

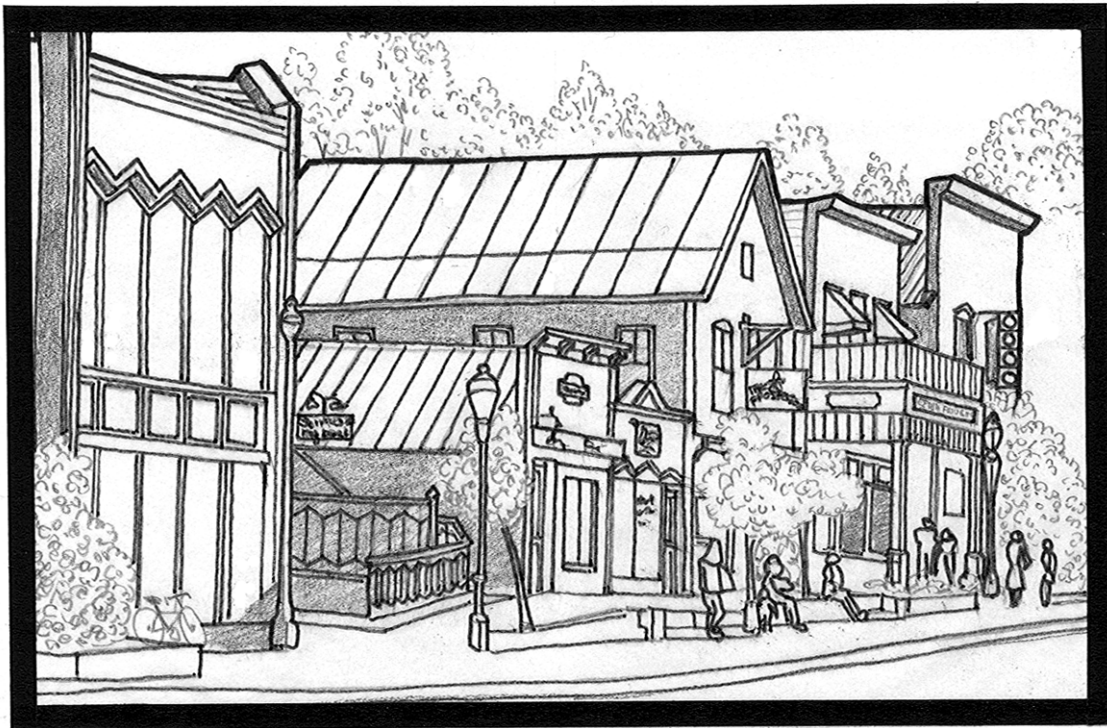
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION

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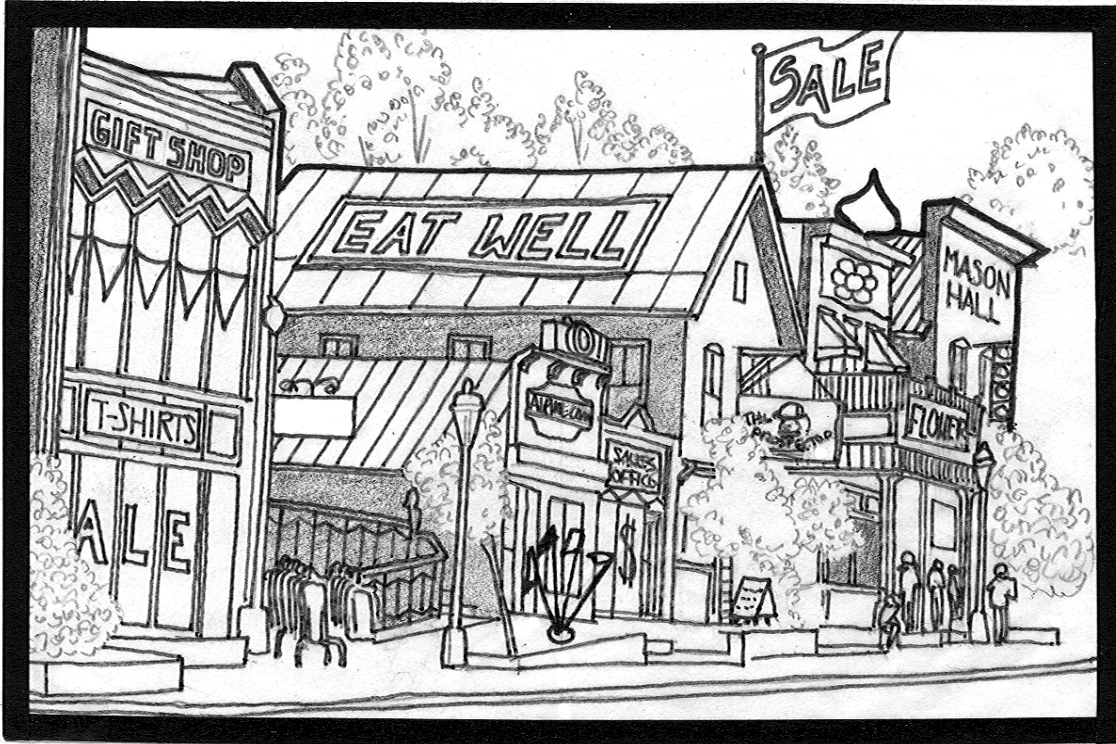
SIGN CODE FOR CRESTED BUTTE SOUTH

