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**MEETING AGENDA OF THE
PLANNING COMMISSION OF THE TOWN OF FRISCO
FRISCO TOWN HALL
1 MAIN STREET
FRISCO, COLORADO 80443
DECEMBER 4, 2025
5:00 PM**

Roll Call:

April Connolly, Candice De, Lina Lesmes, Jessica Forsyth, Andy Stabile, Ira Tane, Kelsey Withrow

Minutes:

Approval of the November 20, 2025, Planning Commission meeting minutes.

Public Comments:

Citizens making comments during Public Comments on items not on the agenda shall state their names and addresses for the record, be topicspecific, and limit comments to no longer than three minutes. No Planning Commission action is taken on public comments. The Commission will take all comments under advisement and if a response is appropriate the individual making the comment will receive a formal response from the town at a later date.

Agenda Items:

Agenda Item #1: **Planning File No. UDC-25-0002:** A public hearing to consider proposed amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, by amending Section 180-6.16. Outdoor Lighting, Section 180-6.19. Signs, Section 180-8. Nonconformities, and Section 180-9.3. Definitions concerning outdoor lighting.

Staff and Commissioner Updates:

Adjourn:



RECORD OF PROCEEDINGS

**Meeting of the Planning Commission for the Town of Frisco
Town Hall, 1 East Main Street
Thursday, November 20, 2025, at 5:00 P.M.**

Call to Order: Lina Lesmes, Chair, opened the meeting at 5:02 p.m.

Roll Call: Present: Lina Lesmes, Jessica Forsyth, Ira Tane, Candice De
Virtual: April Connolly
Absent: Andy Stabile, Kelsey Withrow

Minutes: Approval of the November 6, 2025, Planning Commission meeting minutes
The minutes were approved unanimously.

Public Comment (non-agenda items): There were no public comments.

Agenda Items:

- 1. Planning File No. MODSP-25-0003:** A modification to MAJ-23-0011 to make modifications to the proposed roof design, along with other minor modifications described in the applicant's narrative. No other property details will be discussed in relation to the previously approved application, located at 101 W Main ST / Lot B-1 West Frisco 70 SUB # 2 Applicant: Andrew Stabile, Architect, Allen-Guerra Architecture.

Kris Valdez, Principle Planner, presented the staff report reviewing the proposed modifications and noting that the project is still in full compliance with Town Code and the Planned Unit Development (PUD) applicable to the property. Valdez recommended the Planning Commission approve the modifications based on the conditions outlined in the staff report.

COMMISSIONER QUESTIONS FOR STAFF:

- Commissioners asked for clarification on the west elevation showing the location of flat roof and pitched roofs. Valdez referred to the applicant to explain the roof pitches.
- Commissioners asked what an air lock was. Valdez showed the location of area on the floor plan and explained that it is an entryway with doors on both sides of the room.
- Commissioners asked why the siding was changed from aluminum to Hardy. Valdez responded that it was changed for long-term maintenance and durability.
- Commissioners asked about the office moving up a level. Valdez replied that is a new space being added to the building. Valdez referred to the applicant to respond to the use of the proposed office.
- Commissioners asked what flexibility the PUD gives. Valdez responded with the 10% increase in maximum height that is permitted by the PUD.

- Commissioners asked about the commercial space. Valdez responded that the project still has 1,546 sq. ft. of leasable nonresidential space.
- Commissioners asked for further information on the parking modifications. Valdez showed the parking plan.

Ted Shaffer, representing Allen-Guerra Architecture introduced Suzanne Allen Guerra online. Shaffer described the proposed modifications and explained why they were proposed. Allen Guerra stated that the commercial parking did not change but the EV spaces moved to the on-street residential spaces on the streets, and the ADA spaces were relocated to be in front of the building.

COMMISSION QUESTIONS FOR APPLICANT:

- Commissioners asked why the number of EV space numbers were increased. Allen Guerra replied to meet the Energy Code they are wiring for six spaces and two will be functioning at the start of the project.
- Commissioners asked if the power output was modified with the proposed modifications. Shaffer replied that the layout works better but he cannot say if there is a difference.
- Commissioners asked if it was one heat pump per unit. Shaffer replied yes.
- Commissioners asked if there was air conditioning. Shaffer replied yes.
- Commissioners asked how the solar panel and distribution would work and if tenants would receive the benefit. Allen Guerra replied it went towards communal expenses.
- Commissioners asked where the mechanical equipment would be located. Shaffer replied it would be on the roof and you would not see it. Allen Guerra replied that the condensers are planned to be on the roof along with roof pump requirements and confirmed it would be screened per code.
- Commissioners asked what the 1500 sq. ft. of commercial space would be. Shaffer replied they did not know yet.
- Commissioners asked what the office space would be for. Allen Guerra replied it was for tenant use and could be looked at as a flex space.
- Commissioners asked for confirmation that studios were not being lost. Shaffer replied they were not being lost, just shifted.
- Commissioners asked about lessons learned from 602 Galena. Allen Guerra replied that they learned about the mechanical systems, that people's preferences in the bathroom layouts included both bathtubs and showers, and that NHP wanted Allen-Guerra Architecture to meet the new ADA code requirements.

Public Comment opened at 5:33 p.m.

PUBLIC COMMENTS: no public comment

Public Comments closed at 5:33 p.m.

COMMISSIONERS DISCUSSION:

- Commissioners noted they are happy with the project and noted that they heard that NHP is using products that are better than they could be using and that the Frisco projects are showing off what NHP can do.
- Commissioners thanked the applicant for taking lessons learned at 602 Galena and implementing them into this project.
- Commissioners agreed that the architecture continues to meet Town Code.

MOTION:

With respect to File No. MODSP-25-0003, Commissioner De moved that the recommended findings set forth in the November 20, 2025 staff report be made and that the recommended conditions set forth therein be taken and that the Planning Commission hereby APPROVES the request to amend the materials, colors, and architecture of the building for the new mixed-use/affordable housing development located at 101 W Main ST /Lot B-1 West Frisco 70 SUB # 2

MOTION SECONDED BY PLANNING COMMISSIONER FORSYTH

VOTE: CONNOLLY – YEA, FORSYTH - YEA, LESMES – YEA, TANE – YEA, DE - YEA

NOES: NONE

MOTION: PASSED

Staff and Commissioner Updates:

- Kent noted that the next Planning Commission meeting will be Thursday, December 4th at which the Commission will discuss the proposed new lighting ordinance.
- Valdez informed the Commission that at the 2025 Western Slope Planning Conference, the Town of Frisco won the 2025 Honor Award for the Comprehensive Plan. This award goes to the project selected based on factors such as innovation, the ability to serve as a transferable lesson for other communities, excellent quality, and effectiveness of implementation.

Adjournment:

There being no further business, Commissioner Forsyth made a motion to adjourn, seconded by Commissioner De and was unanimous. The meeting adjourned at 5:42 P.M.

Respectfully submitted,
Kimberly Jackson
Community Development Department



**PLANNING COMMISSION
STAFF REPORT**

December 4, 2025

AGENDA ITEM: Planning File No. UDC-25-0002: A public hearing to consider proposed amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco, Colorado, by amending Section 180-6.16. Outdoor Lighting, Section 180-6.19. Signs, Section 180-8. Nonconformities, and Section 180-9.3. Definitions concerning outdoor lighting.

APPLICANT: Town of Frisco
1 East Main Street
PO Box 4100
Frisco, CO 80443

TOWN STAFF: Emma Heth, Planner II

DESCRIPTION

Town Code Sections 180-6.16. Outdoor lighting and 180-6.19. Signs regulate exterior lighting in the Town of Frisco. Updates to these Sections are being proposed to conform with the requirements from DarkSky International to become a certified International Dark Sky Community and to implement more responsible lighting practices in the Town. Changes to Sections 180-8.10. Nonconforming signs, 180-8.11. Nonconforming development standards, and 180-9.3. General definitions are needed to complement the proposed updates.

The proposed changes to §180-6.16. Outdoor lighting and §180-6.19. Signs keep some portions of the existing code while proposing the following significant changes:

- A maximum correlated color temperature (CCT) of 3000 Kelvin.
- Defined curfew hours for public lighting, seasonal lighting, festoon lighting, outdoor recreation lighting, and illuminated signage. All properties are to comply with curfew hours within one (1) year of adopting the ordinance.
- Limits on total illumination allowed on a property (measured in lumens).
- Clear requirements for motion-sensor security lighting.
- Limits on luminance levels for signage illumination.
- Compliance for all fixtures within ten (10) years of adopting the ordinance.

Other proposed code text amendments include:

- Pole lights limited to 12-20 feet in height depending on residential use, parking areas adjacent to residential use, or non-residential use.
- Exemptions for historic fixtures that are consistent with the historic character of a structure in the Historic Overlay District.

- Adaptive controls (motion sensors, dimmers, timers, etc.) for all publicly owned lighting, including streetlights, public facilities, park lighting, and outdoor recreation/athletic field lighting.
- Exemptions for seasonal lighting (allowed for part of the year) and festoon lighting (allowed year-round for specific uses), with a curfew and other limits.
- Changes to the submittal process and requirements to comply with the proposed requirements.

Proposed changes to Section 180-8. Nonconformities are to outline the 10-year compliance timeline as required by DarkSky International. Proposed changes to Section 180-9.3. General definitions are to add relevant terms as used in the outdoor lighting and signage code language.

Below is a comparison of the existing code in §180-6.16. Outdoor lighting and §180-6.19. Signs, code text changes proposed at this time, and requirements for certification as an International Dark Sky Community.

