (11) *Signs in Public Right-Of-Way.* Any sign placed on any curb, sidewalk, post, pole, hydrant, bridge, tree, or other surface located on, over, or across any public street, right-of-way, property, or thoroughfare, shall be prohibited unless authorized by the City Council or the City Manager. Authorized signs in the public right-of-way shall comply with Subsection 070.040.110(g)(5).
 - (12) *Signs on Parked Vehicles.* Signs placed on or affixed to vehicles and/or trailers that are parked on a public right-of-way, or parked on a private property so as to be visible from a public right-of-way.
 - (13) *Signs with Auditory Messages.* Signs with auditory messages except those related to public safety or otherwise allowed in Subsection 070.040.110(d) or Subsection 070.040.110(h)(4).
 - (14) *Signs with Projected Copy.* Such as motion pictures, film slides, holographs, or other similar images.
 - (15) *Unlawful Signs.* Any sign unlawfully erected or maintained.
- (f) *Temporary Sign Standards.* Temporary signs may be allowed pursuant to the following:
- (1) *Applicability.*
 - a. These standards apply to non-permanent signs and other signs with limited duration unless otherwise stated in this Section.
 - b. These standards shall not apply to temporary public signs.
 - (2) *Generally.*
 - a. Temporary signs shall not be displayed for more than forty-five (45) days prior to the start of an event or more than fifteen (15) days after the conclusion of an event;
 - b. Temporary signs shall be limited to three (3) times per calendar year per property for single-tenant properties and three (3) times per calendar year per tenant for multi-tenant properties.
 - (3) *Banners.*

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- a. *Number and Size.*
 - 1. Only one (1) temporary banner is allowed per use.
 - 2. Temporary banners shall not exceed thirty-six (36) square feet.
 - b. *Location.*
 - 1. Temporary banners may be attached or freestanding. When freestanding, temporary banners shall be located at least ten (10) feet from any property line.
 - 2. Temporary banners shall not be located above the roofline of any building.
 - 3. Temporary banners shall not exceed forty-two (42) inches in height when located within a sight distance triangle.
- (4) *Inflatable Signs.*
- a. *Number and Size.*
 - 1. Only one (1) inflatable sign is allowed per property.
 - 2. Inflatable signs shall not exceed two hundred (200) square feet.
 - 3. Inflatable signs shall not exceed twenty (20) feet in height.
 - b. *Location.*
 - 1. Inflatable signs may be attached or freestanding, but shall be located at least ten (10) feet from any property line.
 - 2. Inflatable signs shall not be located above the roof line of any building.
- (g) *General Sign Regulations.*
- (1) *Sign Area Measurement.*
- a. *Single-Faced Signs.* Sign area shall be determined by calculating the area inside the outer limits of a sign. The sign area includes the area of the smallest geometric figures having eight (8) or fewer segments that encompass the face of the sign, including copy, border, and nonstructural trim.

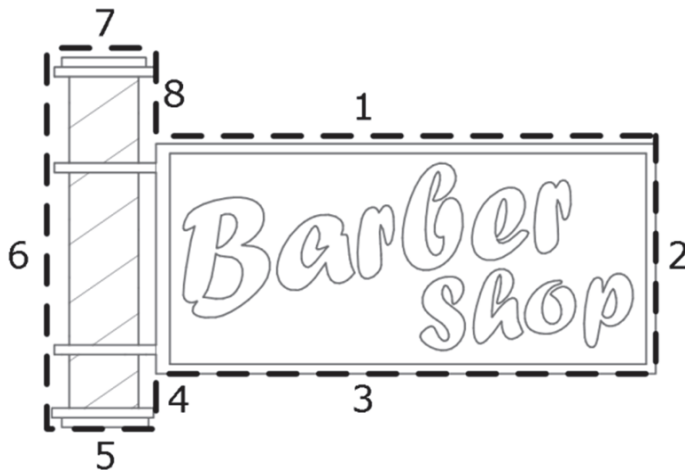


Figure 040-31: Sign Area Measurement

- b. *Double-Faced Signs.* Signs other than wall signs may be back-to-back with two (2) sign faces, and each face may have an area not to exceed the maximum stated for each respective sign type.
- c. *Three-Dimensional Signs.* Three-dimensional figures shall be calculated on the largest possible silhouette cross-section encompassed by the smallest plane geometric figure having eight (8) or fewer segments. (Figure 040-32)

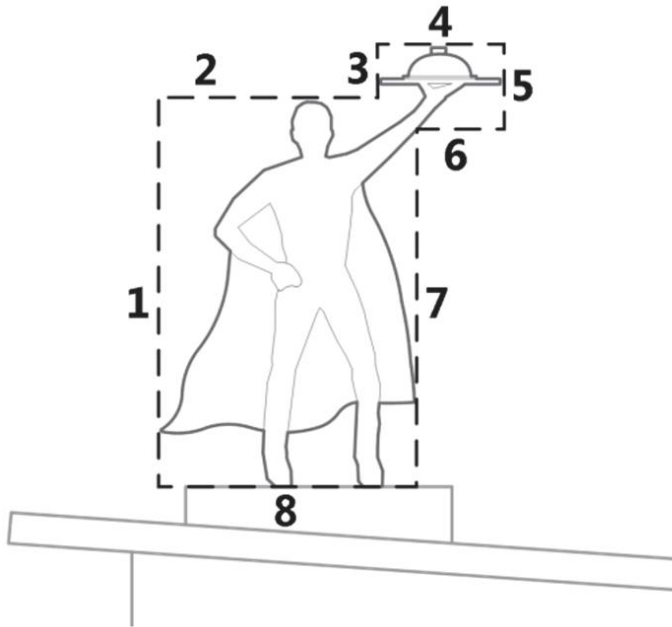


Figure 040-32: Three-Dimensional Sign Area

- (2) *Sign Height Measurement.* Sign height shall be determined by calculating the vertical distance between the lowest elevation of the ground abutting the sign and level of the highest point of the sign.
- (3) *Materials and Safety.*
 - a. *Materials.*
 - 1. Permanent signs shall be constructed of durable materials and installed to comply with applicable City codes. Permanent signs shall not be made of paper, cloth, canvas (except for awning/canopy/marquee signs), cardboard, wallboard, or other similar nondurable materials.
 - 2. No sign shall be erected or painted upon utility poles, light poles, retaining walls, fences, rocks, trees, or natural features except where expressly allowed by this Code.
 - b. *Overhangs.* The lowest point of a sign that extends over an area intended for pedestrian use shall be at least eight (8) feet above the finished grade below it. The lowest point of a sign that extends over an area intended for vehicular use shall be at least fourteen (14) feet above the finished grade below it.
 - c. *Sight Distance Triangles.* No sign shall obstruct the view in any direction at the intersection of a street or with an alley or driveway.
- (4) *Illumination.*

-
- a. *Generally.* Illuminated signs are allowed pursuant to the following:
 - 1. Illumination sources are shielded so as not to shine onto surrounding areas.
 - 2. Illumination on the surface of an illuminated sign, measured at the brightest point ten (10) feet from the surface of the sign, shall not exceed five (5) foot-candles.
 - 3. No illumination source shall create a traffic hazard or distraction to operators of motor vehicles on public streets.
 - 4. Illuminated signs shall be prohibited in residential zoning districts.
 - 5. ~~Any All illuminated signs visible from and located within three hundred (300) feet of any lot in a residential zoning district shall be turned off no later than 10:00 p.m., or one (1) hour after the close of business, whichever is later.~~
 - 6. Pole signs adjacent to Highways 6 and 82 shall not illuminate any sign face directed away from Highways 6 and 82.
 - b. *Externally Illuminated Signs.* To the maximum extent practicable, fixtures used to illuminate signs shall be top-mounted and directed downward onto the sign surface and the light source shall not be directly visible from adjacent properties or the public right-of-way.
 - c. *Internally Illuminated Signs.*
 - 1. For internally illuminated signs, dark background colors with light lettering shall be used.
 - 2. For internally illuminated awning/canopy/marquee signs, such illumination shall not exceed five (5) foot-candles when measured six (6) inches from the awning/canopy/marquee.
 - 3. Internally illuminated awning/canopy/marquee signs shall be prohibited in the Downtown Core.
 - d. *Electronic Message Signs.* Illumination of electronic message signs shall comply with Subsection 070.040.110(h)(3)b., Electronic Message Signs.
- (5) *Projection Within or Above Public Right-of-Way.* Any sign projecting within or above the public right-of-way shall obtain a right-of-way encroachment license pursuant to Subsection 070.060.050(f)(3).
- (h) *Specific Sign Type Standards.*
- (1) *Signs for Secondary Entrances or Entrances on an Alley.*
 - a. Buildings or businesses with a secondary public entrance on an alley or public walkway shall be allowed an additional attached sign at such secondary entrance at a rate of one-fifth ($\frac{1}{5}$) of a square foot of sign area per linear foot of building frontage. The allowance for such secondary signs is per building, not per tenant.
 - b. Buildings that front and have sole access on an alley shall be allowed a total sign area equal to that allowed for a similar sign on a building frontage pursuant to Table 04.13.
 - (2) *Attached Signs.*
 - a. *Wall Signs.* Wall signs are allowed as indicated in Table 040.12: Summary of Permanent Sign Standards. Wall signs shall comply with the following additional standards:
 - 1. Shall be designed to be consistent and compatible with the building to which the signs are attached, including proportional scale and compatible design, materials, and color.

-
2. Shall be located on the side of a building that abuts a street, parking area, or other area open to the general public and that has a public entrance to the building.
- b. *Projecting Signs.* Projecting signs are allowed as indicated in Table 040.12: Summary of Permanent Sign Standards. Signs projecting over public property shall not project more than five (5) feet from the face of the building.
 - c. *Roof Signs.* Roof signs are allowed as indicated in Table 040.12: Summary of Permanent Sign Standards.
 - d. *Awning/Canopy/Marquee Signs.* Awning, canopy, and marquee signs are allowed as indicated in Table 040.12: Summary of Permanent Sign Standards. Signs displayed on canopies, awnings, and marquees that are located more than twelve (12) inches away from the building façade shall comply with the following additional standards:
 1. Signs shall not project above or below the face of the canopy, awning, or marquee, except for suspended signs and individual letters or other content on top of a marquee sign.
 2. Sign content shall not project more than twelve (12) inches from a canopy or marquee that such sign is attached to.
 3. Signs on awnings shall not project beyond the surface of the awning.
 - e. *Suspended Signs.* Suspended signs are allowed as indicated in Table 040.12: Summary of Permanent Sign Standards. Suspended signs hanging from the underside of an awning, canopy, or marquee shall not extend beyond the edge of such structure.
 - f. *Changeable Copy Signs.* Changeable copy signs are allowed as indicated in Table 040.12: Summary of Permanent Sign Standards. Changeable copy signs that project from the façade of the building by more than fifteen (15) inches shall be considered projecting signs and shall comply with the standards for such in Table 040.12: Summary of Permanent Sign Standards, and Subsection 070.040.110(h)(2)b.
- (3) *Freestanding Signs.*
- a. *Freestanding Signs, Generally.* Freestanding signs, except portable signs, are allowed as indicated in Table 040.12: Summary of Permanent Sign Standards. Freestanding signs shall comply with the following additional standards:
 1. Shall be designed to be consistent and compatible with the building to which the signs are attached, including proportional scale and compatible design, materials, and color.
 2. Shall be placed within a landscaped area equal in size to the area of the sign face or shall be located within an improved area clearly oriented toward pedestrians such as a seating, dining, or landscaped entry area.
 - b. *Monument Signs.* Monument signs are allowed as indicated in Table 040.12: Summary of Permanent Sign Standards. The monument sign base on which the sign is attached shall not exceed fifty (50) percent of total sign area.
 - c. *Pole Signs.*
 1. Pole signs are allowed as indicated in Table 040.12: Summary of Permanent Sign Standards. Sign copy on a pole sign shall be contained within a single border; except that one (1) accessory reader board within a sign border may be separate provided the reader board contains less than fifty (50) percent of the allowable sign area. The bottom of the sign area shall be no less than eight (8) feet above the average elevation of the ground, except within the sight triangle.

2. Pole signs shall incorporate a single pole as support.
3. Pole signs shall be placed within a landscaped area equal in size to the area of the sign face or, with the approval of the Director, shall be located within an improved area clearly oriented toward pedestrians such as a seating, dining, or landscaped entry area. For purposes of this Subsection only, landscaped area shall mean an area designed, constructed, and maintained to include natural materials such as live plant materials and wood, stone, or earth.
- d. *Portable Signs.* Portable signs are allowed as indicated in Table 040.12: Summary of Permanent Sign Standards.
- (4) *Drive-Through Facility Signs.* Drive-through signs are allowed as indicated in Table 040.13: Summary of Permanent Sign Standards. Drive-through facility signs shall:
 - a. Be limited to one (1) face per sign; and
 - b. Shall be of a similar design using similar colors and materials as other freestanding signs associated with the use.
- (i) *Summary of Permanent Sign Standards.*
 - (1) *Applicability.* This Subsection establishes the allowed permanent sign types. Permanent signs shall also comply with other standards within this Section, and other applicable federal, state, and local standards.
 - (2) *Summary of Permanent Sign Standards Table.*
 - a. Signs shall only be allowed in the areas designated in Table 040.12: Summary of Permanent Sign Standards.
 - b. Sign districts identified in Table 040.12 are described in Subsection 070.040.110(j).
 - c. All signs shall comply with Subsection 070.020.200(c)(5), Sight Distance Triangle Requirement.

