

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2741
AMENDING SECTIONS 5-7-6.H.1, 5-7-7.B.5.b, 5-7-7-B.5.d OF THE
ZONING AND DEVELOPMENT CODE OF THE CITY OF GRAND JUNCTION
ROOF SIGNS

RECITALS:

The Zoning and Development Code currently states that a roof sign must be designed in such a way as to appear as an architectural blade or penthouse and be finished in such a way that the visual appearance from all sides is that they appear to be a part of the building itself. These design standards are not well defined and have had many interpretations. The proposed text amendment deletes the ambiguous design standards; however, the requirement for no visible guy wires, braces or secondary supports will remain in place.

The proposed text amendment also clarifies the sign allowance for roof signs whereas the allowance would still be based on the linear footage of the building facade facing a street, but the sign measurement would include the measurement of each sign face rather than one sign face.

Planning Commission recommended approval of the proposed text amendment at their April 5, 1994 hearing.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the following sections of the Grand Junction Zoning and Development Code be amended as follows:

5-7-6.H.1. The total surface area of one sign face of free-standing signs and projecting wall signs shall be counted as part of the maximum total surface area allowance. The total surface area of all sign faces of roof signs shall be counted as part of the maximum total surface area allowance. For measurement of different shapes of signs, see figure F5-7-6H.

5-7-7.B.5.b. Two (2) square feet of sign area shall be allowed for each linear foot of building facade for flush wall signs and roof signs. The measurement of a roof sign shall be based on the square footage of each sign face. Flush wall signs may extend up to twelve inches (12") from the face of the building if the base of the sign is at least eight feet (8') above ground level. (Show window signs in a window display of merchandise when incorporated with such display will not be considered part of the total sign allowance.)

Section 5-7-7.B.5.d. Roof signs shall be manufactured such that no guy wires, braces, or secondary supports shall be visible. Maximum height for roof signs shall be forty feet (40') above grade.

Introduced on first reading this 20th day of April, 1994.

PASSED and ADOPTED on second reading this 4th day of May, 1994.

/s/ Reford C. Theobald

Mayor

ATTEST:

/s/ Stephanie Nye
City Clerk