Feature	DarkSky International Minimum Requirement	Town of Frisco Existing Code	Town of Frisco Proposed Code	Goes Beyond DarkSky Minimum?
Time for Compliance	10 years for all private lighting to comply	N/A	10 years for all private lighting to comply	Matches
Fixture Shielding	Restriction on unshielded lighting required	Fully shielded required for all fixtures	Fully shielded required for all fixtures; historic fixtures, festoon, seasonal, and field lights exempt	Exceeds
Color Temperature (CCT)	≤ 3000K	None	≤ 3000K, limited exemptions for safety	Matches
Curfew Hours	Required for signs, public lighting, and outdoor field lighting	None	Implemented for sign, recreation, seasonal, festoon, and public lighting; 1 year to comply	Matches
Total Lumen Allowance	Required	None	Site limits per acre (residential) and per task (nonresidential)	Matches
Motion Sensors / Controls	Adaptive controls required for public lighting	Encouraged but not required	Required for motion-activated security lighting and public facilities	Matches
Lighting Exemptions	Minimal; must be justified and not broadly applied	Flags, holiday lights, architectural lighting, streetlights	Emergency, flag, historic, seasonal, street, festoon, and recreation lighting	Matches
Historic Fixtures	Allowed with restrictions	No exemptions	Exempt from requirements, with limits	Matches

Feature	DarkSky International Minimum Requirement	Town of Frisco Existing Code	Town of Frisco Proposed Code	Goes Beyond DarkSky Minimum?
			on brightness (≤ 1000 lumens), CCT $\leq 3000K$	
Seasonal Lighting	Allowed for limited time and under controls	Exempt	Limited dates (Oct 15–Mar 1); curfew enforced	Matches
Festoon Lighting	Allowed with limitations	Not addressed	Limits on allowed tasks, color, and height; curfew enforced	Matches
Public Street Lighting	Must be shielded, dimmed/off during curfew	Exempt except for maximum height (30-40 ft)	Shielded, height capped (30–40 ft), dimmed or off by 10pm. Subject to approval based on public safety and public health hazards.	Matches
Outdoor Sports Fields	Exempt from other requirements, with strict controls and curfews	In parks, “sharp cut off” fixtures are required when there is an established need for uplight (such as a baseball park).	Adjustable illuminance, cutoff fixtures, timers, curfew enforced; exempt from other requirements but must follow lighting engineering standard for the sport	Matches
Prohibited Lighting Types	Flashing, neon, lasers, upward beams	Blinking, flashing, exposed strip lighting, neon, laser, beacons or searchlights not for rescue operations.	Unshielded lights, blinking, strip lighting, neon, lasers, and searchlights	Matches
Sign Lighting	Limit on light levels, curfew required	Fully shielded, down-directed. Dimming required for electronic/digital signs. Recommended controls and curfews.	Limit on light levels, curfew enforced. Illumination type allowed by zoning.	Matches

BACKGROUND

The Unified Development Code (UDC) was adopted through Ordinance 17-04 in June of 2017. The purpose of the UDC was to update, consolidate, and reformat the former subdivision and zoning regulations. It was acknowledged at that time that additional corrections and policy

amendments to these regulations would be forthcoming in the future. Full cut-off light fixtures have been required by Town Code for all new development since 2008.

Local dark sky advocates reached out to Town staff in 2023 to encourage the Town to consider pursuing an International Dark Sky Community certification through DarkSky International. On March 26, 2024, Town Council directed staff to pursue the certification during a work session.

One of the requirements for certification as an International Dark Sky Community is to adopt a comprehensive lighting policy that meets the minimum standards for lighting installations established by DarkSky International. See the minimum standards outlined in Attachment E: DarkSky International Comprehensive Lighting Policy Checklist.

Planning Commission held a work session to provide feedback on these code updates on June 19, 2025. Town Council reviewed the same proposed code language at a work session on August 26, 2025. Below is a chart showing the feedback received during work sessions and the changes that Staff has proposed in response:

Topic	Planning Commission	Town Council	Changes to Draft Code Text Amendment
Minimum regulations for certification?	Minimum	Minimum	Light trespass removed. Other small requirements removed to meet minimum.
Regulate interior lighting or frosted glass “diffusers”?	No	No	Not added.
Curfew?	11pm-6am	10pm-7am	10pm-7am. Also aligns with noise ordinance.
Seasonal lights dates	Oct 15-Mar 1	Oct 15-Mar 1	Oct 15-Mar 1
Lights at 4 th and Main	Keep	Keep, but add shields to show Town commitment to effort	Lights allowed over pedestrian areas, at height appropriate for vehicles when over public right-of-way.
Overall comments	Do the minimum required; concerned about nighttime enforcement; education is important	Total illumination is more important than nitpicking details; look into funding for timers; needs to be enforceable	Simplified some language, removed some of the technical language/requirements

REQUIRED ACTION

Planning Commission: A recommendation to the Town Council of approval or disapproval, either in whole or in part.

Town Council: Approval or disapproval, either in whole or in part.

ANALYSIS – CODE TEXT AMENDMENTS [§180-2.4.3]

Pursuant to sub-section §180-2.4.3.D, an amendment to the text of the Unified Development Code is a legislative decision by the Town Council. Prior to the Town Council's consideration of an Ordinance to amend the text of the UDC, the Planning Commission must first review the proposed amendment and forward a recommendation to the Town Council. Prior to recommending approval or disapproval, either in whole or in part, of a proposed code text amendment, the Planning Commission must consider whether and to what extent a proposed amendment:

1. *Is consistent with the Master Plan and other Town policies;*
2. *Conflicts with other provisions of this Chapter or other provisions in the Frisco Town 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 Chapter.*

These proposed code text amendments are consistent with the Frisco Comprehensive Plan, including the following goals and strategies:

Goal B.1: Continue creating safe, attractive, and sustainable neighborhoods where residents can thrive.

- 7. Review sustainability best practices at the local level. Ensure energy efficiency, community services (waste diversion and water conservation), and planning to reduce vehicle miles travelled (VMT) while ensuring affordability for housing and commercial projects.

Goal D.5: Continue to develop strategies for sustainable tourism that acknowledge and work towards creating greater harmony between resident quality of life, community character, visitor experience, and supporting the local economy.

- 2. Use sound sustainability practices at events, on public lands, and throughout town to express the Town's values around sustainability. Continue to amplify these values through the Town's websites, social channels, email communications, and signage to inspire visitors to implement the same values that residents and the Town are modeling in the community.

Goal N.3: Protect and restore natural habitats to preserve biodiversity and ensure ecosystem health.

- 4. Pursue the Colorado Dark Sky Certification Mentor Program for Fiscal Year 2026.

Goal R.4: Promote climate action through new and existing development.

- 1. Incorporate greater energy efficiency and a preference for electrification into new building codes while considering affordability implications.

A first reading of an Ordinance is anticipated to be before the Town Council on January 27, 2026 at which time the Council will review the proposed modifications to the UDC. Discussion from the Planning Commissioners, along with their motion and vote, will be distributed to Council for their discussion and consideration.

PUBLIC COMMENT

As of November 25, 2025, the Community Development Department had received no formal public comments concerning this project.

STAFF RECOMMENDATION

Recommended Findings

The Community Development Department recommends the following findings pertaining to the proposed code text amendments:

Based upon the review of the Staff Report dated December 4, 2025, and the evidence and testimony presented, the Planning Commission finds:

- 1. The proposed code text amendments are consistent with the Comprehensive Plan and other Town policies because the proposed amendments update the standards of the code that are used to implement the goals of the Frisco Comprehensive Plan, including A Resilient Environment, Connection to Nature, An Inclusive and Accessible Community, and A Diverse and Thriving Economy.*
- 2. The proposed code text amendments do not conflict with other provisions of the Unified Development Code or other provisions in the Frisco Town Code.*
- 3. The proposed code text amendments are necessary to address a demonstrated community need to adopt responsible lighting practices in the Town in order to increase energy efficiency, preserve the Town’s small mountain character, improve wildlife habitat, and support human health.*
- 4. The proposed code text amendments are necessary to respond to substantial changes in conditions and/or policy, because the proposed amendments support a stated desire for the Town to become a certified International Dark Sky Community.*
- 5. The proposed code text amendments are consistent with the general purpose and intent of this Chapter, because the proposed text amendments protect the public health, safety, and general welfare and implement the policies of the Comprehensive Plan, including the goals for A Resilient Environment, Connection to Nature, An Inclusive and Accessible Community, and A Diverse and Thriving Economy. The proposed code text amendments create a healthy community and conserve the value of land and buildings, including the conservation of natural resources and the prevention of pollution of the environment, by limiting light pollution, increasing energy efficiency, improving wildlife habitat, and supporting human health.*

Recommended Motion

Should the Planning Commission choose to RECOMMEND APPROVAL of the proposed text amendments, the Community Development Department recommends the following motion:

With respect to Planning File No. UDC-25-0002, I move that the recommended findings set forth in the December 4, 2025 Staff Report be made and that the Planning Commission RECOMMENDS APPROVAL to Town Council of code text amendments to Chapter 180 of the Code of Ordinances of the Town of Frisco,

Colorado, concerning the Unified Development Code, by amending Section 180-6.16. Outdoor Lighting, Section 180-6.19. Signs, Section 180-8. Nonconformities, and Section 180-9.3. Definitions concerning outdoor lighting.

ATTACHMENTS

Attachments:

- Attachment A – Section 180-6.16. Outdoor lighting – Proposed Modifications
- Attachment B – Section 180-6.19. Signs – Proposed Modifications
- Attachment C – Section 180-8. Nonconformities – Proposed Modifications
- Attachment D – Section 180-9.3. General definitions – Proposed Modifications
- Attachment E – DarkSky International Comprehensive Lighting Policy Checklist
- Attachment F – Common Light Measurement Terms

§ 180-6.16. Outdoor lighting. – *replaced in entirety*

180-6.16.1. *Purpose.* The purpose of this section is to establish regulations to allow for outdoor illumination levels which are appropriate for the visual task, safety, and security while minimizing the undesirable side effects of excessive illumination such as glare, sky glow, and light pollution. Good lighting design can find a workable balance between safety, aesthetics, human health, and ecological and environmental impacts. The Town of Frisco understands that some exterior lighting is appropriate and necessary for the safety of people at night. What to light, why, and when, is a cornerstone of this lighting section. Over time, it is the intent that this section will allow for reasonably uniform illumination levels in our community. It is also the purpose of this section to establish recommendations for the design of outdoor lighting fixtures that will enhance the small mountain town atmosphere of Frisco. The following principles are used as a guide for responsible lighting design in the Town of Frisco:

- A. *Useful.* All lighting at night should have an intended purpose.
- B. *Targeted.* Light should be directed only where it is needed.
- C. *Low Light Levels.* Light should be no brighter than necessary for the task.
- D. *Controlled.* Lighting should only be used when it is useful.
- E. *Warm-Colored Light Spectrum.* Lighting should be warm-colored, limiting the amount of blue light.