Table 040.12: Summary of Permanent Sign Standards					
Sign Type	Where Allowed	Number of Signs, Maximum	Sign Area, Maximum	Sign Height, Maximum	Sign Location
Attached Signs					
Wall	Residential applications in all sign districts	One per building	One square foot per linear foot of building frontage	Top of wall	
	Mixed-use and nonresidential applications in all sign districts	Single-tenant: Two total wall, projecting, or roof signs; one per building frontage Multi-tenant: one wall, projecting, or roof sign per	Total sign area shall not exceed the greater of 25 square feet or: Single-tenant: one square foot per linear	Top of wall	Wall signs may be located on walls or parapets See additional standards for properties in Downtown Core: Subsection 070.040.110(j)(3)

		tenant or use of a building	foot of building frontage Multi-tenant: Two square feet per linear foot of building frontage; no individual sign shall exceed one square foot per linear foot of the largest building frontage for an individual tenant		
Projecting	Mixed-use and nonresidential applications in all sign districts	Single-tenant: Two total wall, projecting, or roof signs; one per building frontage Multi-tenant: one wall, projecting, or roof sign per tenant or use of a building	Total sign area shall not exceed the greater of 25 square feet or: Single-tenant: one square foot per linear foot of building frontage Multi-tenant: Two square feet per linear foot of building frontage; no individual sign shall exceed one	Minimum clearance of eight feet above a sidewalk and 14 feet above an alley; shall not extend above the roof line of a building (except for designated historic signs)	

			square foot per linear foot of the largest building frontage for an individual tenant		
Roof	Downtown - south sign district	Single-tenant: Two total wall, projecting, or roof signs; one per building frontage Multi-tenant: one wall, projecting, or roof sign per tenant or use of a building	Total sign area shall not exceed the greater of 25 square feet or: Single-tenant: one square foot per linear foot of building frontage Multi-tenant: Two square feet per linear foot of building frontage	Shall not exceed the allowed building height for the applicable zoning district	Shall not project into a required yard
Awning, canopy, or marquee	Mixed-use and nonresidential applications in all sign districts	One per awning or canopy per street frontage; one marquee sign per property	Shall not exceed 30 percent of the width of the projection multiplied by the vertical height of the projection. <i>(Example: a 10-foot wide by three-foot tall awning)</i>	Shall maintain a minimum clearance of eight feet above a sidewalk and 14 feet above an area intended for vehicular use	Sign content is allowed to extend above a canopy or marquee (but not an awning) pursuant to Subsection 070.040.110 (h)(2)d.

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(Supp. No. 37)

			<i>[30 sf] could have a maximum sign area of nine square feet); letter height shall not exceed one foot.</i>		
Suspended	Mixed-use and nonresidential applications in all sign districts	One per building entrance; maximum one per tenant	Four square feet	Shall maintain a minimum clearance of eight feet above a sidewalk and 14 feet above an area intended for vehicular use	Shall not project beyond the limits of the awning, marquee, or canopy to which they are attached; shall be separated from other suspended signs by 12 feet
Freestanding Signs					
Freestanding monument	All residential uses excluding single-family detached dwelling, two-family dwelling, and accessory dwelling unit uses	One freestanding sign per street frontage, up to a total of two signs per subdivision or development access	64 square feet	Four feet	Setback five feet from property lines
	Mixed-use and nonresidential applications in all sign districts	One (1) freestanding monument sign per street frontage per property	Hwy 6 and 82 sign districts: 200 square feet Downtown districts: 64 square feet Others: 120 square feet	Six feet	Setback a minimum of ten feet from back of curb or back of pavement; shall be separated from other permanent detached signs by at least 25 feet
Freestanding pole	Mixed-use and	One freestanding pole sign per	Hwy 6 and 82 sign	Hwy 6 and 82 sign	Setback a minimum of ten

	nonresidential applications in the Midtown, West Sixth Street, West Highway 6, South Highway 82, and Red Mountain Districts	street frontage per property	districts: 200 square feet Others: 120 square feet	districts: 20 feet Others: 16 feet The bottom of the sign area shall be at least eight feet above the ground elevation.	feet from back of curb or back of pavement; shall be separated from other permanent detached signs by at least 25 feet
Freestanding changeable copy	<i>Only allowed as accessory part of a pole or monument sign</i>		Shall not exceed 50 percent of allowable sign area	<i>See applicable standards for pole or monument sign</i>	
Portable	All sign districts	One per tenant with street frontage See additional standards for properties in Downtown Core 070.040.110(j)(3).	Eight square feet	Four feet	Shall maintain five feet sidewalk clearance; shall be located directly in front of tenant space and not off-premises; shall be separated from other portable signs by 15 feet. Signs shall not be affixed to street lights, traffic poles, sign posts, or other site or landscape features. See additional standards for properties in Downtown Core 070.040.110(j)(3).
Other Sign Types					
Transit stop sign	<i>Shall be designed as part of the shelter and/or bench design</i>				

Drive-through facility sign	Wherever drive-through uses are allowed, pursuant to Table 030.1	Two additional freestanding signs	48 square feet each	Six feet	Shall be located adjacent to drive-through lane(s); shall not be located within 50 feet of a residential zoning district
Historic signs	<i>See Subsection 070.040.110(d)(9)</i>				

(3) *Nonresidential Uses in Residential Zone Districts.* Except for nonresidential uses in the RT-Residential Transitional zoning district, nonresidential uses shall be allowed signage subject to the requirements of a. through d. below. Home occupation signs shall not be considered nonresidential uses for purposes of this Subsection.

- a. *Number, Maximum.* One (1) attached or one (1) freestanding sign shall be allowed.
- b. *Sign Area, Maximum.* Ten (10) square feet.
- c. *Sign Height, Maximum.* Forty-two (42) inches.
- d. *Sign Location.* Detached signs shall observe a minimum five-foot setback from any property line.

(j) *Sign District Standards.*

(1) *Purpose and Intent.* This Subsection recognizes seven (7) geographic districts within the City with unique characteristics based on physical location, building design, pedestrian and vehicle circulation, and land uses. The intent of this Subsection and district identification is to ensure the appropriate number and design of signs that are compatible with the characteristics of each sign district.

(2) *Sign Districts.*

a. *Downtown—South.*

1. *Location.* This district includes property located between the Colorado River (on the north) and Fourteenth Street (on the south) along Grand Avenue and, to a lesser degree, between the Roaring Fork River (on the west) and Blake Street (on the east) within the Original Town Site.
2. *Building Types.* The predominant building type in this district consists of single- and multi-tenant occupancy, historic storefront-type buildings abutting directly on the sidewalks of Grand, Colorado and Cooper Avenues and Seventh, Eighth and Ninth Streets. Buildings, often multi-tenant, on single lots of twenty-five-foot width are typical. Building heights vary from one (1) to three (3) stories.
3. *Land Use.* Street-level use is dominated by hospitality retail and eating and drinking establishments. Professional services and residential uses occupy upper floors. This district also includes buildings occupied by government administrative offices and services. Primary user orientation is to the pedestrian with secondary orientation to vehicular traffic.
4. *Other Characteristics.* Vehicle speeds throughout this district are less than twenty-five (25) miles per hour.

b. *Downtown—North.*

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1. *Location.* This district includes property located along Sixth Street from the east side of Laurel Street and the Laurel roundabout to its eastern terminus. The district is accessible from I-70 interchange 116; however, visibility from I-70 is limited. Portions of this district are the community's first point of contact for most visitors.
 2. *Building Types.* The district is dominated by the historic Hotel Colorado and Hot Springs Pool. The district also includes a mix of single- and multi-story buildings of varying building heights.
 3. *Land Use.* Street-level uses are primarily tourist-oriented retail and restaurants. Primary user orientation is to the pedestrian with a secondary orientation to vehicular traffic.
 4. *Other Characteristics.* Vehicle speeds throughout this district generally are less than twenty-five (25) miles per hour. To the north of the Sixth Street commercial area is one (1) of the City's oldest residential neighborhoods.
- c. *Midtown.*
1. *Location.* This district includes property located along and accessible from Grand Avenue between Fourteenth Street and Twenty-Third Street.
 2. *Building Types.* Single-tenant, local retail buildings predominate in this district, with secondary multi-tenant, strip or two-story office buildings. Valley View Hospital, a multi-story, multi-building complex, is two (2) blocks east of Grand Avenue.
 3. *Land Use.* In addition to the hospital and other health care-related services, this district also contains a mix of hospitality and restaurants, and regional and local retail uses. Primary user orientation is to vehicular and transit traffic with limited pedestrian attention.
 4. *Other Characteristics.* Vehicle speeds throughout this district are twenty-five (25) to thirty-five (35) miles per hour.
- d. *West Sixth Street.*
1. *Location.* This district includes property located along and accessible from Sixth Street, west of Laurel Street and the Laurel roundabout, to Devereux Road. Although this district is immediately accessible from Interstate 70 interchange 116, visibility from I-70 is limited. The eastern portion of this district is often the community's first point of contact for visitors.
 2. *Building Types.* The district includes a mix of single- and multistory buildings with single- and multi-tenant occupancy. Building heights range from one (1) to three (3) stories.
 3. *Land Use.* Primary street-level uses are auto-oriented tourist businesses including restaurants and a concentration of hotels and motels. Primary user orientation is vehicular traffic, with secondary pedestrian and transit users.
 4. *Other Characteristics.* Vehicle speeds throughout the district are less than twenty-five (25) miles per hour.
- e. *Highway 82—South.*
1. *Location.* This district includes property located south of Twenty-Third Street along the Highway 82 corridor.
 2. *Building Types.* The character of development is predominantly single-story, single-tenant buildings, with some strip development. It is dominated by the Roaring Fork Market Place, a large multi-tenant, single-story retail development. Buildings in this district are generally single-story.

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3. *Land Use.* This district contains a mix of local and regional retail uses, with limited hospitality uses. Primary user orientation is to vehicular and transit traffic, with very limited pedestrian attention.
 4. *Other Characteristics.* Vehicle speeds of thirty-five (35) to forty-five (45) miles per hour and a proliferation of curb cuts contribute to the auto-oriented nature of businesses within this district.
- f. *Highway 6—West.*
1. *Location.* This district includes commercially zoned property located north of the railroad right-of-way, west of Devereux Road. The district is immediately accessible from I-70 interchange 114; visibility from I-70 is very high.
 2. *Building Types.* The character of development in this district is primarily single-story, single-tenant uses, with some multi-tenant buildings, strip retail, auto dealerships, gasoline stations, fast food establishments, and single-and two-story motels.
 3. *Land Use.* Primary uses are regional retail and hospitality. Orientation is to vehicular and transit traffic, with limited pedestrian attention.
 4. *Other Characteristics.* Vehicle speeds throughout this district should be less than 40 miles per hour on Highway 6 and less than sixty-five (65) miles per hour on Interstate 70. Commercial uses are very visible from adjacent residential neighborhoods to the north. Length of strip development contributes to lack of definition within district.
- g. *Red Mountain.*
1. *Location.* This district includes property located south of the railroad right-of-way, generally west of the Devereux Road bridge. The district is accessible from I-70 interchange 114. Visibility from I-70 is high.
 2. *Building Types.* The character of development in this district is primarily single-story, single-tenant uses, strip retail, and multi-story hotels. This district is dominated by the Glenwood Meadows shopping area.
 3. *Land Use.* Orientation primarily is to vehicular traffic. Primary uses are retail, light industrial, and hospitality. The district includes the City's community center and a regional bus service maintenance facility and park-and-ride.
 4. *Other Characteristics.* The district is highly visible from West Glenwood and from the Oasis Creek and Highlands neighborhoods. Vehicle speeds throughout this district vary from twenty-five (25) to forty-five (45) miles per hour to sixty-five (65) miles per hour on Interstate 70.
- (3) *Additional Standards in the Downtown Core.*
- a. *General.*
1. Signs shall be less prominent than the overall building composition; and
 2. Signs shall be in character with the material, color, and detail of the historic context of downtown Glenwood.
- b. *Materials.*
1. Highly reflective materials shall not be used; and
 2. Unpainted wood and other unfinished materials shall not be used.