As Adopted October 9, 2008

Amended October 6, 2010



CB SOUTH WITH A SIGN CODE



CB SOUTH WITHOUT A SIGN CODE

CB South Sign Code

All signs displaying a business name or describing the types of products sold or business activity being conducted require a sign permit from the Crested Butte South Property Owners Association (P.O.A.). Most temporary signs, particularly those displayed outdoors, are prohibited. There are some minor types of temporary signs allowed by this Sign Code, which may be used without having to get a permit. While there are a few types of temporary signs allowed without having to get a permit, there are a number of limits on these.

What is a sign? A sign includes any device or message which is intended to attract attention or propose a commercial transaction. The sign may be located either outside or indoors. Any commercial advertisement which is visible to the public as they pass by a business and which functions to attract attention and draw people into the shop is considered to be a sign, and must either have a sign permit, or comply with the Sign Code limits on exempt signs.

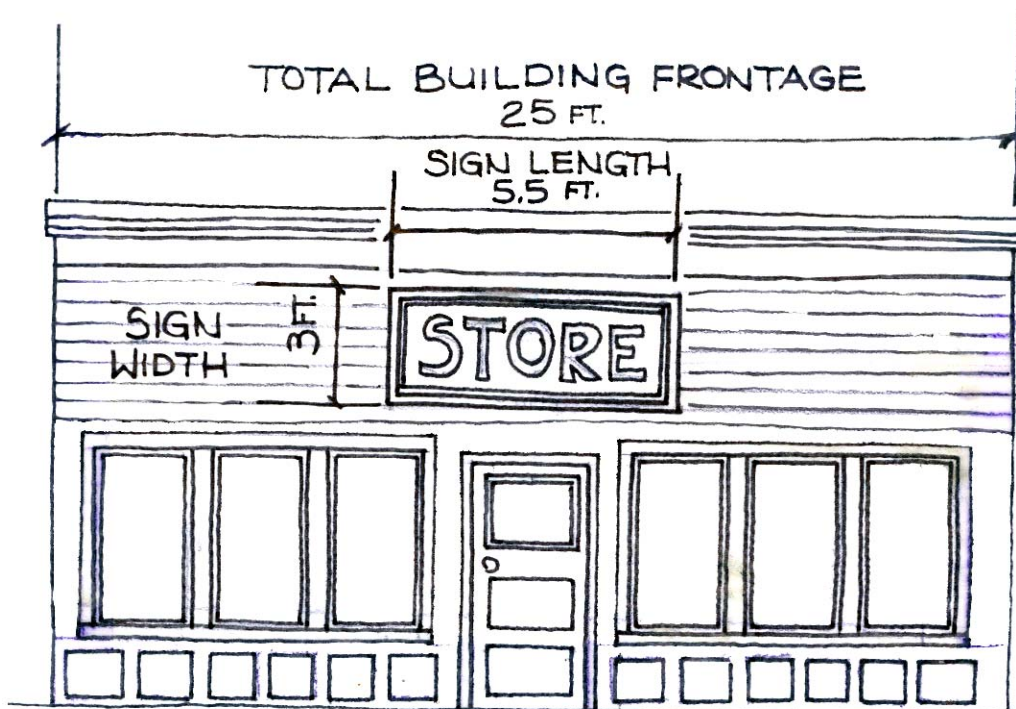
What is not a sign? A commercial advertisement that can only be seen after one enters a building is not considered to be a sign. If the advertisement cannot be seen from outside of a building and does not function to draw people into a business, the advertisement is not considered a sign and is not restricted by the Sign Code.