180-6.16.2. *Applicability.* The lighting requirements of this section shall be applicable to all exterior lighting within the Town of Frisco. Outdoor lighting fixtures installed for new structures, the expansion or remodeling of existing structures, as well as new or replaced lighting fixtures shall meet the requirements of this section unless otherwise stated to be exempt.

- A. *Curfew.* Curfew regulations are in effect one (1) year upon the passage of this Section.
- B. *Nonconforming.* As of the effective date of this section, all outdoor lighting that does not conform to this Section 180-6.16 shall be legal nonconforming outdoor lighting. A legal nonconforming outdoor light fixture shall not be changed or altered without being brought into compliance with the provisions of this section. A nonconforming structure that is nonconforming in terms of its outdoor light fixtures may be expanded, changed, or altered provided that all outdoor light fixtures on the structure are brought into compliance with the provisions of this section.
- C. *10-year Legacy Exemption.* Existing outdoor lighting fixtures that do not meet the provisions of this section shall be considered legal nonconforming for ten (10) years from the adoption date of this section. Unless otherwise specified within this section, within ten (10) years of the effective date of this section all outdoor lighting fixtures that do not conform to the requirements of Section 180-6.16. shall be replaced or retrofitted to comply with the provisions of this section. After ten (10) years from the effective date of this section, noncompliant outdoor lighting fixtures will be considered a violation of this section and shall, in addition to any other penalties provided herein, be punishable as provided in Chapter 1, General Provisions, Article I.

180-6.16.3. *General Requirements.*

- A. *Design Criteria.*
 - 1. All exterior light fixtures shall be fully shielded fixtures. Any structural part of the fixture providing this shielding must be permanently affixed as shown in Figure 6-K below.

Figure 6-K: Fully shielded fixtures



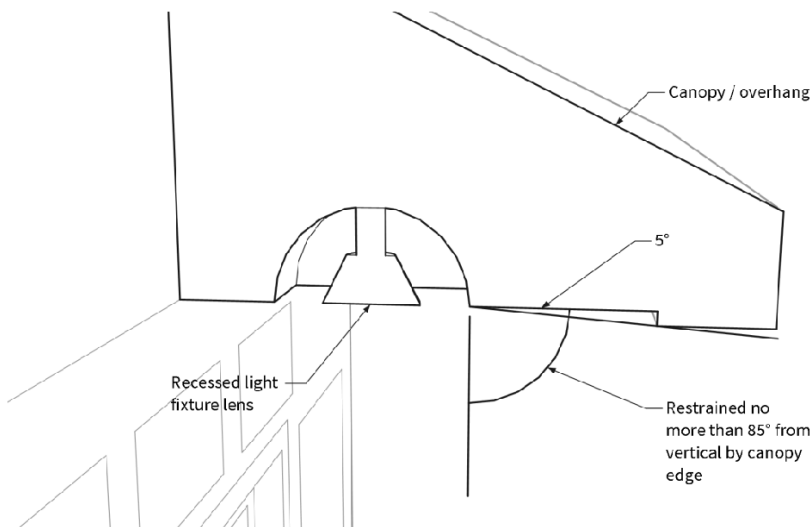
2. Outdoor light fixtures shall not have a correlated color temperature (CCT) of greater than 3000 Kelvins.
- B. *Light Output.* The upper lumen limits listed below should not be the design goal. The design goal should be to use the minimum light levels that meet the requirements of the task.
1. The total allowable site lumens for a residential property are limited to:
 - a. Residential uses (1 unit only): 6,500 lumens per net acre.
 - b. Residential uses (2 units or greater): 20,000 lumens per net acre.
 - c. Undeveloped, non-illuminated portions of the property shall not be included in the net acreage calculation.
 2. The total allowable site lumens for nonresidential and mixed-use properties are based on the square footage of the facade and other elements of the developed structure, landscape buffer, and hardscape. A site shall calculate a maximum site lumen allowance by choosing a maximum of four (4) of the following lighting types and adding their limits:
 - a. Building Entrance: 1,000 lumens per door. Fixtures shall be located within 20 feet of the door.
 - b. Building Facades: 10 lumens per square foot of building façade that is illuminated. Fixtures shall be aimed at the façade and capable of illuminating it without obstruction.
 - c. Nighttime Service Loading: 4,000 lumens per service loading door. Fixtures shall be located within 20 feet of the door.
 - d. Outdoor At-grade Parking Lot: 500 lumens per parking space. See 180-6.16.4.B. *Pole Lights.*
 - e. Gas Station Canopy: 5,000 lumens per fuel pump. Each side of a two-sided pump qualifies for an allowance. See 180-6.16.4.A *Canopy Lighting Standards.*

- f. Outdoor Dining, Decks, and Patios: 8 lumens per square foot of illuminated area for outdoor dining, decks, and patios. Fixtures shall be within 6 horizontal feet of the hardscape area of outdoor dining.
- g. Walkways and Pedestrian Areas: 1 lumen per square foot of walkways and areas used primarily for pedestrian circulation. Bollard lights are encouraged.

180-6.16.4. *Lighting Standards for Specific Types*

- A. *Canopy Lighting Standards.* Lighting levels for canopies and aprons shall be adequate only to facilitate the activities taking place in such locations and shall not be used to attract attention to the businesses. The following standards shall be met:
 1. Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees from vertical, as shown in Figure 6-L below.

Figure 6-L: Canopy Lighting



- 2. Lights shall not be mounted on the top or sides (fascias) of the canopy or apron, and the sides (fascias) of the canopy or apron shall not be illuminated.
 - 3. Canopies shall be constructed of opaque materials that do not emit light.
- B. *Pole Lights.*
 1. Pole mounted lighting for multi-family or mixed-use common areas or any parking lot on a property that includes or is adjacent to a residential use are allowed up to twelve (12) feet from finished grade.
 2. Pole mounted lighting for nonresidential parking lots is allowed up to twenty (20) feet tall from finished grade, provided it is not directly adjacent to residential property.
 3. Outdoor light fixture and light pole designs must be aesthetically compatible with the site and structures on which they are mounted. Shoebox-style light fixtures are not permitted.
 4. Consideration of the overall appearance of the light fixture and pole, the placement of the light, surrounding landscaping for screening, and design features to eliminate off-sight light spillage will be

used when determining whether the proposed lighting accomplishes the purpose and intent of this Section.

C. *Security Lighting.* Motion sensor security lights shall be permitted if they are fully shielded and downcast per the requirements of this section. All motion sensor lights or proposed security surveillance systems shall meet the following criteria.

1. Shielded floodlights controlled by a motion sensor shall be limited to motion within the owner's property lines and turned off no more than five (5) minutes after such motion was detected.
2. Security lighting shall be properly installed/commissioned so it shall not be oversensitive to surroundings and be triggered repeatedly in an unreasonable or disruptive manner by naturally occurring causes (such as wind in foliage).

D. *Public Lighting.* New lighting, owned and operated by a public entity or private utility company, shall be allowed in situations where a public health hazard exists which can only be mitigated by artificial light at night. Streetlights are exempt from the General Requirements of this Section, but all other publicly-owned lighting shall comply.

1. All publicly owned lighting must be fully extinguished by 10:00 p.m., or within one (1) hour of the end of occupancy of the structure or area to be lit, whichever is later, unless needed for public safety as determined by the Community Development Director.
2. All public lighting shall make appropriate use of adaptive controls to limit the duration, intensity, and/or extent of outdoor lighting.
3. *Parks.* Light fixtures in municipal parks, pocket parks, and recreational fields shall follow the General Requirements of this section. Parks shall utilize the minimum amount of light for the tasks required, including signage, restroom entrances, amenities, curbs, stairs, or other changes in grade.

180-6.16.5. *Exemptions.* Provided that no dangerous glare is created on adjacent streets or properties, the following lighting is exempt from the regulations of this section:

- A. Lighting required by federal, state, county, municipal, or other territorial laws or regulations that conflict with this section may be exempted from the requirements of this section.
- B. Emergency exterior exit lighting, as required by the Chapter 65, Town of Frisco Building Construction and Housing Standards, is exempt when installed as lighting to be used only in emergencies.
- C. *Flags.* Lighting of national, state, or local municipal flags that is shielded from the sides to a narrow beam of no more than 15 degrees. Nighttime illumination of other flags is not allowed.
- D. *Signage.* See Section 180-6.19. Signs.
- E. *Historic Fixtures.* Fixtures that are consistent with the time period and historic character of a historic structure in the Historic Overlay District may be exempt from shielding and light trespass requirements upon request and approval from the Community Development Department. All lighting related to historic properties shall be otherwise consistent with all other performance standards laid out in this section.
 1. Historic properties shall not be permitted to exceed the total site lumen amount for the property as outlined in Section 180-6.16.3.B.
 2. Historic fixtures that are documented as part of the historic nature of the structure but do not meet the general lighting criteria of this section shall be limited to 1,000 lumens per fixture and a correlated color temperature (CCT) of 3,000K.