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- c. *Illumination.*
 - 1. Internally-illuminated signs including freestanding electronic message signs are prohibited;
 - 2. Awnings and canopies shall not be illuminated;
 - 3. Non-flashing neon signs shall be allowed; and
 - 4. Marquees may be illuminated provided the lights are fully shielded and directed downwards.
 - d. *Portable Sign Standards.*
 - 1. *Number.* Ground-floor tenants without street frontage are allowed one (1) sign, pending compliance with the requirements of this Subsection.
 - 2. *Location.*
 - i. Portable signs shall be located not more than four (4) feet from the building face; and
 - ii. Portable signs may be located on the public sidewalk in areas where the sidewalk width is eight (8) feet wide or greater.
 - 3. *Design.*
 - i. Portable signs shall be constructed of materials that present a finished appearance. Portable signs shall have a designed, finished edge of solid wood or metal. Signs shall not be constructed of rough-cut plywood; plastic signs are not allowed.
 - ii. Sign frames shall be painted or stained wood, metal with a matte finish; plastic frames are prohibited.
 - iii. Portable sign bases shall be properly weighted, with the weight elements incorporated into the overall design of the sign. Use of improvised measures such as concrete blocks and sandbags to secure signs is prohibited.
 - iv. Portable signs including frames shall not be white or neon-colored. Black or other dark colors are preferred.
- (k) *Sign Review and Approval Procedures.*
- (1) *Standard Sign Permit.*
 - a. *Applicability.* A standard sign permit shall be required pursuant to Subsection 070.040.110(b).
 - b. *Procedure.* The Director shall evaluate sign permit applications and issue standard sign permits on a form designated by the Director.
 - (2) *Off-Premises Sign Permit.*
 - a. *Applicability.* This Subsection shall apply to all off-premises signs except for temporary off-premises directional signs.
 - b. *Procedure.* Off-premises sign permits shall require a public hearing before the Planning Commission. The Planning Commission shall review and approve, approve with conditions, or deny the off-premises sign permit in accordance with the following approval criteria:
 - 1. The off-premises sign will not harm the public or impair the intent or purposes of the Municipal Code or the City's goals or policies; and

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2. A significant hardship will result without such off-premises sign.
 - c. *Additional Standards.*
 1. The off-premises sign shall comply with the applicable size, height, placement, and number of signs permitted on the property where the off-premises sign is to be located. The off-premises sign size shall be counted against the sign size and type allowed on the property on which it is displayed.
 2. If the off-premises sign is proposed in the public right-of-way, such sign shall require compliance with Subsection 070.060.050(f), Right-of-Way Encroachment License.
 - (3) *Master Sign Plan.*
 - a. *Applicability.* A master sign plan shall be required for multi-tenant buildings and commercial developments containing more than one (1) building.
 - b. *Procedure.*
 1. Applicants shall submit a master sign plan to the Director for approval upon application for a sign permit. If the master sign plan meets all the conditions of this Subsection, then it may be approved by the Director.
 2. A master sign plan shall be approved prior to the issuance of a building permit for all new buildings, additions, or renovations and prior to the issuance of any sign permit for an individual business. The master sign plan shall run with a multi-use building property and not with individual tenants.
 - (l) *Sign Installation and Maintenance.*
 - (1) *Compliance to Building Code and other Applicable Codes.* Signs and sign structures shall comply with the building code and other applicable codes as adopted by the City.
 - (2) *Maintenance.*
 - a. Signs shall be maintained in good structural condition at all times.
 - b. The Director shall inspect and may order the painting, repair, alteration, or removal of a sign that constitutes a hazard to safety, health, or public welfare because of inadequate maintenance, dilapidation, or disrepair under the notice to repair or remove procedure in Paragraph c. below.
 - c. The Director shall notify the sign owner or property owner by certified mail of the duty to alter or remove and that such person has thirty (30) days from the date of the notice, or such longer period as the Director finds is reasonably necessary, to complete such alteration or removal.
 - (m) *Nonconforming Signs.*
 - (1) *Continuation of Nonconforming Signs.* Any existing individual sign that exceeds the maximum area or height limitations of this Code by no more than ten (10) percent shall be considered a conforming sign. At the time such sign is replaced, altered, or renovated, it shall comply with all requirements of this Code.
 - (2) *Termination of Nonconforming Signs.*
 - a. The right to maintain a nonconforming sign terminates immediately upon any of the following:
 1. Abandonment of a sign, including sign copy and/or logos and graphics, for a continuous period of ninety (90) days;
 2. Any further violation of this Code;

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3. Destruction or damage of the sign to the extent that the cost of restoration to its condition before the occurrence exceeds fifty (50) percent of the total cost of reconstructing the entire sign; or
 4. Determination by the Director and Building Official that the sign is an immediate hazard to the public health, safety, and welfare because of disrepair, unsafe mounting, imminent dislodging, or other safety factors.
- b. Any party wishing to appeal a determination concerning the termination of a nonconforming sign or request a variance from the requirements of this Subsection may appeal the determination to the Director and may appeal the Director's decision to the Planning Commission.

(Ord. No. 19-2018, § 2(Exh. A), 8-2-2018; Ord. No. 3-2019, § 2(Exh. A), 1-31-2019; Ord. No. 16-2019, § 2(Exh. A), 9-5-2019; Ord. No. 15-2020, § 2(Exh. A), 7-2-2020; Ord. No. 3-2021, § 2(Exh. A), 5-20-2021; Ord. No. 28-2022, § 2(Exh. A) 12-1-2022; Ord. No. 9-2023, § 2, 10-26-2023)



Planning and Zoning Commission Report

Date: March 24, 2026
To: Planning and Zoning Commission
From: Jim Hardcastle, Long Range Principal Planner
Subject: Planning File no. CDA-000026-2026 Code Amendment Regarding Section 070.040.050 Landscaping, Screening, and Fencing

Please refer to the attached staff report and attachments.

ACTION ITEMS

Recommendation to City Council

BACKGROUND

See Attachments

PROJECT SUMMARY

REVIEW CRITERIA AND STAFF ANALYSIS

See Attachments

REVIEWING AGENCY COMMENTS

None

ACTION ITEMS & STAFF RECOMMENDATIONS

Recommendation to City Council

Suggested Findings:

See Attachments



Planning and Zoning Commission Staff Report

Date	March 24, 2026
Planning File #	CDA-000026-2026
Request	Consideration of a Code Amendment application regarding Section 070.040.050 Landscaping, Screening, and Fencing
Applicant	City of Glenwood Springs
Owner	Not applicable (N/A)
Location	Applies citywide
Zone	Applies to all zone districts
Staff	Jim Hardcastle, Long Range Principal Planner, Community and Economic Development Trent L. Hyatt, Director of Economic and Community Development

ACTION ITEM

According to Section 070.060.040(c)(1), the Code Amendment process allows for the review and approval of changes to the text of Title 070 of the *Glenwood Springs Municipal Code* (GSMC or Code) to respond to "...changed conditions or changes in public policy, or to advance the general welfare of the City." Per Section 070.060.040(c)(3)d, the Planning and Zoning Commission (Commission) "...shall review the Code Amendment application and recommend approval, approval with conditions, or denial to City Council."

Action 1 Code Amendment – Consideration of a Code Amendment application regarding a revision to Section 070.040.050 Landscaping, Screening, and Fencing.

Staff Recommendation: Staff recommends approval of the Code Amendments with the findings outlined on pages 11-13 of this staff report.

BACKGROUND

Per Section 070.040.050 of the Code, the purpose of regulations concerning landscaping, screening, and fencing is to address: the visual appeal of Glenwood Springs, support high-quality development, improve air quality, lessen the negative impact from incompatible

neighboring land uses, mitigate impacts of surface parking areas, protect residential and commercial property values, and extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste. The Code Amendment is intended to address the three issues outlined below.

1. Municipal Code Inconsistencies

Economic and Community Development Department staff assist the public daily by providing clear and concise interpretation of applicable regulations to applicants, contractors, planners, architects, engineers, realtors, and others. From time to time, inconsistencies in Municipal Code Section 070.040.050 - Landscaping, Screening, and Fencing have been identified which are difficult to interpret or apply for several reasons and the proposed changes shown throughout this staff report will make the Code easier to use.

2. Colorado State Senate Bill 24-005 (SB5)

The passing of SB5 requires local compliance in reducing outdoor water demands for communities “without adversely impacting quality of life or landscape functionality.” These code changes are in response to SB5 to reduce water consumption and establish landscaping standards with lower water volumes and frequencies.

3. Colorado Wildfire Resiliency Code (CWRC)

The City is also responsible for implementation of this code to “significantly reduce risk to lives and property within the Wildland-Urban Interface (WUI). It mandates fire-resistant construction materials and defensible space, increasing home survival rates by 40% to 60% against wildfire and addressing the rising risk of catastrophic, wind-driven megafires.”

The City has initially responded by establishing Ordinance 2026-04; Planning File COMDEV 000015-2026, Colorado Wildfire Resiliency Code, adopted by City Council on March 19, 2024.

Additionally, in support of this stand-alone code, the City is modifying Title 70 of the Municipal Code where needed and shown throughout this staff report to establish new standards for landscaping that protect future development and redevelopment.

ANALYSIS

The following section summarizes related aspects of landscaping, screening, and fencing associated with the proposed Code Amendment. Groups 1-11 below show proposed redlined sections for consideration with additions underlined and deletions being struck through for 070.040.050 Landscaping, Screening, and Fencing.

GROUP 1.

Changes include modifications to the Applicability section of this Code in general as detailed below.

Subsection a. Proposed changes intended to clarify the standards applicable to single- and two-family residential uses including water efficiency, streetscape, allowed/prohibited fencing materials, and retaining walls.

Subsection b. Changes clarify that the same four standards above apply to larger lot commercial development and redevelopment greater than five thousand (5,000) square feet.

Subsection c. Revisions clarify that the latter three subsections detailed above apply to smaller commercial expansions (less than 25 percent gross floor area).

(b) *Applicability.*

- (1) *New Development and Redevelopment.* These standards shall apply to all new development or redevelopment unless otherwise exempted by Paragraph (2).
- (2) *Exemptions.*
 - a. Single- and two-family residential uses except Subsection 070.040.050(c)(3) ~~Water Efficient Landscape Standards, Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.~~
 - b. Mixed-use or nonresidential uses on a lot that is less than five thousand (5,000) square feet shall be exempt from this Section, except Subsection 070.040.050(c)(3) Water Efficient Landscape Standards, Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.
 - c. Expansion of existing structures or uses by less than twenty-five (25) percent gross floor area provided that any existing compliant landscaping remains unaltered, except Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.

GROUP 2.

As it exists today, this Code section concerning allowed plant materials generally supports the requirements of SB5. However, the use of artificial turf should be limited in order to situations where it can be established there is a functional use clearly demonstrated to benefit a greater number of organized sport users. Additionally, SB5 requires the establishment of a clear authority and management concerning a list of acceptable vegetative species that are drought tolerant and native and to limit noxious weeds.

(2) *Type and Amount of Plant Material.*

- a. Trees and other plant material shall be provided according to Table 040.5: Minimum Plant Material and Standards.
- b. Existing landscaping may be used to satisfy the landscaping requirements, except that preservation of existing trees shall comply with Subsection 070.040.050(c)(4).
- c. Artificial trees, shrubs, turf, or plants shall not be used to satisfy any of the requirements of this Section, but artificial turf may be installed when the following is demonstrated:
 - i. Relevant activity type.
 - ii. Activity-appropriate dimensions.
 - iii. Number of persons served and frequency of use.
 - iv. Presence of facilities and/or other recreational amenities.
- d. Where fractional number results, the number of trees, shrubs, or perennials shall be rounded to the next highest whole number.
- e. Plants shall be selected from the Glenwood Springs, Parks and Recreation Department's Landscaping Species Guide. Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on a the Garfield County Vegetation Management Department's most current noxious weed list shall not be planted.

GROUP 3.

These revisions intend to improve formatting and layout inconsistencies to allow for improved organization, clarity, and alignment of mulch standards, plant selection, and grouping. The introduction of a new section iii. is based on the CWRC and supports the elimination of organic mulch and highly flammable sources of fire transmission directly adjacent to buildings and structures.

- (3) *Water Efficient Landscape Standards:* The following standards shall apply to all required landscape areas:
- a. *Soil Amendment.*
- i. Soil amendments for turf, shrubs, perennials and annuals shall be sandy loam to a depth of 6" containing at least five (5) percent organic matter by volume.
 - ii. Soil amendments for trees shall be sandy loam to a depth of thirty-six (36) inches containing one to three (1-3) percent organic matter by volume. In locations with existing good soils, soil shall be turned three times the dimension of the root ball.
- b. *Mulch.*
- i. Mulch shall be applied at a minimum depth of four (4) inches with modifications as appropriate for installed plant material. Mulch shall be renewed as needed.
 - ii. Mulch material may be organic material including, but not limited to: wood, bark nuggets, nut shells, grass clippings, straw, compost and chopped leaves; or inorganic material including gravel, stone, pea gravel, pebbles.
 - iii. Organic mulch shall not be installed adjacent to the foundation of all buildings and structures extending outward five (5) feet, in accordance with the Colorado Division of Fire, Prevention and Control, 2025 Colorado Wildfire Resiliency Code, as amended.
- c. *Plant Selection and Grouping.* Plant materials shall be considered and selected for based on water efficiency, drought tolerance, ~~use of~~ nativeness, ~~or and~~ climate adaptive species, and their relationship to the Glenwood Springs regional ecology, as well as geologic and topographical conditions.
- i. Plants shall be selected for water efficiency from those designated "Drought Tolerant" from the water-efficient plant list as shown in Parks and Recreation Department's Glenwood Springs Landscaping Species Guide.
 - ii. Hydrozones required.
 - a. Plants shall be grouped together by soil suitability and by water use in distinct hydrozones (very low, low, moderate and high) to increase irrigation efficiency.
 - b. Plants from the same water use zone shall be grouped together on in the same irrigation zone.
 - c. Water use zones shall be consistent with ~~the water-smart plant list the~~ Parks and Recreation Department's Glenwood Springs Landscaping Species Guide. ~~as adopted by City Council and amended from time to time.~~
 - d. Other Colorado water smart plant lists may be approved for use and reference by the Director.