What about merchandise? Window displays of merchandise available for sale is allowed and is *not* considered a sign. Attractive, colorful, artfully arranged window displays are encouraged; it is the advertisement or commercial message often displayed with the merchandise which is restricted by the Sign Code.

Can merchandise be displayed outdoors? Yes – with limitations. Generally, this Sign Code allows the display of one piece of merchandise or one mannequin per business, as long as the display is on private property. The ordinance also allows a Town-wide “sidewalk sale” during select summer weekends each year, whose dates are set by the P.O.A. in February. Bicycles may be displayed outdoors with a permit. Farmer’s Markets are allowed if first approved by the P.O.A.

What are the size limit for signs? The linear frontage of a building (its width) will determine the amount of allowable sign area for that building. The sign area can not exceed 66% of the building frontage. For example, a single tenant in an individual building is allowed sign area as follows: **Building frontage x 0.66 = total square feet of allowable sign area, not to exceed 50 square feet in total size.**

Buildings with more than two tenants must have a sign plan pre-approved by the P.O.A. which specifies how much sign area can be displayed on the entire building, and indicates how that sign area is divided among tenants. If you are opening a business in a building with a number of other tenants, stop by the P.O.A. Office and ask to see the sign plan for that building.

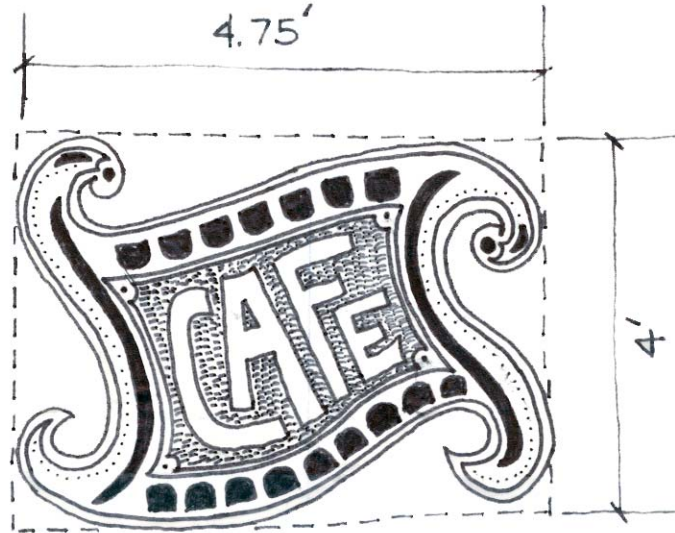


Building Frontage x Allowed Percentage = Total Allowed Sign Area
i.e., 25 ft. x 0.66 = 16.5 sq. ft. allowed sign area

Sign Dimensions: 16.5 sq. ft. ÷ 3 ft. = 5.5 ft.

Note: Maximum Square Footage Allowed Per Sign = 50 sq. ft.

Is there a way to get a larger sign? Yes. By making a high quality carved wood sign you can get a sign that is up to 15 percent (15%) larger. Highly textured wood signs which are extensively carved or sandblasted for example, are encouraged this way.



Total Allowed Sign Area x 1.15 (15% bonus) = New Total Allowed Sign Area (carved wood signs)

i.e., 16.5 sq. ft. x 1.15 = 19 sq. ft. allowed sign area

Sign Dimensions: 19 sq. ft. ÷ 4 = 4.75 feet

Two sided signs are subject to the same limitation as high quality carved wood signs. The size is measured counting each side in the calculation, i.e. the total allowed sign area is applied such that one half of the Total Allowed Sign Area is allowed per side plus 15%.

Note: For Double Sided Signs
(Side 1 Area x .66) + (Side 2 Area x .66) = Total Allowed Area

What lighting fixtures are allowed for signs? Lighting fixtures are allowed but care must be taken to avoid excessive illumination and to shield the light source. The lighting fixture must be painted a flat dark color, or to blend with its background. The amount of light may not be greater than is necessary to illuminate the face of the sign. Shielding which effectively prevents passing motorists from seeing the light bulb or light source is required.