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- F. *Streetlights.* New street lighting, owned and operated by a public entity or private utility company, shall be allowed in situations where a public health hazard exists which can only be mitigated by artificial light at night.
1. New streetlights shall be fully shielded fixtures approved by the Community Development Director, utilizing a minimum output consistent with the safety of drivers and pedestrians.
 2. Freestanding light fixtures installed along Highway 9 shall be mounted no more than 40 feet high.
 3. Freestanding light fixtures installed within public roadway rights-of-way other than along Highway 9 shall be mounted no more than 30 feet high.
 4. Streetlights shall be dimmed or extinguished by 10:00 p.m., as needed for public safety.
 5. All street lighting shall make appropriate use of adaptive controls to limit the duration, intensity, and/or extent of outdoor lighting.
- G. *Seasonal Lighting.* Seasonal string lighting of a temporary nature is allowed between October 15 and March 1. Multicolored lighting is acceptable.
1. When seasonal lighting is white, it shall not exceed a CCT of 3000K.
 2. Seasonal lighting is subject to the following curfew hours. During these times, all seasonal lighting shall be extinguished.
 - a. Residential Uses, including residential units in a mixed-use building: 10:00 p.m. to 7:00 a.m.
 - b. Nonresidential and Mixed Uses: Curfew hours of 10:00 p.m. to 7:00 a.m. shall apply to all businesses unless normal operating hours end or begin within the hours of curfew. If so, the curfew applies from one (1) hour after closing until one (1) hour before opening.
- H. *Festoon Lighting.* Also known as bistro or ping-pong lighting, this is string lighting intended for permanent installation and year-round use. This is not seasonal lighting and is not intended to allow the use of other types of seasonal lighting year-round.
1. Festoon lighting is allowed over patios, decks, pedestrian plazas, outdoor dining, and other pedestrian walkways where permanent, decorative lighting would be beneficial.
 2. Festoon lighting shall be counted toward the maximum site lumens for a property.
 3. Festoon lighting shall be white color and shall not exceed a CCT of 3000K.
 4. Festoon lighting shall not be higher than twelve (12) feet, except when used over a public right-of-way. If over a public right-of-way, the lighting shall be hung at the minimum height appropriate for vehicle passage and safety. Height of the festoon lighting shall be the measured vertical distance from finished grade or from the most adjacent walking surface below the fixture up to the centerline of the fixture.
 5. Festoon lighting shall not be wrapped around trees or used to define architectural features of buildings.
 6. Festoon lighting is subject to curfew requirements. During these times, all festoon lighting shall be extinguished.
 - a. Residential Uses, including residential units in a mixed-use building: Curfew hours shall be 10:00 p.m. to 7:00 a.m.
 - b. Nonresidential and Mixed Uses: Curfew hours of 10:00 p.m. to 7:00 a.m. shall apply to all businesses unless normal operating hours end or begin within the hours of curfew. If so, the curfew applies from one (1) hour after closing until one (1) hour before opening.

-
- I. *Outdoor Recreation and Athletic Fields.* The following shall apply to outdoor recreational or athletic field lighting:
1. Where it is established that there is a need for some up light, "sharp cut off" fixtures, ones in which there is very good beam control of the light output, shall be used.
 2. Field lighting shall be provided exclusively for illumination of the surface of play and viewing stands. Illuminance levels must be adjustable based on the task (e.g., active play vs. maintenance). Offsite impacts of the lighting shall be limited wherever possible.
 3. Lights must be extinguished by 10:00 p.m. or one hour after the end of play or activity, whichever is later. Timers must be installed to prevent lights from being left on by accident.
 4. Outdoor recreation and athletic field lighting are exempt from the maximum total site lumen requirements and CCT requirements. These projects shall utilize the minimum lumen and CCT levels allowed to meet requirements for play and safety per ANSI/IES RP-6 rules for amateur and recreational levels of play.

180-6.16.6. *Prohibited.* The following lighting is prohibited:

- A. Non-shielded and partially shielded fixtures, except as allowed under Section 180-6.16.5. Exemptions.
- B. Blinking and flashing lights.
- C. Exposed strip lighting used to illuminate building facades or outline buildings.
- D. Neon tubing and simulated neon tubing except as otherwise permitted under Section 180-6.19, Signs.
- E. Laser lights.
- F. Any light that may be confused with or construed as a traffic control device except as authorized by the Federal Government, the State of Colorado, or the Town of Frisco.
- G. Beacons and search lights, except as used for rescue operations by the fire district or other rescue organizations.

180-6.16.7. *Submittal Process.*

- A. *Large Projects.* Applications for large projects (as defined in Chapter 180, Article IX) shall submit for approval by Planning Commission a preliminary lighting plan which includes the following:
 1. Site plan with location of all light fixtures.
 2. Area of illumination.
 3. For each lamp: Lamp type, lumens, and correlated color temperature (CCT).
 4. Total light output on the property, in lumens.
 5. Mounting height of all fixtures.
 6. Whether adaptive controls are used.
 7. Cut sheet showing the shielding, design, and finishes of all fixtures.
 8. Drawings of all relevant building elevations showing the location and aiming points of the fixtures.
- B. *Other Projects.* Applications for projects that do not meet the definition of a "large project," but which include the replacement or installation of exterior lighting fixtures, shall submit the following:

-
1. Identification of each fixture type, quantity, lumen output, correlated color temperature (CCT), and the total site lumens. Submittal of supporting data sheets of the exact fixtures, with model numbers, is encouraged.
 2. A site plan and elevations showing the locations, mounting heights, and aiming directions of the fixtures shall be included to the extent necessary to show compliance with requirements.

Figure 6-M: *[Reserved.]*

DRAFT

§ 180-6.19. Signs. – amended

180-6.19.1. *Title.* The provisions of this section shall be known and may be cited as the "Frisco Sign Code."

180-6.19.2. *Purpose and Intent.* The purpose of this section is to regulate signs in a legal and reasonable manner that promotes economic vitality, fosters public safety, advances the desired aesthetic goals of the community, and ensures compliance with constitutionally protected First Amendment rights. Accordingly, it is the purpose and intent of this section to:

- A. Promote the creation of an attractive visual environment that promotes a healthy economy by:
 - 1. Recognizing that signs are a necessary means of communication for the public that identify establishments providing goods and services.
 - 2. Promoting an overall visual effect which has a minimum of clutter and avoids the creation of a "tourist trap" atmosphere.
 - 3. Encouraging the construction of signs from materials that are compatible with the historic, cultural, and natural surroundings of Frisco.
- B. Protect and enhance the physical appearance of the community in a lawful manner that recognizes the rights of property owners by:
 - 1. Assuring that the information displayed on a sign is clearly visible and legible.
 - 2. Ensuring that commercial signage does not obscure the architectural and natural features of the Town.
- C. Foster public safety by:
 - 1. Assuring that all signs are in safe and appropriate locations along public and private streets within the community.
 - 2. Protecting the public from hazardous conditions which result from structurally unsafe signage.
 - 3. Eliminating distracting lighting and excessive glare by reasonably limiting the illumination of signs.
- D. Retain administrative review procedures that are the minimum necessary to:
 - 1. Allow for consistent enforcement of the Sign Code.
 - 2. Minimize the time required to process a sign application.
 - 3. Distinguish between exempt, prohibited, and permitted signage to minimize the administrative burden associated with processing sign permits.

180-6.19.3. *Applicability.* This section shall govern and control the design, location, alteration, installation, lighting, and maintenance of all signs permitted within all districts established by this Sign Code and any amendments thereto except where explicitly superseded by an approved official development plan or as identified in this section.

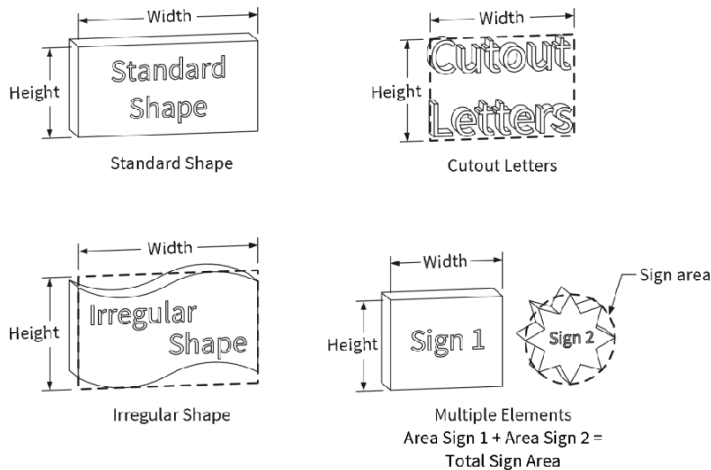
180-6.19.4. *Severability.* If any subsection of this Sign Code is found to be invalid by a court of competent jurisdiction, all remaining provisions shall be deemed valid.

180-6.19.5. *Measurement Standards.*

- A. *Determining Sign Area.* In determining the square footage of allowable signage for any business, use, or tenant space, the area of each sign face will be added together.
- B. *Measuring Sign Area.* Sign area is the entire surface area of a sign, including nonstructural trim. The supports, uprights, or structures on which any sign is mounted shall not be included in determining sign area.

1. *Standard Geometric Shapes.* When the surface area of a sign consists of a conventional geometric shape, such as a circle, an oval, a rhombus, a trapezoid, or a triangle, the accepted mathematical formulas for calculating area will be used to determine the surface area of a sign.
2. *Cutout Letters.* Sign area for cutout letters or display applied directly to the building surface and lacking a defined border or trim shall be determined by including the total area within the periphery of the cutout letters on display, which can be enclosed within a rectangle or the closest geometric shape with a maximum of two enclosing shapes.
3. *Irregular Geometric Shapes.* If a sign consists of a symbol, or an irregular geometric shape without an accepted mathematical formula for calculating area, the entire surface area of the symbol, which can be enclosed within a rectangle or the closest geometric shape with a maximum of two enclosing shapes, shall be determined as the sign area, as shown in Figure 6-P.
4. *Multiple Elements.* If a sign consists of a symbol, graphic or text with multiple elements that are an irregular geometric shape without an accepted multiple formula for calculating area, the entire surface area of the symbol, graphic or text, which can be enclosed within a rectangle or the closest geometric shape with a maximum of two enclosing shapes, shall be determined as the sign area.
5. *Double-Faced Sign.* Only one side of a double-faced freestanding or projecting sign shall count toward the aggregate size measurement provided both sides are identical.