GROUP 4.

Additionally, the three new sections below are proposed in their entirety by the CWRC which requires careful planning and installation of all plants and management over time as they grow outward, often physically connecting, which creates additional sources of fire transmission that are highly flammable directly adjacent to buildings and structures.

(4) *Location of Required Plant Material.*

- a. Required trees, shrubs, and perennials shall be planted in required setbacks, parking areas, and along building foundations, except for the following in accordance with latest version of the Colorado Wildfire Resiliency Code from the Colorado Division of Fire, Prevention and Control.
 - i. No plants, including but not limited to shrubs, slash, combustible mulch, and other woody debris, with the exception of ignition-resistant vegetation (Fact Sheet 6.305 | Wildfire Mitigation Series, Landscaping and Planting” by the Colorado State University Extension) shall be installed within the area from a foundation of all buildings and structures extending outward five (5) feet.
 - ii. The pruning of tree crowns shall include the fully vegetated width (also known as a Drip Line, as noted in Figure 040-4:) and height, shall occur as necessary to maintain more than a 10 feet clearance from any structure and maintained at a minimum of 10 feet from other tree crowns; to include trees within the right-of-way.
 - iii. Shrub locations shall be selected and maintained to be greater than 10 feet away from the edge of adjacent tree branches.
- b. When planted in required setback areas or along building foundations, trees may be either uniformly spaced or placed in irregular groupings. |
- c. Landscaping or other obstructions within a sight distance triangle shall comply with the height restrictions in Subsection 070.020.200(c)(5), Sight Distance Triangle Requirement.
- d. Trees shall be planted at least four (4) feet away from overhanging vehicles. (Figure 040-3)

GROUP 5.

This edit accurately identifies an established document found on the City website, the “[Glenwood Springs Downtown Streetscape Manual](#)”, an area which includes the following districts Grand Avenue Mixed Use, Mixed Use/Commercial, Highway Commercial, Residential; as seen in the map to the right. This manual is to be referenced when an applicant is directed to the subgroup of “amenities” (benches, lighting, planters, plants, among others) as needed for streetscape design in the Downtown Core, shown in “Table 040.6: Minimum Streetscape Requirements” on the next page.

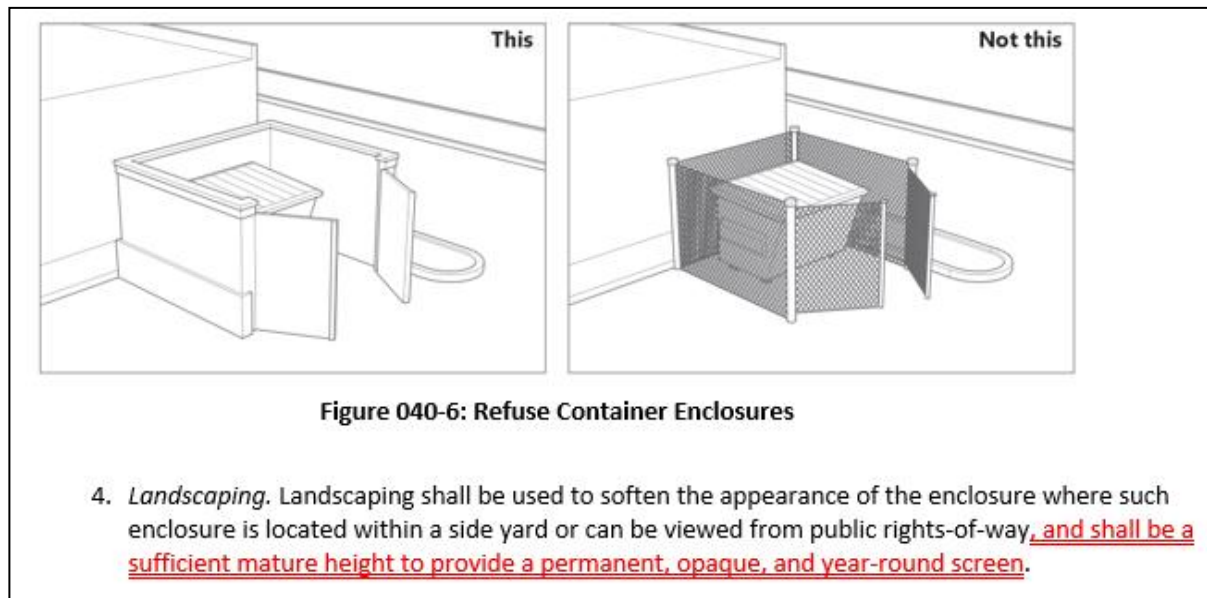
(d) Streetscape Requirements.

- (1) *Minimum Streetscape Elements.* Streetscape elements shall be provided according to Table 040.6: Minimum Streetscape Requirements.

Table 040.6: Minimum Streetscape Requirements				
	Minimum Amount (Residential)	Minimum Amount (In the Downtown Core)	Minimum Amount (Other Mixed-Use and Nonresidential)	Other Standards
Amenities	None	Per Director discretion based on the needs for a particular block.	None	Amenities <u>shall</u> be designed and installed pursuant to the <u>Glenwood Springs Downtown Streetscape Manual</u> .

GROUP 6.

The clarification in this section offers more information to the applicant regarding the expectation and goal for landscaping when combined with a required refuse container.



GROUP 7.

This addition includes new citations of side-mounted utility equipment added to the current ground-mounted and roof-mounted mechanical and utility equipment. The type of equipment appears to not have been considered initially. While side units are rare, they can impose a harsh aesthetic if not given consideration.

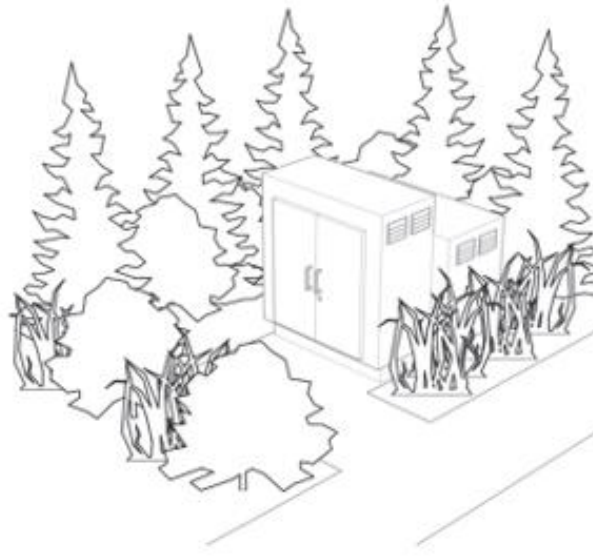


Figure 040-7: Screening Ground-Mounted Equipment

iii. Fire Hydrants.

- a. Ensure that plants and other screening mechanisms do not block access to a fire hydrant.
- b. Setbacks shall be maintained to each side of all fire hydrants as required in the Engineering Standards.

iv. Roof and exterior side-Mounted Equipment.

- a. Roof and exterior side-mounted mechanical and utility equipment shall be an integral part of the building's overall architectural design and shall be screened from view to the extent practicable from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties using parapet walls or other means of screening. When reviewing the type and amount of screening, the Director shall consider the following:
 1. The proximity of the development to surrounding residential land uses and the visual impact that roof and exterior side-mounted mechanical and utility equipment may have upon those surrounding residential land uses.
 2. The number and size of roof and exterior side-mounted mechanical and utility equipment. The greater the number and/or size, the more screening may be warranted.
- b. Roof and exterior side-mounted mechanical and utility equipment shall be neutral earth toned colors that have a matte finish and that are compatible with the primary building façade. In no case shall rooftop and exterior side-mounted mechanical and utility equipment be galvanized, shiny, white, off-white, or other light colors that can be observed from a distance.

GROUP 8.

One (1) new section below is proposed in its entirety by the establishment of the CWRC; to ensure highly flammable fencing is eliminated as a fire transmission point adjacent to buildings and structures.

b. Fencing Materials.

1. Fencing material shall be compatible with the overall site design, the primary building, and landscaping. Acceptable materials include but are not exclusive of the following:
 - i. Natural stone;
 - ii. Brick;
 - iii. Stucco;
 - iv. Wood;
 - v. Decorative concrete block;
 - vi. Metal, as in wrought iron;
 - vii. Wooden picket fences for residential applications provided the pickets or vertical slats are not more than four (4) inches apart on center; and
 - viii. Chain link provided that the chain link is vinyl coated green, brown, or black, used in conjunction with tightly spaced plant material that provides a dense screen between the fence and the adjacent public right-of-way, and is not otherwise prohibited below.
 - ix. All fencing within 8' of a structure shall be constructed with non-combustible or ignition resistant materials.
2. The following fencing materials are prohibited:
 - i. Except in the I1 and I2 zoning districts, chain link fencing when located in the front yard or in a side yard that is adjacent to and visible from a public right-of-way;
 - ii. Corrugated or ribbed metal;
 - iii. Corrugated plastic;
 - iv. Plastic and vinyl; and
 - v. Barbed wire.

GROUP 9.

This edit clarifies what is implied in the figure; that landscaping is only required within the wall recession.

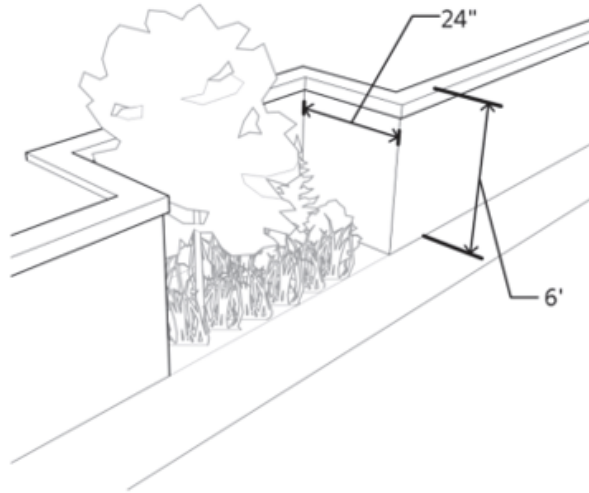


Figure 040-8: Retaining Wall Design

- ii. Landscaping within the recession at a minimum shall include trees, shrubs, ornamental grasses and/or and perennials, and be of sufficient quantity to add visual interest and to minimize the impact of the structure as viewed from neighboring properties or the public right-of-way. The Director may approve alternative designs to soften retaining walls to reduce the amount of water behind such walls provided the intent of this Section is met. Alternative designs shall be processed according to Subsection 070.040.050(g)(2).

GROUP 10.

This edit corrects a spelling error.

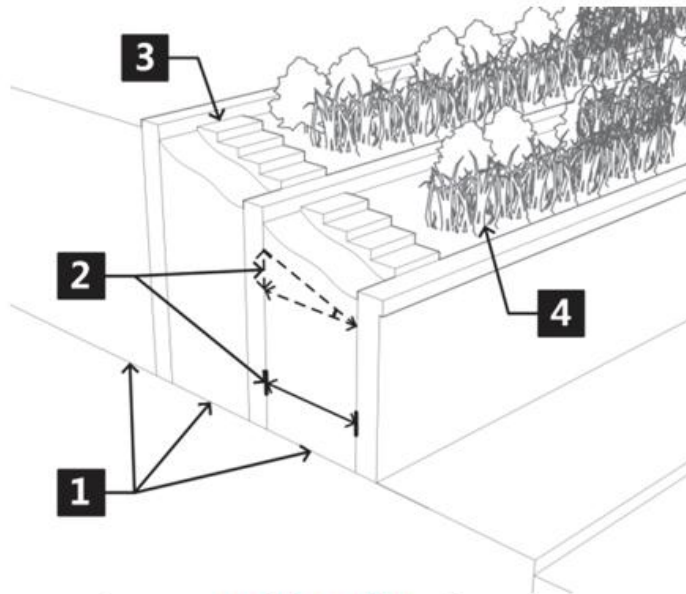


Figure 040-9: ~~Retainign~~ Retaining Wall Terracing

APPROVAL CRITERIA AND ANALYSIS

Section 070.060.040(c)(3)d.3 of the Code, outlines the approval criteria (listed in *italics* below) the Commission and City Council shall consider in the review of a Code Amendment application. Staff analysis of these criteria follows.

Approval Criteria GSMC 070.060.040(c)(3)d.3.i	Compliance Yes
<i>i. Is consistent with the Comprehensive Plan and other City policies;</i> Analysis: Numerous policies/actions outlined in the <i>2023 Glenwood Springs Comprehensive Plan</i> address the need to make these revisions to Code as outlined in <i>italics</i> below: Theme/Strategies (Policy/Action) 4.1 Land Use & Future Growth ▪ <i>Foster and protect vibrant, diverse, safe, and well-connected neighborhoods.</i> ▪ <i>Ensure current development standards are consistent and promote high-quality design outcomes and climate resiliency.</i> 4.6 Public Utilities & Services, ▪ <i>Promote water conservation,</i> ▪ <i>6.7.A Promote an ongoing citywide water conservation program</i> ▪ <i>6.7.B Implement...irrigation control...</i> Several Strategies and Actions are outlined in the <i>Glenwood Springs Energy and Climate Action Plan 2024 (ECAP)</i> which support the need to propose these revisions to Code as outlined in <i>italics</i> below: Strategy/Action ○ <i>PNS 3.1 Reduce non- functional turf by 30% by 2030, in alignment with the Alliance for Water Efficiency's target.</i> ▪ <i>PNS 3.1.1 Transition turf in City green spaces with native, water-smart plants that require less maintenance</i> ○ <i>PNS 3.3 Expand use of drought-resistant native plants and regenerative landscaping practices in city landscaping.</i> ▪ <i>PNS 3.3.1 Transition shrubs and trees in City green spaces with native, water-smart plants that require less maintenance.</i> Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.i of the Code as it is consistent with the Comp Plan goals to pursue	

practical development standards and minimize the use of water outdoors. It is also consistent with goals of the ECAP to promote conservation of water and direct planting of species that can be maintained with less water.