What signs are allowed for sales events? Temporary signs are allowed without a permit to advertise special commercial sales and events, such as a grand opening sale, going out of business sale, or Mothers Day sale. The use of these signs is very limited, however, by the following restrictions:

- Temporary signs must be in the window, not outdoors.

- Each business may display no more than two temporary sale signs.
- The signs can not exceed a total of three square feet in area.
- Dayglo or reflective surface signs are not allowed.

The P.O.A. wants to let merchants advertise their occasional special sales. An allowance to display temporary signs every day of the year is specifically ruled out. Signs that simply identify the type of products available or the name of the business are not considered exempt temporary signs; a permit is needed and the size of these signs is deducted from the buildings allowable sign area.

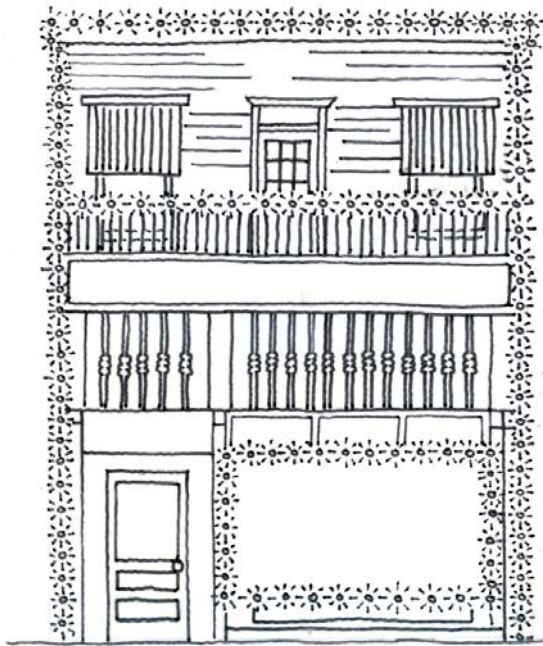
Of course, special sales may be advertised on the radio, in newspapers, and as advertisements stuffed in Post Office boxes, without being restricted by this Sign Code.



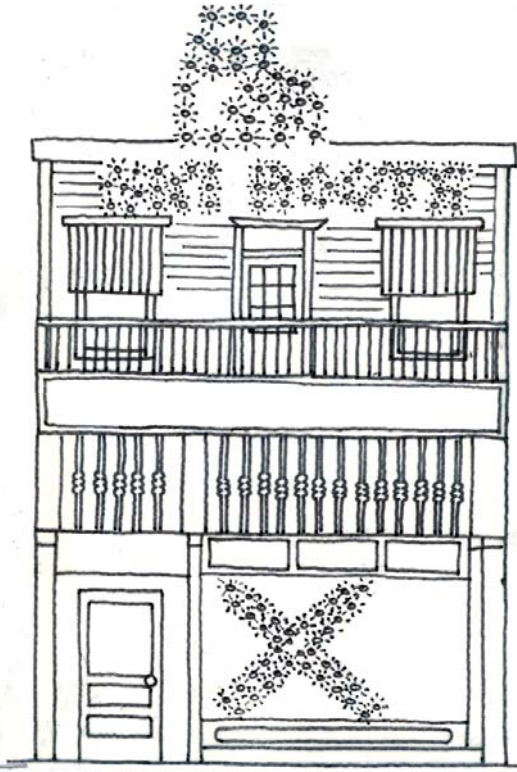
Legal Window Signage
3 sq. ft. per sign
2 signs per business
1 sign per window

Illegal Window Signage
Too big!
Too many per business!
Too many per window!

Can a business be decorated with strings of lights? Strings of lights or lighting tubes which outline windows, the shape of the building, or are used to decorate trees are allowed. If this decorative lighting is arranged in the shape of a product being sold or to spell out a commercial message, it becomes a sign rather than just a festive decoration and is not allowed. These allowed decorative lights do not include those that blink randomly. The decorative lights may not simulate motion, nor flash on and off all at once. These lights must also be turned off, at the latest, 30 minutes after the business closes for the evening.



Legal Lighting Decorations



Illegal Lighting Decorations

What kinds of signs are prohibited?