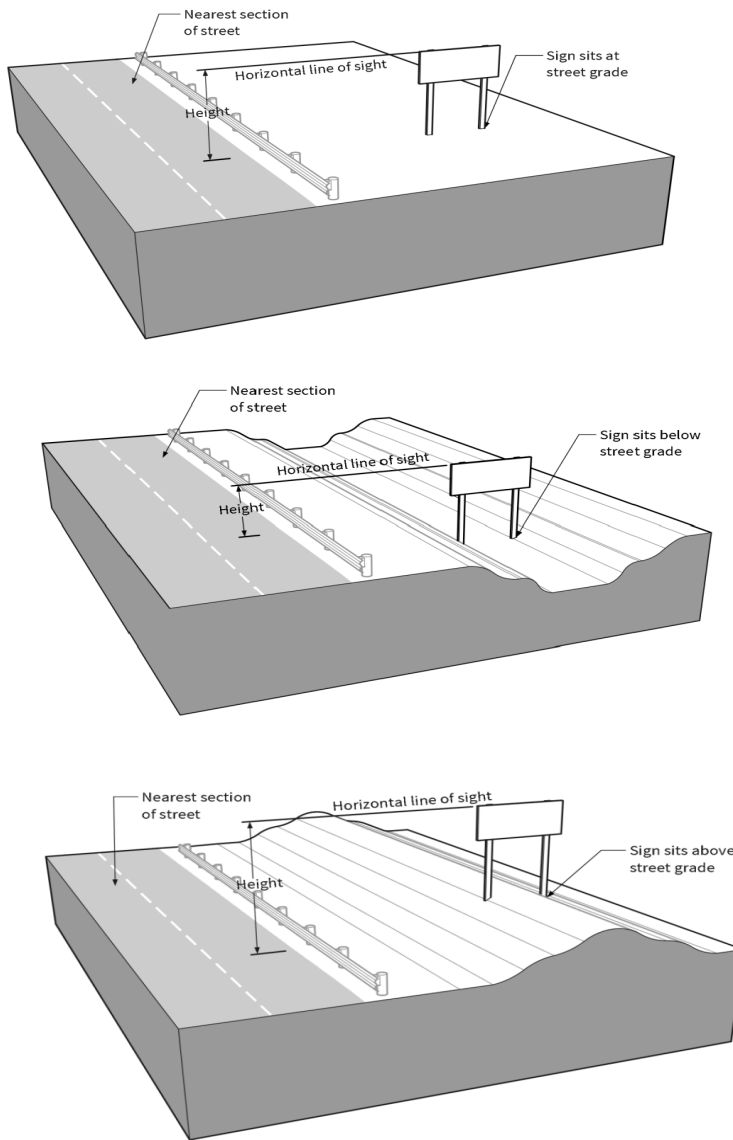
Figure 6=O: Measuring Sign Area



C. Determining Sign Height.

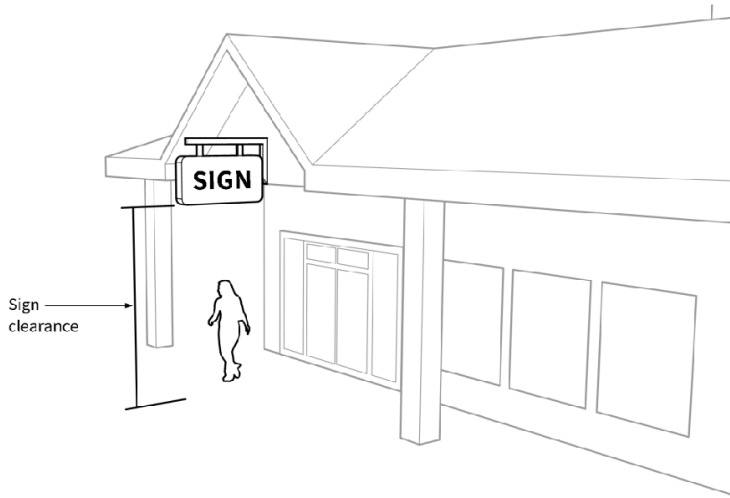
1. *Freestanding Signs.* The height of a sign or sign structure shall be measured from finished grade to the highest point of the sign or sign structure. When a sign is located on a graded earth mound or in an area lower than the adjacent public street, the sign shall be measured from a surveyed point located at the horizontal line of sight from the paved surface of the nearest section of street, as shown in Figure 6-Q.

Figure 6-P: Determining Sign Height



2. *Projecting, Hanging, and Awnings Signs.* Clearance for signs shall be measured at the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments, as shown in Figure 6-R.

Figure 6-Q: Sign Clearance



3. *Wall Signs.* Heights shall not exceed the height of the building wall to which the sign is affixed.

Figure 6-R: Wall Sign



180-6.19.6. *Placement.*

- A. *On-Premises.* All signs shall be located on the premise of the business, use, or tenant space displaying the sign except as specifically permitted elsewhere in this section.
- B. *Ground Placement.*
 1. *Setbacks.* Signs are not subject to the setback requirements of the zoning district where they are located.
 2. *Rights-of-Way.* Signs are not permitted to be placed on or project into public rights-of-way without specific written authorization from the Town, except as specifically permitted elsewhere in this section.
 3. *Water Quality Setbacks.* Signs are not permitted to be placed on or project into water quality setbacks without specific written authorization from the Town, except as specifically permitted elsewhere in this section.
 4. *Traffic Movement, Drainage, and Snow Storage.* Signs shall not impair visibility for traffic movement and shall not impede drainage or snow storage.

C. *Building Placement.*

1. *Wall Signs.* Wall signs shall be contained within any single wall panel or other architectural component upon which they are placed, and shall not exceed the height of the building wall to which the sign is affixed.
2. *Projecting, Hanging, and Awning Signs.* Signs shall be located to complement architectural elements of the building. No part of a projecting, hanging or awning sign shall be located above the ceiling of the second story of any building. Projecting, hanging, and awning signs shall not exceed the height of the building wall to which the sign is affixed, and shall have a minimum of eight and one-half feet clearance above the ground.
3. *Multi-Tenant Buildings.* Signs for businesses in multi-tenant buildings shall be located on the tenant space being identified by the sign or as depicted by the Master Sign Plan.

180-6.19.7. *Design Standards.* The purpose of the sign design standards is to promote a high level of quality and creativity, in keeping with the architectural goals and authentic mountain character of Frisco. The goal of the guidelines is also to encourage sign design that is eclectic, artistic, and original.

- A. *Construction.* All signs and sign structures shall be made by a commercial sign manufacturer or be of similar professional quality. All signs shall be completed and erected in a professional manner.
- B. *Maintenance.* It shall be unlawful to fail to maintain any sign, including signs exempted from these regulations with respect to permits and fees, in good repair and appearance, including, but not limited to, the keeping in good condition of all painted and printed surfaces, trims, poles, and text integrity.
- C. *Building and Electrical Permits.* All signs for which a sign permit is required shall be subject to the provisions of the most currently adopted version of the building, electrical and mechanical codes. The following signs require a building permit: freestanding signs over ten feet in height, freestanding signs greater than 42 square feet in area, and awnings supported by an exterior wall which project more than 54 inches from the exterior wall.
- D. *Snow and Wind Load.* All freestanding signs over ten feet in height or greater than 42 square feet in area shall be designed to withstand minimum wind and snow loads according to the provisions of Chapter 65, Town of Frisco Building Construction and Housing Standards. The Building Official may require freestanding signs to be designed by a Colorado licensed engineer with professional stamped plans.
- E. *Design Compatibility.*
 1. *Compatibility with the Building.* Signs including its supporting structure and components should be integrated with the design of the building or structure on which they are placed. The scale, size, and shape of any sign should be proportionate to the building and the area in which it is located. Signs should not obscure architectural features, and should be designed in a manner that provides an artistic accent or visual point of interest for the building, as shown in Figure 6-T.
 2. *Compatibility with Other Signs.* Signs including its supporting structure and components should be integrated with the design of other signs located on or near the same building to complement or enhance the other signs. The design and alignment of signs on multi-use buildings should be complementary, but not uniform or duplicative.

Figure 6-S: Sign Design Compatibility

YES



Signage is balanced and appropriately scaled

Orderly, complements architectural style

NO



Clutters and creates chaotic facade image

Signage does not complement architectural character

- F. **Materials.** Sign materials should be compatible with the architectural design of the building's façade, and should contribute to the legibility of the sign. Carved or sandblasted wood; formed, etched, cast metal; and high density pre-formed foam or similar materials are encouraged. Raised borders and raised letters are encouraged. Mirrors or other reflective materials are prohibited. The supporting structure of a freestanding sign shall not include a singular, exposed metal pole or column, but it should be entirely surrounded by a decorative pole or column cover that is architecturally compatible with the sign and building, as shown in Figure 6-U.

Figure 6-T: Free-Standing Sign Structures



NO: Freestanding sign with a singular monopole



YES: Freestanding sign with a decorative pole cover that is architecturally compatible

- G. *Color.* Sign colors should contribute to legibility and design integrity, and to the overall communicative effect of the sign. All signs, whether lighted or unlighted, should utilize a contrasting background for legibility, as shown in Figure 6-V. Color palettes should be utilized in a creative fashion to reflect the business or use for which the sign is intended, and to provide a memorable point of reference for sign viewers. Color combinations should achieve a harmonious appearance, while maintaining sign creativity and originality. Luminescent colors are prohibited.

Figure 6-U: Sign Color



- H. *Copy and Lettering Style.* Sign fonts should be selected to provide both clarity and artistic integrity. The number of lettering styles should be limited to increase legibility, and letters and words should not be spaced too closely. The graphic symbol which relies on images and reduces the use of words is encouraged, as shown in Figure 6-W.