Approval Criteria 070.060.040(c)(3)d.3.ii	Compliance Yes
<i>ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;</i> Analysis: The proposed amendments align with existing provisions as the Code already regulates many of these items and are either revisions or additions to existing regulations, in addition to those newly implemented amendments required by Colorado State Senate Bill 24-005 and the Colorado Wildfire Resiliency Code. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.ii of the Code as it does not conflict with the provisions thereof.	

Approval Criteria 070.060.040(c)(3)d.3.iii	Compliance Yes
<i>iii. Is necessary to address a demonstrated community need;</i> Analysis: Within Section 070.040.050 of the Code, the purpose is to ensure that regulations concerning landscaping, screening, and fencing are provided to address the visual appeal of Glenwood Springs, support high-quality development, improve air quality, lessen the negative impact from incompatible neighboring land uses, mitigate impacts of surface parking areas, protect residential and commercial property values, and extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste. The proposed revisions are necessary to address these needs. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iii of the Code by addressing a demonstrated community need.	

Approval Criteria 070.060.040(c)(3)d.3.iv	Compliance Yes
<i>iv. Is necessary to respond to substantial changes in conditions and/or policy; and</i> Analysis: As development and redevelopment has continued at a healthy pace in the City over the previous years, examination of the Code has revealed that additions should be made for the benefit of applicants and planners alike and to support policy at the state level which requires additions for compliance of Colorado State Senate Bill 24-005 and the Colorado Wildfire Resiliency Code.	

Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.iv of the Code, responding to substantial changes in conditions.

Approval Criteria 070.060.040(c)(3)d.3.v	Compliance Yes
<i>v. Is consistent with the general purpose and intent of this Code.</i>	
Analysis: Staff finds that this Code Amendment is consistent with of the Code per Section 070.010.030 “...to protect the public health, safety, and welfare of the City and to implement the policies, goals, and strategies adopted by the City of Glenwood Springs, including those set forth in the Glenwood Springs Comprehensive Plan.” The proposal implements specific policies outlined in the Plan while being directly related to the safety and general welfare of the City and intent of the Code to regulate “...the development and use of land based upon the impact of such development or use on surrounding areas or the City.” Additionally, the Code is supported by observing the established policy of the Energy and Climate Action Plan 2024 and the required Code changes mandated by Colorado State Senate Bill 24-005 and the Colorado Wildfire Resiliency Code. Finding: Staff finds that the Code Amendment application complies with Section 070.060.040(c)(3)d.3.v as it consistent with the purpose and intent of the Code.	

PUBLIC COMMENT

The Code Amendment was noticed in the *Glenwood Springs Post Independent* on March 13 and 20, 2026 per the requirements of Section 070.060.030. To date, no public comment has been received.

ACTION ALTERNATIVES AND STAFF RECOMMENDATION

The Planning and Zoning Commission may recommend approval, approval with conditions, or denial of the Code Amendment to City Council. The Commission may also continue the hearing with a request for specific information necessary to determine compliance with the Code and city goals and policies.

Action 1 Code Amendment – Consideration of a Code Amendment application regarding a revision to Section 070.040.050 Landscaping, Screening, and Fencing.

Staff Recommendation

Staff has reviewed the Code Amendment application and find that it complies with the

approval criteria outlined in Section 070.060.040(c)(3)d.3 of the Code. Therefore, we recommend approval thereof as outlined in the suggested motion below.

Suggested Motion to Approve

I move to recommend approval of Planning File CDA-000026-2026, to City Council, incorporating *staff's findings, because the application meets the approval criteria for a Code Amendment.*

Suggested Findings:

1. Is consistent with the Comprehensive Plan and other City policies;
2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
3. Is necessary to address a demonstrated community need;
4. Is necessary to respond to substantial changes in conditions and/or policy; and
5. Is consistent with the general purpose and intent of this Code.

Suggested Conditions:

None.

Alternative Motion to Deny

Any motion to deny the application shall include findings explaining which approval criteria have not been met. An example motion for denial is provided below.

*I move to recommend **denial** of Planning File CDA-000026-2026, to City Council, because the application does not meet the approval criteria for a Code Amendment specifically [ENTER APPLICABLE APPROVAL CRITERIA HERE].*

Motion to Continue

I move to continue consideration of Planning File CDA-000026-2026, to [ENTER SPECIFIC MEETING DATE HERE] to gather additional information necessary for a decision.

070.040.050 Landscaping, Screening, and Fencing.

(a) *Purpose.* The purpose of this Section is to ensure that landscaping, screening, and fencing is provided to:

- (1) Protect and enhance the visual appeal of Glenwood Springs;
- (2) Contribute to high-quality development;
- (3) Improve air quality;
- (4) Buffer potentially incompatible neighboring land uses;
- (5) Mitigate the environmental and visual impacts of surface parking areas;
- (6) Protect residential and commercial property values; and
- (7) Extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste.

(b) *Applicability.*

- (1) *New Development and Redevelopment.* These standards shall apply to all new development or redevelopment unless otherwise exempted by Paragraph (2).
- (2) *Exemptions.*
 - a. Single- and two-family residential uses except Subsection 070.040.050(c)(3) ~~Water Efficient Landscape Standards, Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.~~
 - b. Mixed-use or nonresidential uses on a lot that is less than five thousand (5,000) square feet shall be exempt from this Section, except Subsection 070.040.050(c)(3) Water Efficient Landscape Standards, Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.
 - c. Expansion of existing structures or uses by less than twenty-five (25) percent gross floor area provided that any existing compliant landscaping remains unaltered, except Subsection 070.040.050(d) Streetscape Requirements, Subsection 070.040.050(f)(2) Fence Standards, and Subsection 070.040.050(f)(3) Retaining Wall Standards.

(c) *General Landscaping Standards.*

- (1) *Minimum Landscaped Site Area.*
 - a. The minimum percentage of site area required to be landscaped is established for each zoning district in Section 070.020.020, Summary of Dimensional Standards.
 - b. Except for areas with native vegetation cover, any part of a site not used for building coverage, parking areas, driveways, sidewalks, or other site improvements shall be landscaped.
- (2) *Type and Amount of Plant Material.*
 - a. Trees and other plant material shall be provided according to Table 040.5: Minimum Plant Material and Standards.
 - b. Existing landscaping may be used to satisfy the landscaping requirements, except that preservation of existing trees shall comply with Subsection 070.040.050(c)(4).
 - c. Artificial trees, shrubs, turf, or plants shall not be used to satisfy any of the requirements of this Section, but artificial turf may be installed when the following is demonstrated:

i. Relevant activity type.

ii. Activity-appropriate dimensions.

iii. Number of persons served and frequency of use.

iv. Presence of facilities and/or other recreational amenities.

d. Where fractional number results, the number of trees, shrubs, or perennials shall be rounded to the next highest whole number.

e. Plants shall be selected from the Glenwood Springs, Parks and Recreation Department's Landscaping Species Guide. Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on a the Garfield County Vegetation Management Department's most current noxious weed list shall not be planted.

Table 040.5: Minimum Plant Material and Standards		
Plant Material	Minimum Amount	Species and Size Standards
Trees	One tree per 400 square feet of site area required to be landscaped in addition to those required for parking areas	Deciduous: minimum caliper 2.5 inches (understory ornamental trees may be two-inch caliper) Ball and burlap trees must have burlap and cage removed prior to planting.
		Evergreen: (a) Minimum height of six feet; (b) Shall not exceed 50 percent of total required trees; (c) If provided, ten percent of evergreen trees shall have a minimum height of ten feet. (d) Ball and burlap trees must have burlap and cage removed prior to planting.
		Shrub substitution: Up to 50 percent of required trees may be substituted with shrubs (above required amount) at a rate of ten shrubs = one tree. All such shrubs shall comply with the standards in this table.
Shrubs	One shrub per 100 square feet of site area required to be landscaped in addition to those required for parking areas	(a) At least 20 percent of required shrubs shall be an evergreen species; (b) Shall be a minimum of five gallons in size and shall grow to a minimum height of one foot at maturity; (c) If used for screening requirements in Subsection 070.040.050(f), shall grow to a minimum height of four feet at maturity.
Perennials	One perennial per 50 square feet of site area required to be landscaped	(a) shall be a minimum of one gallon in size; (b) shrubs (above required amount) may be substituted for perennials at a rate of one shrub = five perennials.

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- (3) *Water Efficient Landscape Standards:* The following standards shall apply to all required landscape areas:

a. *Soil Amendment.*

- i. Soil amendments for turf, shrubs, perennials and annuals shall be sandy loam to a depth of 6" containing at least five (5) percent organic matter by volume.
- ii. Soil amendments for trees shall be sandy loam to a depth of thirty-six (36) inches containing one to three (1-3) percent organic matter by volume. In locations with existing good soils, soil shall be turned three times the dimension of the root ball.

b. *Mulch.*

- i. Mulch shall be applied at a minimum depth of four (4) inches with modifications as appropriate for installed plant material. Mulch shall be renewed as needed.
- ii. Mulch material may be organic material including, but not limited to: wood, bark nuggets, nut shells, grass clippings, straw, compost and chopped leaves; or inorganic material including gravel, stone, pea gravel, pebbles.
- iii. Organic mulch shall not be installed adjacent to the foundation of all buildings and structures extending outward five (5) feet, in accordance with the Colorado Division of Fire, Prevention and Control, 2025 Colorado Wildfire Resiliency Code, as amended.

- c. *Plant Selection and Grouping.* Plant materials shall be considered and selected ~~for~~ based on water efficiency, drought tolerance, ~~use of~~ and nativeness, ~~or~~ and climate adaptive species, and their relationship to the Glenwood Springs regional ecology, ~~as well as~~ as geologic and topographical conditions.

- i. Plants shall be selected for water efficiency from those designated "Drought Tolerant" from the water efficient plant list as shown in Parks and Recreation Department's Glenwood Springs Landscaping Species Guide.
- ii. Hydrozones required.
 - a. Plants shall be grouped together by soil suitability and by water use in distinct hydrozones (very low, low, moderate and high) to increase irrigation efficiency.
 - b. Plants from the same water use zone shall be grouped together ~~or in~~ in the same irrigation zone.
 - c. Water use zones shall be consistent with ~~the water smart plant list the~~ Parks and Recreation Department's Glenwood Springs Landscaping Species Guide. ~~as adopted by City Council and amended from time to time.~~
 - d. Other Colorado water smart plant lists may be approved for use and reference by the Director.
- iii. The landscape design shall promote and preserve native and climate adaptive species and natural areas. Native species shall account for seventy-five (75) percent of provided plants and these must be drought tolerant species.

- d. The total amount of high-water use zones on a property shall not exceed fifty (50) percent of the total landscaped area. Turf grass areas designated and approved as functional turf, landscape areas dedicated to gardens and food production, and trees in tree grates, shall be excluded from the total landscaped area under this requirement.

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- e. The use of high irrigation plantings shall be limited to high use areas with high visibility or functional needs.
 - f. Plants from a high-water use zone shall not be planted on slopes or berms at a 4:1 slope or greater.
 - g. *Turf*.
 - i. Very high- and high-water use turf grass is prohibited.
 - h. The developer of a property may submit an application to the Director requesting consideration for a waiver for functional turf that is very-high or high-water use turf grass that provides a recreational benefit to the community and meets the functional turf definition. Waiver applications must demonstrate that the turf substantially complies with the functional turf definition as indicated by:
 - i. Activity type.
 - ii. Activity-appropriate dimensions.
 - iii. Number of persons served and frequency of use.
 - iv. Location in proximity to similar turf areas.
 - v. Public access and proximity to roadways.
 - vi. Presence of facilities and/or other recreational amenities.
 - vii. Irrigation efficiency.

