

## **501 Standards**

### **A. General Requirements**

The following requirements shall apply to all signs unless specified elsewhere in this CDC.

#### **1. Placement**

- a. All signs shall be located on private property.
- b. Signs shall be located on the property where the use described on the sign occurs.
- c. Signs shall not be located in a right-of-way or easement unless otherwise allowed by this CDC.
- d. Signs shall not be placed in or obstruct the Clear Vision Setback.
- e. No sign shall be placed in or obstruct any trail, sidewalk, or other similar right-of-way, access, driveway, or easement.
- f. Any sign permitted to extend into or placed within public rights-of-way shall require a revocable permit.

#### **2. Materials**

- a. **All Signs**
  - i. Primary sign materials shall be appropriate for exterior use in the high mountain climate, including exposure to sun, snow, ice, and temperature variation.
  - ii. Materials shall be complementary, in terms of color, materials, and finish, to materials of the structures on properties where they are located.
- b. **Permanent Signs**
  - i. Materials may include, but are not limited to metal, glass, stone, concrete, brick, plexiglass, fiberglass, wood, or other approved materials.
  - ii. Plastic substrate, plywood or unfinished wood, woven fabrics, vinyl fabrics or similar materials are prohibited.
- c. **Temporary Signs**
  - i. Materials may include, but are not limited to metal, plexiglass, fiberglass, wood, plastic substrate, plywood, woven fabrics, vinyl fabrics or other approved materials.

#### **3. Lighting**

Sign lighting shall conform to the standards as listed in this section.

#### **4. Maintenance**

- a. Every sign shall be maintained in good condition at all times as defined in this section or as determined by Director. A sign in good condition shall:
  - i. Be kept neatly painted, including all surfaces such as metal parts and supports that are not galvanized or made of rust resistant materials.
  - ii. Not have broken, cracked, torn, stained, rusted, or faded materials.
  - iii. Not present a hazard through instability, unsecured elements, or other unsafe condition.
  - iv. Have functional lighting, where permitted. Exposed light sources are prohibited unless approved with a permit.
- b. The Director shall have the authority to inspect signs to ensure they are adequately maintained and in compliance with this CDC.
- c. If upon inspection, the Director determines a sign to be in violation of this Section or if the sign is determined to be a safety hazard, the Director may order the sign to be painted, maintained, or removed by the property owner.

## **B. Additional Requirements for Permanent Signs**

### **1. Sign Permit**

Sign Permit approval shall be required for all permanent signs constructed or installed in the City of Steamboat Springs.

## **C. Abandoned Signs**

### **1. An Abandoned sign is:**

A sign, nonconforming or conforming, which no longer identifies or advertises an ongoing business, product, location, service, idea, or activity conducted on the premises on which the sign is located or any business, product, profession, commodity, service, or activity on the premises that is vacant, unoccupied, or discontinued for a minimum period of six (6) months, or any sign that pertains to an event or purpose that no longer applies, or for which no legal owner can be found.

### **2. Abandoned signs are considered to be a nuisance. An abandoned sign shall be replaced or removed by the property owner in the following circumstances:**

- a. If the sign structure is legal, safe, and reusable by another use on the property, the structure may remain and the sign face shall be replaced with a blank neutral colored panel until the new use occupies the property.
- b. Illegal signs, or those that do not meet the requirements of this Section, or those that have not been approved for use as permitted by this CDC, shall be removed from the property.