Figure 6-V: Copy and Lettering Style



- I. *Medical Marijuana Businesses.* All signage associated with a medical marijuana business shall meet the standards established in the Frisco Sign Code and Section 180-5.2.6, Medical Marijuana Dispensaries.
- J. *Sexually Oriented Businesses.* All signage associated with a sexually oriented business shall meet the standards established in the Frisco Sign Code and Section 180-5.2.10.O, Signs for Sexually oriented Businesses.
- K. *Three-Dimensional Surface.* Signs with a three-dimensional, textured surface that provide architectural relief such as carved, routed, or sandblasted designs are encouraged, as shown in Figure 6-X. The depth of three-dimensional elements shall not exceed three feet.

Figure 6-W: Three-Dimensional Surface



- L. *Illumination.* The illumination of signs is intended to minimize the undesirable side effects of excessive illumination such as glare, sky glow, and light pollution. The following standards shall apply to sign illumination:
 - ~~1. *Light Source.* All exterior sign lighting shall be fully shielded and down directed. All upward directed sign lighting is prohibited. The intensity of sign lighting shall not exceed that necessary to illuminate and make legible a sign from the adjacent travel way. It is recommended that exterior sign lighting be extinguished during non-operating hours. Wherever practicable, it is encouraged that lighting installations include timers, dimmers, and/or sensors to reduce overall energy consumption and unnecessary lighting. Energy efficient light sources are encouraged.~~
 - 1. *Curfew.* Sign illumination shall be extinguished completely one (1) hour after sunset or one-half (1/2) hour after the end of normal business hours, whichever is later, and remain off until at least one (1) hour before sunrise.

2. Luminance Levels. Between sunrise and sunset, the highest light level of any illuminated sign shall not exceed a luminance of 100 nits (100 candelas per square meter, cd/m2).

2.3. Component Painting. All light fixtures, conduit, and shielding must be concealed and shall be painted to match either the building or the supporting structure that serves as the background of the sign.

3.4. Externally Illuminated Signs. Externally lit signs shall be illuminated only with steady, stationary, downward-facing, shielded light sources directed solely onto the sign without causing glare. All upward-directed sign lighting is prohibited. Light bulbs or lighting tubes used for illuminating a sign shall be simple in form and should not clutter the building or structure. Light bulbs or lighting tubes should be shielded so as to not be physically visible from adjacent properties and public rights of way. Lighting shall be housed in fixtures, simple in form, and should not clutter the building or structure. Gooseneck or other building mounted fixtures are encouraged.

4.5. Internally Illuminated Signs. Internally illuminated signs with light colored backgrounds, including, but not limited to, white, off-white, light gray, cream and yellow are discouraged.

5. Digital or Electronic Signs. Digital or electronic signage must include automatic dimming in direct correlation with ambient light conditions and its brightness cannot exceed 0.3 footcandles above ambient light. The brightness shall be measured with an illuminance meter set to measure footcandles accurate to at least two decimals. All brightness measurements shall be taken perpendicular to the face of the sign at a distance measured by the following formula:

Measurement Distance = $\sqrt{\text{Area of Sign Sq. Ft.} \times 100}$

6. Fixtures. Lighting fixtures shall be simple in form and should not clutter the building. The fixtures must be directed only at the sign. Lighting for front lit signs shall be housed in fixtures and installed in a manner that will serve to substantially shield exposed bulbs and lighting tubes from public view. Gooseneck or other building mounted fixtures are encouraged.

180-6.19.8. *Specific Regulations for Sign Types.*

- A. *Permanent Signs.* The following types of signs are permitted in the sign districts as indicated in Table 6-5 thru Table 6-10.
1. *Awnings.* Any portion of an awning containing the name of the business, or which is otherwise a sign, shall be treated as a sign, as shown in Figure 6-Y. No awning sign shall be placed in a manner where it would allow snow to shed onto any public walkway. An awning may be made of any material compatible with the design of the building, but for the purposes of this section, no awning shall be backlit or contain backlighting.

Figure 6-X: Awning Sign



2. **Building Identification Signs.** The building identification sign area shall not count toward the aggregate sign area for the building.
3. **Directional Signs.** Directional signs shall not count toward the aggregate sign area for the business, use, or tenant space displaying the directional signs. Further:
 - a. Directional signs shall not be used for additional advertising, but may include the business name or logo.
 - b. Directional signs should be clearly linked and utilize common design cues including color, shape, logo, material, or nomenclature.
 - c. Businesses in the Summit Boulevard Corridor Sign District that have a secondary street access into a project shall be allowed to have a secondary street access freestanding directional sign. Directional signs must be displayed on the secondary street frontage. The directional sign must be used solely to provide direction to the project, provide way finding within the project or to provide direction to an amenity within the project.
 - d. Directional signs that do not meet the standards listed above shall be considered freestanding, projecting, hanging or wall signs and regulated according to this section.
4. **Drive-Through Signs.** Drive-Through Menu Board and Drive-Through Pre-Sell Menu Board signs may include changeable copy.

Figure 6-Y: Drive-Through Menu Boards

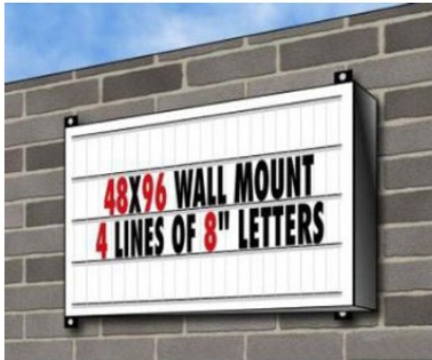


Drive-Through
Menu Board Sign



Drive-Through
Pre-Sell Menu
Board

Figure 6-Z: Changeable Copy Sign



5. *Freestanding Signs.*

- a. A landscaped area equal to two square feet for each one square foot of total sign area of a freestanding sign is encouraged, as shown in Figure 6-BB.
- b. Singular, metal pole or column sign supports without a decorative cover shall be prohibited.
- c. Adjacent lot owners may erect a joint freestanding sign on their common lot line if both property owners have provided written permission.
- d. There shall be no more than one freestanding sign per project, and no more than two freestanding signs per premise, provided that one of the two freestanding signs is an off-premises sign for another property or premise as provided herein.

Figure 6-AA: Free-Standing Sign



6. *Gasoline Price Signs.* The sign area of a gasoline price sign shall not count toward the aggregate sign area for the service station if the sign is 12 square feet or less in area. If the sign exceeds 12 square feet in area, the additional sign area shall count against the aggregate sign area for the service station. Further:
- a. Gasoline price signs are permitted to use changeable copy and must be incorporated into a freestanding, projecting, or wall sign associated with a service station.
 - b. Electronic or digital gasoline price signs shall conform to the illumination standards described in this section.

- c. Any sign incorporated into a service station canopy shall be considered a roof sign and is prohibited.
7. *Home Occupation Signs.* An approved home occupation shall be allowed a projecting or wall sign. Home occupation signs may state the name or nature of the home occupation, but shall not advertise specific products or be lit from any angle.
8. *Projecting Signs.* No projecting sign shall extend more than three feet from a building wall, as shown in Figure 6-CC.

Figure 6-BB: Projecting Sign



9. *Miscellaneous Signs.* Any sign types not listed in this section shall be classified as miscellaneous signs and may not be erected unless approval is granted by the Community Development Department as to size, height, configuration, illumination, and application for usage. Strict interpretation of the intent and purpose of this section shall be applied to all requests for approval of miscellaneous signs. Signs listed as prohibited shall not be considered or approved as a miscellaneous sign.
10. *Residential Subdivision Entrance Signs.* A sign with copy limited to a logo and the subdivision name. Only one sign per subdivision entry is allowed.
11. *Time and Temperature Signs.*
 - a. Time and temperature signs must be incorporated into a freestanding or wall sign associated with a business, shall not constitute more than 25 percent of the sign area, and can be no larger than 25 square feet in area, as shown in Figure 6-DD.
 - b. The text display of the time and temperature is permitted to use changeable copy, cannot change more than once per eight seconds, and the transition shall be instantaneous.
 - c. There shall not be any advertising copy on a time and temperature sign.

Figure 6-CC: Time and Temperature Sign



12. *Temporary Signs.* The following types of signs are permitted in the sign districts as indicated in Table 6-5 thru Table 6-10.
13. *Banners.*
 - a. Banner verbiage must match the products or services offered by the business, sale events, or promotions, or announce the opening or closing of the business, as shown in Figure 6-EE.
 - b. Banners may be permitted for up to 26 weeks per calendar year, for one-week intervals.
 - c. A business may hang no more than one banner at a time. If a tenant space has multiple business licenses for the same tenant space, then the tenant space shall only be allowed to hang one banner at a time.
 - d. Banners shall be located on the premises only, allowable only on the exterior of the building or any projection of the building such as a deck, fence, or railing.
 - e. Banners shall be in good condition, without rips, tears, or fading, and all corners must be secured to the building or building projection.

Figure 6-DD: Temporary Banner



14. *Construction Signs.* Signs may not be erected prior to issuance of a Town building permit and must be removed prior to the issuance of a Town certificate of occupancy or when the building permit expires, whichever occurs first. Only one construction sign is allowed per project.

15. *Real Estate Development Signs.* A freestanding or wall sign may be permitted on the site of a new project following Town approval of a Development Application. Real estate development signs must be removed ten days after all certificates of occupancy have been issued or when the building permit expires, whichever occurs first. Only one real estate development sign is allowed per project.

180-6.19.9. *Master Sign Plan.* The Master Sign Plan shall be designed to establish a common theme or design to create visual harmony between the sign(s), building(s), and other components of the subject property, using similar construction methods, compatible colors, scale, and backgrounds. The sign plan shall indicate the size and location of all signs proposed. It shall also coordinate a minimum of three of the following elements: color(s), shape, mounting, lighting, lettering style, graphics, and materials. The aggregate sign area within the Master Sign Plan is subject to the size limitations of this section. The Master Sign Plan shall not allocate or transfer any sign area from one business to another.