(4) *Location of Required Plant Material.*

- a. Required trees, shrubs, and perennials shall be planted in required setbacks, parking areas, and along building foundations, except for the following in accordance with latest version of the Colorado Wildfire Resiliency Code from the Colorado Division of Fire, Prevention and Control.
 - i. No plants, including but not limited to shrubs, slash, combustible mulch, and other woody debris, with the exception of ignition-resistant vegetation (Fact Sheet 6.305 | Wildfire Mitigation Series, Landscaping and Planting” by the Colorado State University Extension) shall be installed within the area from a foundation of all buildings and structures extending outward five (5) feet.
 - ii. The pruning of tree crowns shall include the fully vegetated width (also known as a Drip Line, as noted in Figure 040-4:) and height, shall occur as necessary to maintain more than a 10 feet clearance from any structure and maintained at a minimum of 10 feet from other tree crowns; to include trees within the right-of-way.
 - iii. Shrub locations shall be selected and maintained to be greater than 10 feet away from the edge of adjacent tree branches.
- b. When planted in required setback areas or along building foundations, trees may be either uniformly spaced or placed in irregular groupings.
- c. Landscaping or other obstructions within a sight distance triangle shall comply with the height restrictions in Subsection 070.020.200(c)(5), Sight Distance Triangle Requirement.
- d. Trees shall be planted at least four (4) feet away from overhanging vehicles. (Figure 040-3)

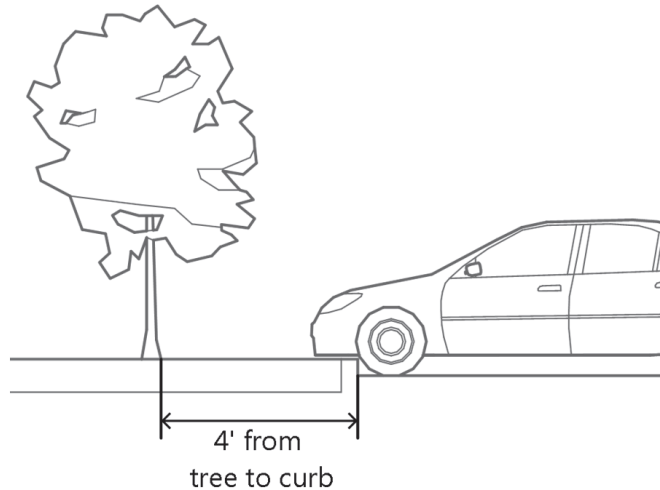


Figure 040-3: Vehicle Overhang

(5) *Credits for Tree Preservation.*

a. *Amount of Tree Preservation Credit.*

1. The number of trees preserved can be credited toward the total number of trees required for the development to meet the landscaping requirements of this Section. Credit shall be applied on a one-for-one basis, unless the Director approves an alternate ratio to encourage tree preservation.
2. The Director shall determine whether or not credit shall be granted for existing trees.
3. Tree species that are not acceptable to receive credit under this standard include, but are not exclusive of Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on the Garfield County Vegetation Management Department's most current noxious weed list.

b. *Procedure for Evaluating Existing Trees.*

1. Existing trees intended for preservation shall be evaluated by a licensed arborist prior to submitting and application for development, or prior to issuance of a grading or building permit. The arborist's written evaluation shall include an assessment of the likelihood of the survivability of the trees based on proximity to any grading activity on the site and recommendations for tree preservation during grading and construction activities.
2. Based on the licensed arborist's evaluation, the development may receive credit for existing trees provided that all of the following criteria are met:
 - i. The trees are each a minimum of four-inch caliper in size;
 - ii. Any grading, digging, and/or site preparation activities shall not be permitted within the drip line (Figure 040-4) of the trees intended for preservation; and

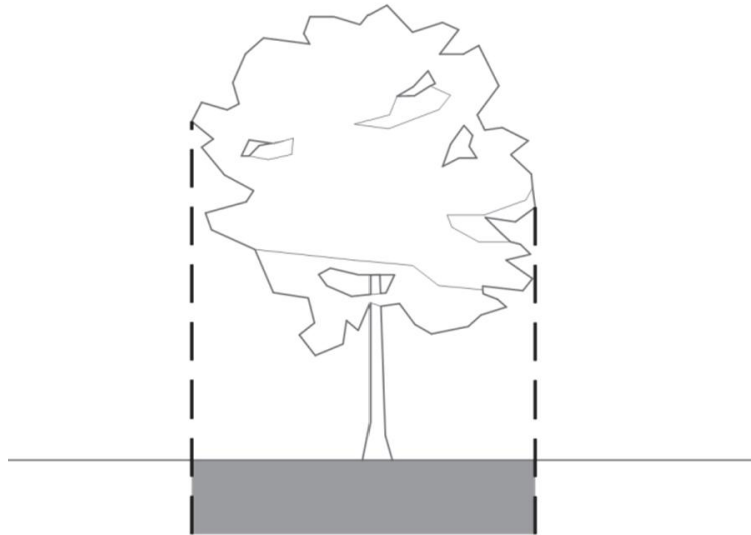


Figure 040-4: Drip Line

- iii. Trees intended for preservation shall be shown on the landscape plan with caliper size and drip line noted.

(d) *Streetscape Requirements.*

- (1) *Minimum Streetscape Elements.* Streetscape elements shall be provided according to Table 040.6: Minimum Streetscape Requirements.

Table 040.6: Minimum Streetscape Requirements				
	Minimum Amount (Residential)	Minimum Amount (In the Downtown Core)	Minimum Amount (Other Mixed-Use and Nonresidential)	Other Standards
Street Trees	One tree per 75 feet street frontage	Residential: one tree per 35 feet street frontage; Mixed-Use: one tree per 50 feet street frontage	One tree per 50 feet street frontage	(a) trees shall meet City specifications pursuant to Article 090.040, Streets and Sidewalks; (b) evergreen trees are prohibited as street trees in the planting strip; (c) where overhead utility lines are present, select a variety of tree that, at

				maturity, grows no higher than the lowest utility line; (d) trees shall be spaced 30 feet apart on center unless alternative spacing is approved by the Director. (e) Street trees in the downtown core shall have a maximum mature height of 40 feet unless alternative height is approved by the Director. (f) Ball and burlap trees must have burlap and cage removed prior to planting.
Planting Strip	Minimum five feet in width (from back edge of curb)	Minimum five feet in width (from back edge of curb); however, the Director may waive this requirement based on existing conditions along the block face provided landscape elements are used to define the edge of the property in the absence of a planting strip.	Minimum five feet in width (from back edge of curb)	(a) shall include a combination (at least two) of the following: trees with max. 40-foot maturity height, shrubs, native or climate adaptive grasses, native plants, drought-tolerant or low-water plants, perennials, or annuals; (b) in the Downtown Core, grasses or low-water use turf may only be used for residential or mixed-use

				development; (c) up to 40 percent of the planting strip may be hard surfaced with concrete, brick, composite pavers, stone, or rock-type mulch.
Amenities	None	Per Director discretion based on the needs for a particular block.	None	Amenities shall be designed and installed pursuant to the Glenwood Springs Downtown Streetscape Manual .

(2) *Location of Street Trees.*

- a. Unless otherwise permitted in this Section, street trees shall be located within the designated planting strip.
- b. Where no planting strip is present or where utilities prevent trees from being planted in the designated planting strip, trees may be planted on the development parcel, in an area ranging from three (3) to seven (7) feet behind the property line nearest to the public right-of-way.

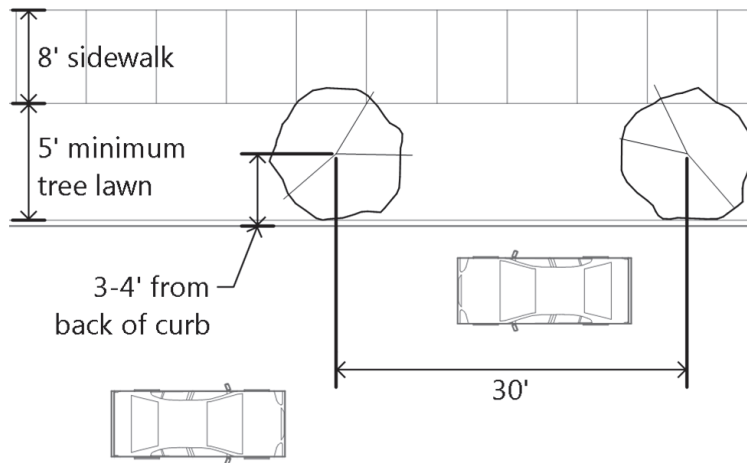


Figure 040-5: Location of Street Trees

(e) *Parking Area Landscaping.* See Subsection 070.040.060(h)(6), Parking Area Landscaping.

(f) *Screening, Fences, and Walls.*

(1) *Screening Standards.*

- a. *Credits Toward Required Landscaping.* Any landscaping provided to meet screening standards will be credited towards the overall landscaping requirements enumerated in this Section.

b. *Screening Loading and Outdoor Storage Areas.* Loading and outdoor storage areas shall be screened from view of public rights-of-way and from adjacent residential land uses or districts using any one (1) or a combination of fences, walls, berms, or landscaping that is at least six (6) feet in height and provides a permanent, opaque, year-round screen.

c. *Screening Refuse Containers.*

1. *Enclosures Required.* Refuse containers shall be located within an enclosure.
2. *Location.* Refuse container enclosures shall be located at the rear of the property to the extent practicable and shall be sited to allow for easy vehicular access such that access does not require backing movements onto public rights-of-way, with the exception of alleys.
3. *Design and Materials.* Refuse container enclosures shall be of sufficient height to screen containers, but shall not exceed six (6) feet in height unless screening a refuse container taller than six (6) feet. Such enclosures shall be visually compatible with materials used on the primary building. In no case shall enclosures consist of chain link or corrugated metal. Refuse containers shall comply with the provisions set forth in Article 100.010.060 of the Municipal Code. (Figure 040-6)

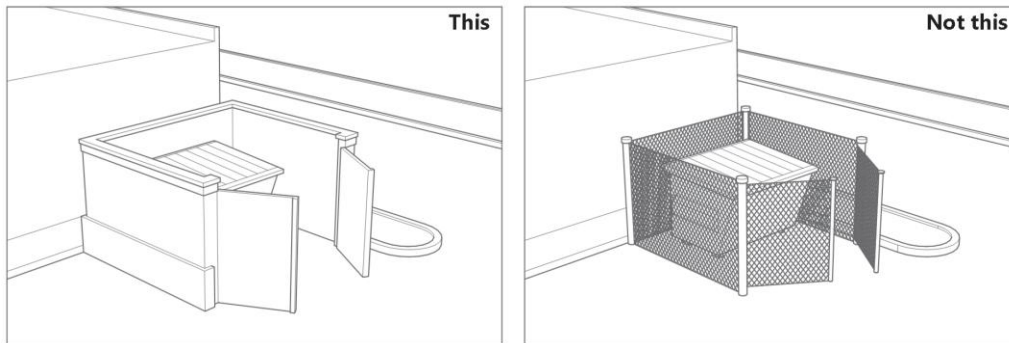


Figure 040-6: Refuse Container Enclosures

4. *Landscaping.* Landscaping shall be used to soften the appearance of the enclosure where such enclosure is located within a side yard or can be viewed from public rights-of-way, and shall be a sufficient mature height to provide a permanent, opaque, and year-round screen.
- d. *Screening Mechanical and Utility Equipment.* All mechanical and utility equipment including but not limited to air-conditioning, heating and soft water tanks, television antennas, satellite dishes, security apparatus, transformers, and electric and gas meters shall be integrated into the building design, screened from public view or enclosed in a suitable accessory structure, pursuant to the following standards:
1. *Location.*
 - i. Ground-mounted mechanical and utility equipment shall be located outside of sight distance triangles in order to avoid obscuring vision at intersections.
 - ii. To the extent practicable, ground mounted mechanical and utility equipment shall be located out of view of public rights-of-way, customer entrances, and other public areas.
 2. *Design.*

-
- i. **Materials.** Materials used for screening purposes shall be wood or masonry. The use of split face concrete block is prohibited unless otherwise approved by the Director through the alternative compliance procedure.
 - ii. **Ground-Mounted Equipment.** Ground-mounted mechanical and utility equipment located within view of customer entrances or public rights-of-way shall be integrated into the overall site design, the architectural design of the building, and screened from public view using one (1) or a combination of the following: (Figure 040-7)
 - a. Decorative wall, fence, or enclosure that is constructed of materials that are compatible with the overall architectural design of the development and of a height that is not less than the height of the equipment to be screened; or
 - b. Landscaping that is of sufficient height at maturity and of opacity to effectively soften and screen the equipment, and that is integrated into the overall landscaping plan.

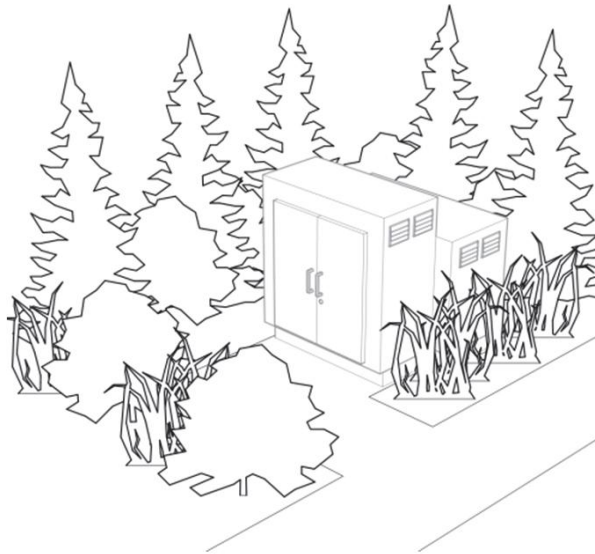


Figure 040-7: Screening Ground-Mounted Equipment

- iii. **Fire Hydrants.**
 - a. Ensure that plants and other screening mechanisms do not block access to a fire hydrant.
 - b. Setbacks shall be maintained to each side of all fire hydrants as required in the Engineering Standards.
- iv. **Roof and Exterior Side-Mounted Equipment.**
 - a. Roof and exterior side-mounted mechanical and utility equipment shall be an integral part of the building's overall architectural design and shall be screened from view to the extent practicable from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties using parapet walls or other means of screening. When reviewing the type and amount of screening, the Director shall consider the following:

-
1. The proximity of the development to surrounding residential land uses and the visual impact that roof and exterior side-mounted mechanical and utility equipment may have upon those surrounding residential land uses.
 2. The number and size of roof and exterior side-mounted mechanical and utility equipment. The greater the number and/or size, the more screening may be warranted.
- b. Roof and exterior side-mounted mechanical and utility equipment shall be neutral earth toned colors that have a matte finish and that are compatible with the primary building façade. In no case shall rooftop and exterior side-mounted mechanical and utility equipment be galvanized, shiny, white, off-white, or other light colors that can be observed from a distance.