- Backlit signs, such as internally lit plastic signs.
- Neon signs.
- Signs on trees, utility poles, street lights, etc.
- Temporary signs displayed outdoors or on the exterior of a building.
- Signs on public property or public rights-of-way.
- Off site signs, not located on the property where the business activity being advertised is taking place.
- Attention getting devices, including balloons, streamers, flashing lights, and some flags.
- Moving signs, signs with reflective surfaces, flashing signs.



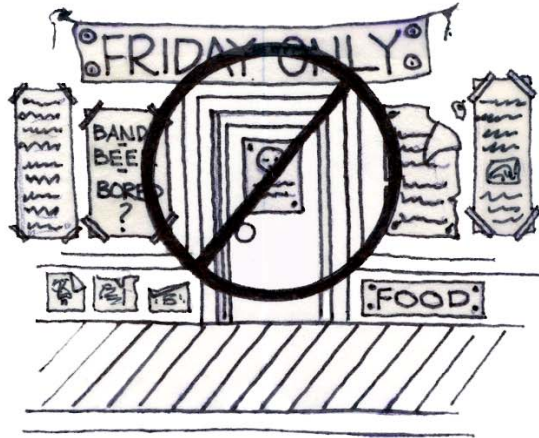
No Backlit Signs



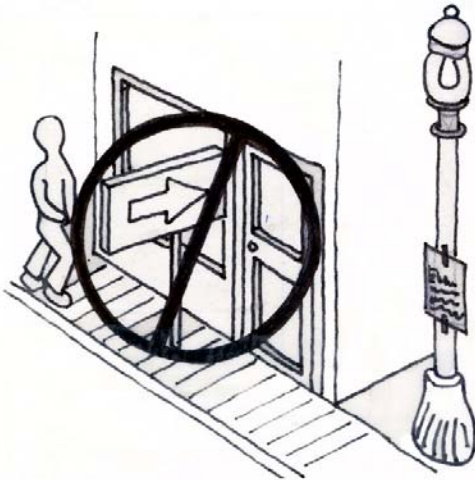
No Neon Signs



No Signs on Trees or Poles



**No Temporary Signs
Beyond Allowed Limits**



**No Signs on Public Property
or Public Rights-of-way**

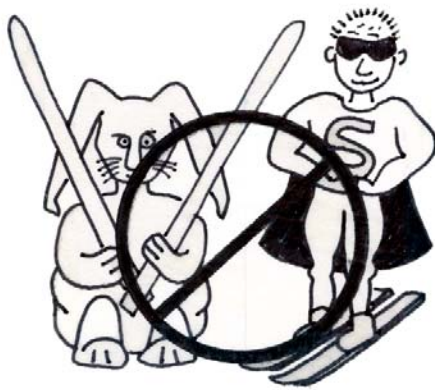


**No Off Site Signs
Advertising Businesses**

What are attention getting devices? This includes any display, device or ornamentation that is used primarily to attract attention to a commercial activity. For example, streamers, pennants, balloons, costumed characters, advertising flags and similar displays are included. Attention getting devices are prohibited.



**No Attention Getting Devices
No Moving Signs**



**No Costumed Characters
or Stuffed Animals**



**No Merchandise
Displayed Outdoors**

Are there rules for Political Signage in CB South? Yes, Per Colorado State Statute 38-33.3-106.5:

Definition: Political Sign means a sign that carries a message intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue.

Allowed Locations: All political signs must be placed completely within the boundaries of private property with CB South. In no instance shall a political sign be placed in public street right-of-ways within CB South, nor shall they be placed in common areas, i.e. Association owned land.

Allowed Size: No political sign shall be more than thirty-six by forty-eight inches.

Allowed Number: No more than one sign per political office or ballot issue that is contested in a pending election is allowed per property in CB South.

Period Allowed: No political sign shall be placed in CB South earlier than forty-five (45) days before the election and later than seven days after an election day.

What are the penalties for violations of the Sign Code? Anyone who is responsible for an illegal sign may be cited. The fine for each sign violation may be up to \$500, and for each day the illegal sign is displayed, it is considered a separate violation.

The P.O.A. will issue a warning citation before an actual citation is issued. The Sign Code allows 24 hours for a sign owner to bring the sign into compliance before a citation is issued. In addition, the P.O.A. may remove an illegal sign if it still remains 24 hours after a warning citation has been issued. The cost of removal may be billed to the sign owner by the P.O.A.