180-6.19.10. *Sign Districts.*

A. *Main Street Corridor Sign District.*

1. *Purpose.* The downtown area of Frisco represents the focal point of the community with a compatible mix of commercial and residential uses and a pedestrian-oriented Main Street. The intent of this district is to enhance the authentic mountain town character of Frisco and promote the Main Street area as the heart of the community.
2. *Standards.* All signs in the Main Street Corridor Sign District shall comply with the standards in Table 6-5 and Table 6-6. See Map 1. Main Street Corridor Sign District for district boundaries. Further:
 - a. *Text Height.* No letter, symbol, or numeral shall exceed two feet in height.
 - b. *Illumination.* Only signs that are externally illuminated are permitted. Lighting shall be front lit and down-directed. Signs that are backlit (halo-lighted), electronic, or internally illuminated are prohibited.
 - c. *Materials.* Signs made of natural materials such as wood, metal, or stone or other materials that mimic natural materials, such as high-density urethane, which are substantially similar to the natural materials they are simulating are encouraged.
 - d. *Design.* The use of symbols, three-dimensional or textured surfaces, carved or routed letters, or other artistic features are encouraged, as shown in Figure 6-FF.

Figure 6-EE: Main Street Corridor Sign Design Guidelines



- e. *Orientation.* Signs should be located and sized to be viewed by pedestrians. Projecting, hanging, or awning signs are permitted to project over the three-foot sidewalk easement on East Main Street if there is a minimum of eight and one-half feet clearance above the ground.
- f. *Aggregate Sign Area.*
 - i. The maximum aggregate sign area for each business or entity is 32 square feet.
 - ii. No one sign may exceed 32 square feet of sign area.
 - iii. Businesses with Main Street business frontage that are located on a corner lot or that have more than one street frontage (not including alleys, driveways, or parking lots) shall be allowed to have a maximum of 42 square feet of aggregate sign area.
 - iv. If a tenant space has multiple business licenses for the same tenant space, then the tenant space shall be allowed to have a maximum of 42 square feet of aggregate sign area.
- g. *Freestanding Signs.*
 - i. *Minimum Separation.* All freestanding signs, except directional signs, shall be separated by a distance of no less than 50 feet unless the freestanding signs are separated by a street right-of-way.
 - ii. *Off-Premises Freestanding Signs.* Freestanding signs located off-premises must comply with the following regulations:
 - a) Off-premises signs may only reference businesses that do not have business frontage along Main Street. See Map 1, Main Street Corridor Sign District for the commercial properties that are allowed to have off-premises signs.
 - b) An off-premises sign is only permitted on a property where the property owner has provided written permission.
 - c) Only one off-premises sign is allowed per project.
 - d) The off-premises sign must be located on Main Street at the nearest street intersection en route to the project.
 - e) Refer to Table 6-5 and Table 6-6 for additional standards related to freestanding signs.
 - iii. *Sign Area.* The sign area of any freestanding sign is deducted from the total aggregate sign area allowed for the business displaying said sign.

TABLE 6-5 SIGNS IN THE MAIN STREET CORRIDOR SIGN DISTRICT THAT COUNT TOWARD AGGREGATE SIGN AREA PER BUSINESS AND REQUIRE A SIGN PERMIT MASTER SIGN PLAN = MSP			
SIGN TYPE	MAXIMUM HEIGHT	MAXIMUM AREA [1]	MAXIMUM NUMBER
Freestanding	12 ft.	32 sf	1 per project and a maximum of 2 per premises, provided that 1 of the 2 is an off-premises sign related to another project or premises (Refer to Map 1 for eligible properties

			that can have an off-premises sign)
Awning, Projecting, or Hanging	Not to exceed above ceiling of the 2nd story of building and 8.5 ft. clearance from bottom of sign to ground	32 sf	Refer to MSP if applicable
Wall	Not to exceed height of building wall	32 sf	Refer to MSP if applicable
Notes: [1] Refer to "Aggregate Sign Area" listed above for additional sign area allowances.			

TABLE 6-6 SIGNS IN THE MAIN STREET CORRIDOR SIGN DISTRICT THAT ARE EXCLUDED FROM AGGREGATE SIGN AREA PER BUSINESS AND REQUIRE A SIGN PERMIT MASTER SIGN PLAN = MSP			
SIGN TYPE	MAXIMUM HEIGHT	MAXIMUM AREA	MAXIMUM NUMBER
Banner	Not to exceed height of building wall	20 sf	1 per tenant space
Building Identification	Not to exceed height of building wall	8 sf	1 per building
Construction	Freestanding: 12 ft. Wall: Not to exceed height of building wall	32 sf	1 per project
Directional, Pedestrian	Freestanding: 3 ft. Wall: Not to exceed height of building wall	3 sf	Allowed at each pedestrian access point
Directional, Vehicular	Freestanding: 3 ft. Wall: Not to exceed height of building wall	3 sf	Allowed at each vehicular access point
Drive-Through Menu Board Sign	7 ft.	15 sf	1 per drive-through business
Drive-Through Pre-Sell Menu Board Sign	7 ft.	5 sf	1 per drive-through business
Gasoline Price [1]	Freestanding: 12 ft. Wall: Not to exceed height of building wall	Any portion greater than 12 sf counts toward aggregate sign area	1 per service station
Home Occupation	Not to exceed height of building wall	2 sf	1 per home occupation
Real Estate Development	Freestanding: 12 ft. Wall: Not to exceed height of building wall	32 sf	1 per project
Notes: [1] Gasoline price signs listed in Table 6-6 cannot exceed the maximum sign area when combined with signs types listed in Table 6-5.			

B. *Summit Boulevard Corridor Sign District.*

1. *Purpose.* The Summit Boulevard Corridor, including Summit Boulevard, Interstate 70, the Dam Road and Ten Mile Drive, serves as a primary gateway to Frisco and provides a broad range of

commercial services conveniently accessible by automobile. The intent of this district is to encourage signs of a high-quality design that are eclectic and compatible with the authentic mountain town character of Frisco.

2. *Standards.* All signs in the Summit Boulevard Corridor Sign District shall comply with the standards in Table 6-7 and Table 6-8. See Map 2, Summit Boulevard Corridor Sign District for district boundaries. Further:
 - a. *Text Height.* No letter, symbol, or numeral shall exceed four feet in height.
 - b. *Lighting.* Signs that are backlit (halo-lighted) are encouraged.
 - c. *Design.* Routed faces, three-dimensional or textured faces, push-through letters or graphics, and pin/stud mounted architectural letters are encouraged, as shown in Figure 6-GG.

Figure 6-FF: Summit Boulevard Corridor Sign Design Guidelines



- d. *Orientation.* Signs should be located and sized to be viewed by motorists.
- e. *Aggregate Sign Area.* Aggregate sign area allowed for a business, use or tenant space shall be calculated using its business frontage, as shown in Figure 6-HH and Figure 6-II. Further:
 - i. The maximum aggregate sign area for a business, use, or tenant space shall be a square footage equal to 66 percent of the linear length of the business frontage with a maximum of two frontages displaying signs. The minimum aggregate sign area for each business frontage is 32 square feet and the maximum allowed is 150 square feet. For example, a business with a 75-foot-long business frontage may be allowed up to 49.5 square feet of aggregate sign area on that frontage ($75 \times 0.66 = 49.5$).
 - ii. Businesses, uses, or tenant spaces that are on the interior of a building without business frontage shall be allowed a maximum of 32 square feet of aggregate sign area.
 - iii. No part of the sign area of on-premises signs allowed for one business frontage shall be transferred to another business frontage, whether that other business frontage is that of the same or any other business.

Figure 6-GG: Single-Tenant Building Signage

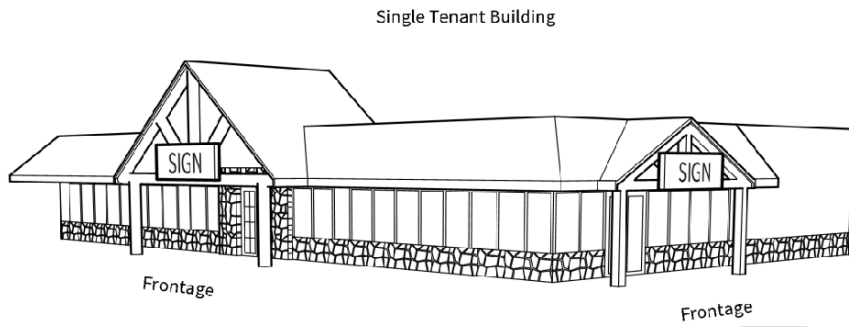
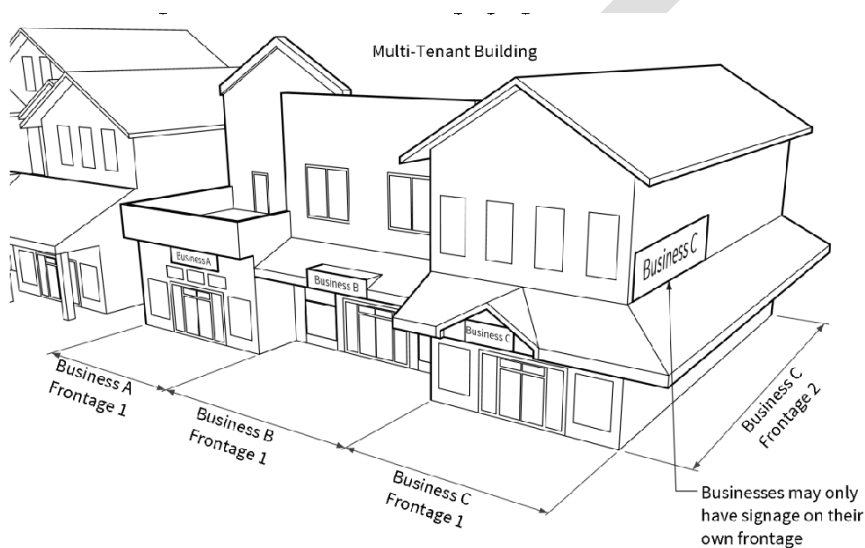


Figure 6-HH: Multi-Tenant Building Signage



- f. *Freestanding Signs.*
- i. *Minimum Separation.* All freestanding signs, except directional signs, shall be separated by a distance of no less than 100 feet unless the freestanding signs are separated by a street right-of-way.
- ii. *Off-Premises Signs.* Freestanding signs located off-premises must comply with the following regulations:
 - a) Off-premises signs may only reference businesses that do not have business frontage along Summit Boulevard. See Map 2. Summit Boulevard Corridor Sign District for the commercial properties that are allowed to have off-premises signs.
 - b) An off-premises sign is only permitted on a property where the property owner has provided written permission.
 - c) Only one off-premises sign is allowed per premise.