(2) *Fence Standards.*

a. *Location and Design.*

1. Fences other than those used for screening pursuant to Subsection 070.040.050(f)(1), and that are constructed within the front yard setback, along corner side lot lines, or are adjacent to a public right-of-way, shall be at least sixty (60) percent transparent.
2. Fences located in a required front yard setback shall be no more than four (4) feet in height.
3. Fences located in a required side or rear yard setback shall be no more than six (6) feet in height.
4. Fences shall conform to maximum height requirements when located within a sight distance triangle, as defined in Subsection 070.020.200(c)(5), Sight Distance Triangle Requirement.

b. *Fencing Materials.*

1. Fencing material shall be compatible with the overall site design, the primary building, and landscaping. Acceptable materials include but are not exclusive of the following:
 - i. Natural stone;
 - ii. Brick;
 - iii. Stucco;
 - iv. Wood;
 - v. Decorative concrete block;
 - vi. Metal, as in wrought iron;
 - vii. Wooden picket fences for residential applications provided the pickets or vertical slats are not more than four (4) inches apart on center; and
 - viii. Chain link provided that the chain link is vinyl coated green, brown, or black, used in conjunction with tightly spaced plant material that provides a dense screen between the fence and the adjacent public right-of-way, and is not otherwise prohibited below.
 - ix. All fencing within 8' of a structure shall be constructed with non-combustible or ignition resistant materials.
2. The following fencing materials are prohibited:
 - i. Except in the I1 and I2 zoning districts, chain link fencing when located in the front yard or in a side yard that is adjacent to and visible from a public right-of-way;
 - ii. Corrugated or ribbed metal;

- iii. Corrugated plastic;
- iv. Plastic and vinyl; and
- v. Barbed wire.

c. *Fencing Color.*

1. Fencing shall be low reflective, and earth-toned in color.
2. Fences constructed of metal, wrought iron, or similar material may be black.
3. Galvanized, shiny, white, off-white, or other light colors that can be observed from a distance are prohibited except that white or off-white wooden picket fences shall be permitted for residential applications.

(3) *Retaining Wall Standards.*

a. *Location and Design.*

1. Retaining walls shall be designed in accordance with applicable building codes, Engineering Standards, and applicable standards in Section 070.040.020, Sensitive Area Protection.
2. Retaining walls shall not exceed six (6) feet in height, as measured from natural grade to the top of the wall, except for the exceptions to accommodate varying slopes as provided in Subsection 070.040.020(b)(4)g., Retaining Walls and Fencing, or when terracing is provided pursuant to Subsection 070.040.050(f)(3)b., Terracing Required.
3. Retaining walls that are over four (4) feet in height shall be designed by a State of Colorado licensed structural engineer.
4. Retaining walls that are over thirty (30) feet in length shall incorporate the following elements to minimize the overall mass of the wall:
 - i. Recessions and/or projections that have a minimum wall plane change of twenty-four (24) inches and have the effect of casting shadows. (Figure 040-8)

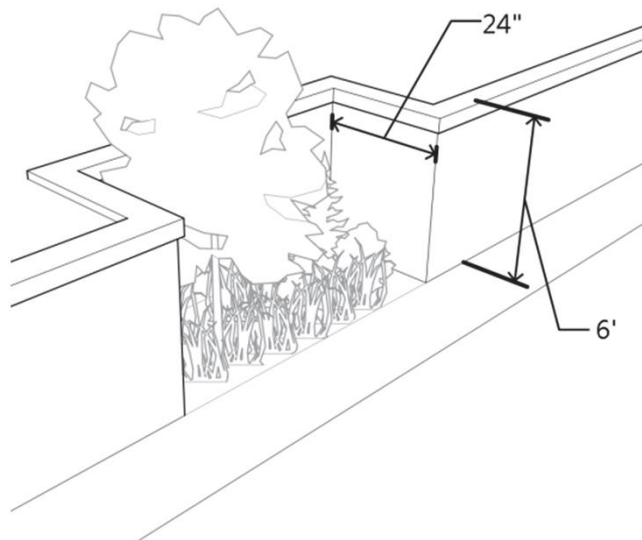


Figure 040-8: Retaining Wall Design

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- ii. Landscaping within the recession at a minimum shall include trees, shrubs, ornamental grasses and/or and perennials, and be of sufficient quantity to add visual interest and to minimize the impact of the structure as viewed from neighboring properties or the public right-of-way. The Director may approve alternative designs to soften retaining walls to reduce the amount of water behind such walls provided the intent of this Section is met. Alternative designs shall be processed according to Subsection 070.040.050(g)(2).
5. Retaining walls shall be designed such that the structure conforms to the existing natural terrain.
6. Retaining walls shall conform to maximum height requirements when located within a sight distance triangle.
- b. *Terracing Required.* The Director may allow retaining walls that exceed six (6) feet in height if they are terraced to minimize visual impacts on residents, neighboring properties, and the public realm by: (Figure 040-9)
1. Limiting terracing to three (3) tiers;
 2. Providing a minimum terrace width of four (4) feet between any two (2) six-foot retaining walls with a maximum slope of 3:1 to create pockets for landscaping. The Director may approve reduced terrace depths where site constraints limit the amount of space available to accommodate the minimum required width;
 3. Access points, such as stairs, shall be incorporated into the retaining wall for the purposes of maintaining landscaping; and
 4. Permanently landscaping or re-vegetating terraces created between retaining walls to screen walls and provide visual interest unless soil conditions are determined by a licensed engineer to be unsuitable due to geologic hazards.

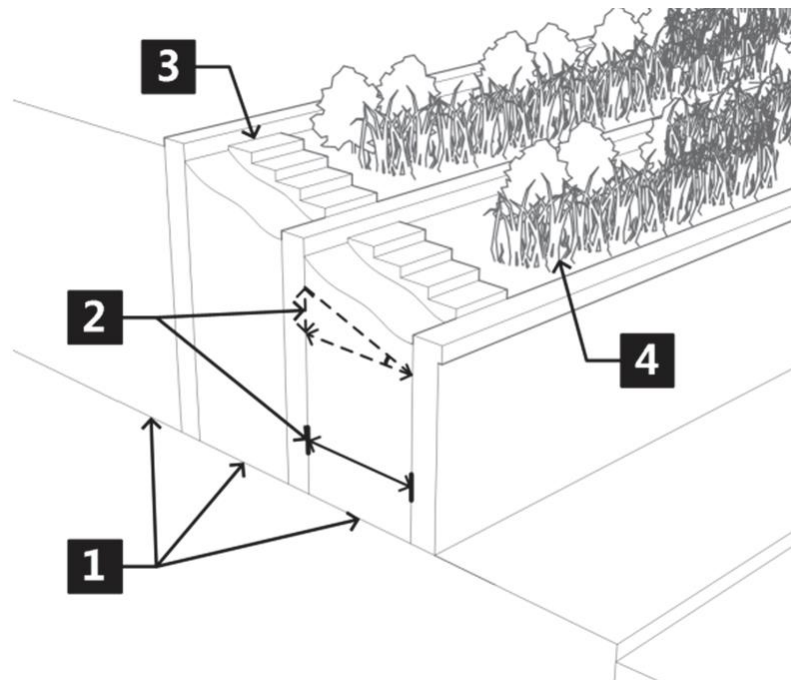


Figure 040-9: ~~Retainign~~ Retaining Wall Terracing

Annotations correspond with paragraph numbers in the preceding text.

c. Materials and Color.

1. Retaining walls shall be compatible with the overall site design, the primary building, and landscaping and shall coordinate with rock formations or exposed soil from surrounding hillsides.
2. Retaining walls shall be constructed of the following materials:
 - i. Natural stone;
 - ii. Concrete keystone blocks with integral earth-toned color; or
 - iii. Another material that meets the intent of this standard as determined by the Director.
3. When located adjacent to a public right-of-way or when visible from adjacent commercial or residential land uses, the use of railroad ties and timber is prohibited.

d. Landscape Buffer as an Alternative.

1. Where terracing or other mitigation measures are not feasible due to site size or other constraints, a densely landscaped buffer shall be provided as an alternative on the downhill side of the wall.
2. Appropriate spacing of vegetation and landscaping shall be determined by the Director, dependent upon the species selected; however, spacing shall be such that trees will form a dense screen within five (5) years of planting.
3. The Director may approve alternative landscape buffer configurations and plantings where insufficient space exists to meet the above landscape buffer standards.
4. The Director may waive the above standards for alternative landscape buffers if retaining walls will not be visible from neighboring sites, the interior of the proposed structure, and the primary street frontage; and the applicant can demonstrate that views of the retaining wall will be fully screened by the primary structure or a free-standing parking garage structure.

(g) Landscaping Evaluation Procedure.

(1) Landscape Plan.

- a. All development shall provide a landscape plan generated from a qualified landscape architect, demonstrating compliance with the standards in this Section provided in a form established by the Director. Single-family and duplex landscape plans do not require a certified landscape architect.
- b. Review and evaluation of the landscape plan shall be pursuant to the specific application procedure pursuant to Article 070.060: Administration and Procedures.

(2) Alternative Compliance.

- a. For developments with severely hydrocompactive soils, especially those present around building foundations, the Director may approve landscaping and related irrigation design alternatives that meet the overall intent of this Section but that address the special characteristics of these soil types. The Director may require a statement from a licensed geotechnical engineer that specifically addresses the hydrocompactive soil issue as it relates to compliance with the requirements in this Subsection for the City to consider an alternative landscaping design.
- b. For developments where other exceptional physical limitations of either existing building location or site dimensions result in impractical or impossible application of this Section, then the Director may approve landscaping, screening, fencing, and wall alternatives that meet the intent of this Section.

(h) Installation and Maintenance.

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- (1) *Timing of Installation.* The developer shall install all landscape improvements including operable irrigation systems prior to receiving a Certificate of Occupancy. This requirement may be modified by the Director if security is provided and the developer identifies an alternative timeframe for landscaping and/or irrigation system installation. The amount of security shall be based on itemized cost estimates of all landscaping and irrigation system improvements, as well as related labor costs. Itemizations shall be generated from a qualified landscape architect, irrigation system specialist, and/or a local or regional landscaping nursery or garden center.
- (2) *Irrigation System Design.*
- a. Irrigation systems shall be professionally designed by a landscape architect or irrigation specialist.
 - b. When available, raw water shall be utilized for irrigation. Irrigation systems shall be designed to prevent water from spraying on impervious surfaces adjacent to landscape areas, shall utilize drip irrigation where appropriate to minimize run-off from sprinklers.
 - c. A soil moisture sensing device or other irrigation management system shall be required for irrigation systems in turf areas.
 - d. The landscape plan shall indicate the nature, location, and specifications of the irrigation system which shall be used. Separate irrigation circuits should be specified for different zones on the landscape plan. The landscape plan shall have sufficient detail to show that adequate irrigation will be provided to all required landscape areas and plant materials.
 - e. The irrigation system shall be designed to correlate to the organization of plants into zones with similar watering requirements.
 - f. Low-volume, drip, or subsurface irrigation systems shall be used in the following conditions:
 - i. In landscaped areas where any one (1) dimension is less than six (6) feet in width and surrounded by impervious surfaces;
 - ii. In all non-turf grass areas.
 - g. Leaks, runoff, overspray prohibited. Irrigation systems shall be designed to prevent water waste, overwatering and overspray, and drainage of water onto any paved or unplanted surface.
 - h. Penalty assessment fines. A person who violates any rule, regulation or order issued pursuant to this section shall be subject to the penalty assessment fines outlined below. Penalty assessment fines shall be determined within a one-year period measured from the date of any prior violation of this section. Notwithstanding any penalty provision of this Code or any fines adopted pursuant to this Code to the contrary, the penalty for any offense that also constitutes a violation of similar state law shall not exceed the penalty provided for by the applicable provisions in the Colorado Revised Statutes.
 - i. First offense: Fifty dollar (\$50.00) fine.
 - ii. Second offense: One hundred dollar (\$100.00) fine.
 - iii. Third offense: Two hundred fifty dollar (\$250.00) fine.
 - iv. Subsequent offense: The Municipal Court may impose such fines and penalties as it is authorized pursuant to Municipal Code Section 010.020.080.
- (3) *Maintenance.* The owner of the property and his/her successors, heirs, and assigns, are responsible for the proper maintenance of the landscaped area, screening, fencing, and parking lot subject to the approved landscape plan. All landscape and parking areas shall be maintained free of trash. Landscaping shall be continuously maintained, including all necessary watering, weeding, pruning, and pest control.
- (4) *Protection of Existing Vegetation.*

a. No existing live trees with a caliper size of fourteen (14) inches or greater may be removed without approval of the Director and Parks and Recreation Director.

b. Planting strips or areas, walkways, fences, hedges, or walls shall be protected from vehicles and maintenance equipment by curbs, bollards, wheel stops, or other means.

(5) *Replacement of Dead or Diseased Plant Material.* Replacement of dead or diseased plant material shall be of equivalent species or material, as specified in the approved Landscape Plan. Replacement shall occur at the time of removal or, if necessary, the next planting season. In any event, replacement shall occur within one (1) year from the time of removal.

(6) *Maintenance of Trees in Public Right-of-Way.* Trees located within the public right-of-way or on public property shall be maintained in accordance with Section 090.050.030 of the Municipal Code.

(Ord. No. 19-2018, § 2(Exh. A), 8-2-2018; Ord. No. 3-2019, § 2(Exh. A), 1-31-2019; Ord. No. 15-2020, § 2(Exh. A), 7-2-2020; Ord. No. 3-2021, § 2(Exh. A), 5-20-2021; Ord. No. 31-2022, § 2(Exh. A), 1-5-2023; Ord. No. 9-2023, § 2, 10-26-2023; Ord. No. 6-2025, § 2(Exh. A), 3-6-2025)

Local Compliance with Colorado Senate Bill 24-005

Prohibition of nonfunctional turf, nonfunctional artificial turf¹, and invasive plant species



[Senate Bill 24-005 \(SB5\)](#) passed with bipartisan support and was signed into law by Governor Jared Polis on March 15, 2024. The bill addresses the impacts of both climate change and increased demands on Colorado's water supplies by limiting specific uses of water-intensive turfgrass (turf) in Colorado landscapes. Specifically, **SB5 prohibits the installation of nonfunctional turf, artificial turf, and invasive plant species on nonresidential properties for new development and some redevelopment projects on or after January 1, 2026.** The bill acknowledges the community benefits of turf in appropriate locations and the importance of tree canopy and green spaces. On or before January 1, 2026, local entities shall enact or amend ordinances, resolutions, regulations, or other laws in accordance with SB5.

In 2025, **House Bill 25-1113 (HB1113)** passed, expanding and modifying the requirements of SB5². While SB5 prohibited all artificial turf, **HB1113 changes that by adding definitions for functional artificial turf, which is allowed, and nonfunctional artificial turf, which communities will need to incorporate into their codes by the SB5 implementation date of January 1, 2026.** HB1113 also requires local entities to adopt additional changes, not addressed here, by the later date of January 1, 2028. Those changes include adding multifamily residential properties with more than 12 units to the applicable properties that SB5 applies to and requiring local entities to regulate turf on all residential properties, allowing local entities to determine how they will do that.

Where does this bill apply?

SB5 applies to all new and some redevelopment* projects on:



Commercial, institutional, or industrial properties



State-owned properties



Common interest community property, i.e., homeowner association (HOA) common areas



Street rights-of-way, parking lots, medians, and transportation corridors

**Redevelopment is defined as projects that require a building permit or landscaping permit, plan check, or design review and that result in a disturbance of more than 50% of the aggregate landscape area.*

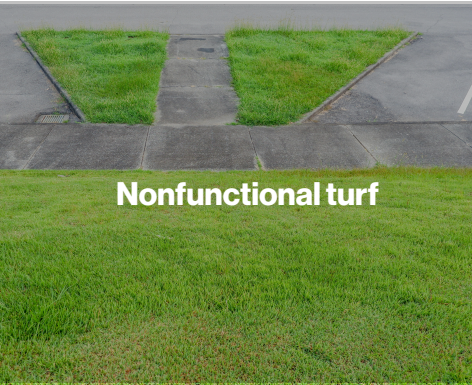
Residential properties are not subject to SB5 requirements.

¹SB5 prohibited all artificial turf. HB1113 modified that to only prohibit nonfunctional artificial turf.

²SB5 is encompassed in C.R.S. Section 37-99, which will be updated to reflect HB1113 changes and additions.

What does the bill prohibit?

SB5 (as modified by HB1113) prohibits the use of:



Key SB5 Definitions



Turf

Continuous plant coverage consisting of non-native grasses or grasses that have not been hybridized for arid conditions and which, when regularly mowed, form a dense growth of leaf blades and roots.

Per Colorado Revised Statutes (C.R.S.) Section 37-60-135(2)(i).



Functional turf

Turf that is located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough.



Nonfunctional Turf

Turf that is not functional turf. Nonfunctional turf includes but is not limited to turf located in a street right-of-way, parking lot, median, or transportation corridor.



Functional artificial turf

Artificial turf that is:

- Located in a recreational use area or other space that is regularly used for civic, community, or recreational purposes, which may include a playground, a sports field, a picnic ground, an amphitheater, a portion of a park, and the playing area of a golf course, such as a driving range, chipping and putting green, tee box, green, fairway, and rough;
- Or a component of a product designed and approved by a professional engineer for civil infrastructure projects, including but not limited to: covers for solid waste facilities and brownfield sites; and revetments for slopes, channels, levees, and dams.



Nonfunctional artificial turf

Artificial turf that is not functional artificial turf.

For more information

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Frequently Asked Questions

Why does the legislation prohibit nonfunctional artificial turf when it doesn't use any water?

The aim of this restriction is to ensure that turf is not replaced with landscape material that could cause other environmental or health concerns. While artificial turf can reduce water use and eliminate the use of pesticides, herbicides, and fertilizers for landscape maintenance, it can have considerable drawbacks. The legislative declarations in SB5 includes the finding that artificial turf can cause negative environmental impacts, such as exacerbating heat island effects in urban areas and releasing harmful chemicals, including plastics, microplastics, and perfluoroalkyl and polyfluoroalkyl chemicals into the environment and watersheds.

What are invasive plant species?

Invasive plant species are plants that are not native to Colorado, can have negative environmental or economic impacts, and spread readily, outcompeting native plants for space. A complete definition of "invasive plant species" can be found in Colorado Statutes Section 37-60-135(2)(e). While not specified in SB5, invasive plant species are synonymous with noxious weeds that are regulated under the Colorado Noxious Weed Act (C.R.S. Section 35-5.5)

What types of grass are restricted under SB5?

The legislation defines turf as, "Continuous plant coverage consisting of non-native grasses or grasses that have not been hybridized for arid conditions and which, when regularly mowed, form a dense growth of leaf blades and roots." Generally, turf restricted under SB5 will be cool season grass varieties that have high water demands, such as Kentucky bluegrass or fescues. Native or climate-adapted grasses are not restricted under SB5 and may be a viable alternative to nonfunctional turf. Examples of native or climate-adapted turfgrasses include blue grama and buffalo grasses propagated as turf, and cold-hardy Bermuda grass. Learn more about alternative grasses in our [Colorado Senate Bill 24-005 Grasses and Plants Guide](#).

How will SB5 be enforced?

SB5 directs each city and county to enact or amend its local code requirements to be compliant with SB5. Implementing the nonfunctional turf prohibition is the responsibility of each local jurisdiction. The legislation does not specify reporting requirements or penalties for noncompliance; however, SB5 is state law as of January 1, 2026.



2025 Colorado Wildfire Resiliency Code: A Summary for Builders & Developers

The following summary provides a general overview of the 2025 Colorado Wildfire Resiliency Code and includes the testing standards for hardening components and other insights for developers and builders operating in Colorado's Wildland-Urban Interface (WUI).

Code Overview

- **WHAT:** The 2025 Colorado Wildfire Resiliency Code (CWRC) is a state minimum code applying to new construction and significant exterior alterations & additions within the Wildland-Urban Interface (WUI). **It is not a retrofit code.**
- **WHY:** The code's purpose is to establish minimum regulations for safeguarding life and property by mitigating the risk of wildland fires spreading to structures and vice versa. Adoption is a critical response to increasing wildfire risk and is intended to help communities maintain insurability of homes.

NOTE: Each jurisdiction may have a unique code that either meets or exceeds the state model code, and/or may have been granted a modification for the local code. It is important to check with the local code official for the presiding jurisdiction to determine what standards need to be met for all projects.

Code Applicability and Hardening Classes

The code uses a tiered system based on the severity of the fire hazard, which is recorded on official maps (either state-provided or locally developed).

Fire Intensity	Hardening Requirements	Application
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Low Fire Intensity (Yellow)	Class 1 Hardening	Baseline: Minimum requirements for new construction and significant additions/alterations in the WUI. Requirements Include: • Roofing ◦ Roof Valley Flashings • Gutters and Downspouts • Vents • Structure Ignition Zone 1 (0–5 feet) • Site Signage • Retaining Walls • Fencing
Moderate to High Fire Intensity (Orange and Red)	Class 2 Hardening	Cumulative: All Class 1 requirements PLUS additional requirements for higher fire intensity areas. Additional Requirements Include: • Protection of Eaves • Exterior Walls ◦ Exterior Wall Coverings ◦ Flashing (Wall Intersections) • Underfloor Enclosure • Decking (Walking Surface) • Appendages and Projections • Exterior Glazing • Exterior Doors • Vehicle Access Door Perimeter Gap • Detached Accessory Structures • Structure Ignition Zone 2 (5–30 feet) • Structure Ignition Zone 3 (30–100 feet)

Structure Hardening Requirements & Testing Standards (Chapter 4)

Structure hardening focuses on the materials and methods used to make the building resistant to ignition from embers and flames.

General Material Testing Standards & Definitions

- **Noncombustible Material:** Must be a material of which no part will ignite and burn when subjected to fire, or conform to **ASTM E136**. Fire-rated gypsum board (**ASTM C1396**) with a 1-hour rating is also considered noncombustible for this code's purpose.

- **Fire-Retardant-Treated Wood:** Must have a listed **flame spread index of ≤ 25** when tested in accordance with **ASTM E84 or UL 723** (extended 20-minute period).
- **Ignition-Resistant Building Material:** Must be tested on both faces to the extended **ASTM E84 or UL 723 test** (30-minute total), or to **ASTM E2768**. The flame spread index must **not exceed 25**. Weathering requirements for fire-retardant-treated wood, wood-plastic composite, and plastic lumber materials are detailed, referencing **ASTM D2898, ASTM E1354, ASTM D7032, and ASTM D6662**.

Specific Component Requirements & Testing Standards

Structure Component	Code Class	Required Standard/Testing Protocol	Notes for Compliance
Roofing / Roof Assembly	Class 1 & 2	Must be classified as Class A when tested in accordance with ASTM E108 or UL 790 .	For roof assemblies where the roof covering profile creates a space between the covering and deck, the space must resist flame and ember entry by firestopping, installing a cap sheet complying with ASTM D3909 , or a listed Class A assembly.
Roof Valley Flashings	Class 1 & 2	Not less than 0.019 inch (No. 26 gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment of cap sheet complying with ASTM D3909 .	

Gutters & Downspouts	Class 1 & 2	Constructed of noncombustible material.	
Ventilation Openings	Class 1 & 2	Performance: Listed vents tested in accordance with ASTM E2886 (Ember Intrusion Test, Integrity Test of Flame Intrusion, Max temp. on unexposed side ≤662°F (350°C). Prescriptive: Noncombustible corrosion-resistant mesh with openings ≤1/8 inch.	
Exterior Walls	Class 2 Only	Must be one of: 1-hour fire-resistance rating (exterior side exposure); Approved noncombustible materials; Heavy timber or log wall construction (see Section 2304.11 of the 2024 International Building Code); Fire-retardant-treated wood (labeled for exterior use, Section 2303.2 of the 2024 International Building Code); or Ignition-resistant materials.	Exterior wall coverings are limited to noncombustible, fire-retardant-treated wood, or ignition-resistant building materials (vinyl siding is permitted if the assembly meets options 1 or 2 of Section 404.3).

Flashing	Class 2 Only	≥6 inches of metal flashing or noncombustible material applied vertically between the wall sheathing and the exterior cladding must be installed at ground, decking, and roof intersections.	Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with noncombustible material or ignition-resistant building materials while still permitting drainage and moisture control from behind exterior cladding.
Deck Walking Surface	Class 2 Only	Approved noncombustible, Class A rated material, fire-retardant-treated wood (labeled for exterior use), or ignition-resistant building materials in accordance with Section 402.4.	Composite decking with a minimum Class B rating is permitted.

Site and Area Requirements (Defensible Space, Chapter 5)

Site management focuses on reducing fuel loads around a structure to decrease fire intensity. These requirements are cumulative, with Class 2 including all of Class 1.

Zone	Code Class	Objective	Key Requirements
Structure Ignition Zone 1: Immediate Zone (0–5 feet)	Class 1 & 2	Reduce/eliminate ember ignition and direct flame contact with the structure,	Use noncombustible, hard surface materials . Prune tree crowns to maintain ≥10 feet clearance from any structure.

		decks, stairs, and attachments.	
Structure Ignition Zone 2: Intermediate Zone (5–30 feet)	Class 2 Only	Give an approaching fire less fuel, helping to reduce its intensity as it gets nearer to structures.	Tree crowns must be spaced to prevent structure ignition. Shrubs shall be ≥ 10 feet away from the edge of tree branches.
Structure Ignition Zone 3: Expanded Zone (30–100 feet)	Class 2 Only	Focuses on mitigation that keeps fire on the ground.	Tree crowns within this zone shall be spaced at a minimum of 6–10 feet .