- d) The off-premises sign must be located on Summit Boulevard at the nearest street intersection en route to the project.
- e) The sign area of an off-premises sign is deducted from the closest business frontage displaying the sign.
- f) Refer to Table 6-7, Table 6-8, and Table 6-9 for additional standards related to freestanding signs.

iii. Sign Area. The sign area of any freestanding sign is deducted from the total aggregate sign area allowed for the business displaying said sign.

- C. *Lusher Court Overlay*. Notwithstanding the provisions of Subsection 180-6.19.10.B.2.e.i above, businesses, uses, or tenants located in the Lusher Court Overlay shall be allowed an aggregate sign area square footage that is equal to 70 percent of the linear length of the business frontage that faces the interstate as indicated in Map 2. Summit Boulevard Corridor Sign District. For projects with multiple buildings, only those businesses with business frontage located along the northern property boundary that face the interstate shall be allowed the 70 percent aggregate sign area. All other business frontages shall be allowed an aggregate sign area of 66 percent for the frontage.
- D. *Dillon Dam Road Overlay*. Notwithstanding the provisions of Subsection 180-6.19.10.B.2.e.i above, businesses, uses or tenants located in the Dillon Dam Road Overlay shall be allowed an aggregate sign area square footage that is equal to 70 percent of the linear length of the business frontage that faces the interstate as indicated in Map 2. Summit Boulevard Corridor Sign District. All other business frontages shall be allowed an aggregate sign area of 66 percent for the frontage. Refer to Table 6-9 for additional standards. Further:
 - 1. Freestanding signs that are located on the business frontage facing the interstate shall be allowed a maximum of 100 square feet in sign area. If a freestanding sign is located on any other business frontage, the sign area shall conform to the standards listed in Table 6-7 and Table 6-8.
 - 2. Freestanding sign height shall be measured from a surveyed point located at the horizontal line of sight from the paved surface of the nearest section of street or interstate highway.

TABLE 6-7 SIGNS IN THE SUMMIT BOULEVARD CORRIDOR SIGN DISTRICT THAT COUNT TOWARD AGGREGATE SIGN AREA PER BUSINESS OR PROJECT AND REQUIRE A SIGN PERMIT MASTER SIGN PLAN = MSP			
SIGN TYPE	MAXIMUM HEIGHT	MAXIMUM AREA	MAXIMUM NUMBER
Freestanding	20 ft.	50 sf	1 per project and a maximum of 2 per premise, provided that 1 of the 2 is an off-premise sign related to another project or premise (Refer to Map 2 for eligible properties that can have off-premise signs)
Awning, Projecting or Hanging	Not to exceed above ceiling of the 2 nd story of building & 8.5 ft. clearance from bottom of sign to ground	50 sf	Refer to MSP is applicable
Wall	Not to exceed height of building wall	66% of business frontage with a max. of 2	Refer to MSP if applicable

		frontages allowed to display signs. Minimum of 32 sf & max. of 150 sf allowed per frontage	
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**TABLE 6-8 SIGNS IN THE SUMMIT BOULEVARD CORRIDOR SIGN DISTRICT THAT ARE EXCLUDED FROM AGGREGATE SIGN AREA PER BUSINESS OR PROJECT AND REQUIRE A SIGN PERMIT
MASTER SIGN PLAN = MSP**

SIGN TYPE	MAXIMUM HEIGHT	MAXIMUM AREA	MAXIMUM NUMBER
Banner	Not to exceed height of building wall	32 sf	1 per tenant space
Building Identification	Not to exceed height of building wall	8 sf	1 per building
Construction	Freestanding: 12 ft. Wall: Not to exceed height of building wall	32 sf	1 per project
Directional, pedestrian	Freestanding: 3 ft. Wall: Not to exceed height of building wall	3 sf	Allowed at each pedestrian access point
Directional, vehicular	Freestanding: 3 ft. Wall: Not to exceed height of building wall	3 sf	Allowed at each vehicular access point
Drive-Through Menu Board Sign	7 ft.	45 sf	1 per drive-through lane with a maximum of 2 allowed per property
Drive-Through Pre-Sell Menu Board Sign	7 ft.	20 sf	1 per drive-through lane with a maximum of 2 allowed per property
Gasoline Price [1]	Freestanding: 20 ft. Wall: Not to exceed height of building wall	Any portion greater than 12 sf counts toward aggregate sign area	1 per service station
Home Occupation	Not to exceed height of building wall	2 sf	1 per home occupation
Real Estate Development	Freestanding: 12 ft. Wall: Not to exceed height of building wall	32 sf	1 per project
Secondary Street Access Freestanding	10 ft.	21 sf	1 per secondary street access
Time & Temperature [1]	Freestanding: 20 ft. Wall: Not to exceed height of building wall	Any portion greater than 12 sf counts toward aggregate sign area. Maximum of 25 sf.	1 per project

Notes:

[1] Gasoline and time and temperature signs listed in Table 6-8 cannot exceed the maximum sign area when combined with sign types listed in Table 6-7.

TABLE 6-9 ADDITIONAL SIGN AREA FOR BUSINESSES IN THE DILLON DAM ROAD OVERLAY THAT COUNT TOWARD AGGREGATE SIGN AREA PER BUSINESS OR PROJECT AND REQUIRE A SIGN PERMIT [1] MASTER SIGN PLAN = MSP			
SIGN TYPE	MAXIMUM HEIGHT	MAXIMUM AREA	MAXIMUM NUMBER
Freestanding	20 ft.	100 sf	1 per project
Wall	Not to exceed height of building wall	70% of business frontage that faces the interstate & 66% for a 2 nd business frontage with a minimum of 32 sf & maximum of 165 sf allowed per frontage	Refer to MSP if applicable

[1] Refer to Table 6-7 and Table 6-8, Summit Boulevard Sign District, for all other sign types and sizes.

- E. *Residential Sign District.* All signs in the Residential Sign District shall comply with the standards in Table 6-10. Any property not identified in the sign district maps shall be considered to be located in the Residential Sign District. Nonconforming commercial uses in residential zoned areas shall comply with the Main Street Corridor Sign District and are not eligible to display off-premises signs. Sign illumination in residential districts shall be restricted to front lit lighting only.

TABLE 6-10 SIGNS PERMITTED IN THE RESIDENTIAL SIGN DISTRICT AND REQUIRE A SIGN PERMIT			
SIGN TYPE	MAXIMUM HEIGHT	MAXIMUM SIZE	MAXIMUM NUMBER
Building Identification	Not to exceed height of building wall	8 sf	1 per multifamily building
Construction	Freestanding: 10 ft. Wall: Not to exceed height of building wall	32 sf	1 per project
Home Occupation	Not to exceed height of building wall	2 sf	1 per home occupation
Real Estate Development	Freestanding: 10 ft. Wall: Not to exceed height of building wall	32 sf	1 per project
Subdivision Entrance	Freestanding: 6 ft. Wall: Not to exceed height of building wall	16 sf	1 per subdivision entry

- F. *Parks and Open Space Sign District.* Any sign placed in an area designated as Parks and Recreation District or Open Space District by the Unified Development Code must obtain approval from the Community Development Department prior to erecting the sign. Sign designs shall conform to the Town of Frisco's Parks and Open Space Sign Design Criteria. See Map 3, Parks and Open Space Sign District and Public Facilities Sign District for the district boundaries.
- G. *Public Facilities Sign District.* Any sign placed in an area designated as Public Facilities District by the Unified Development Code and other government or public entities must obtain approval from the Community Development Department prior to erecting the sign. Sign designs shall conform to the Town of Frisco's Public Facilities Sign Design Criteria. See Map 3, Parks and Open Space Sign District and Public Facilities Sign District for the district boundaries.

180-6.19.11. *Administration.*

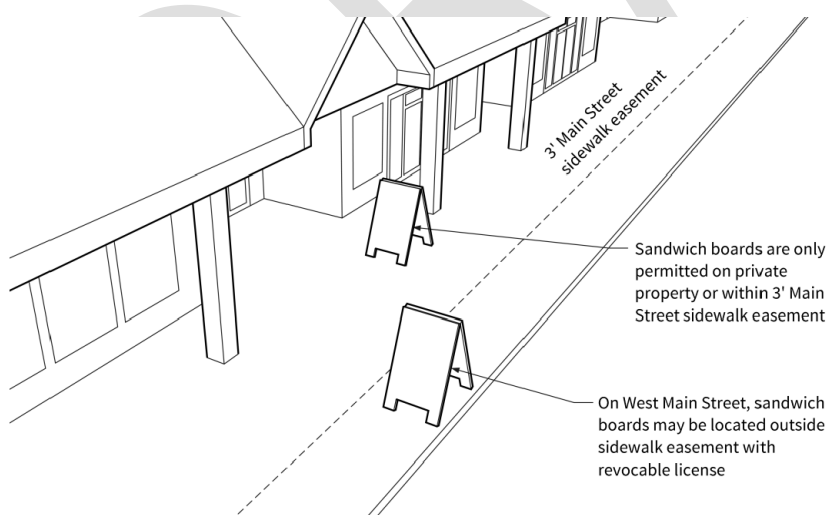
- A. *Approvals.* Applicants intending to erect a new permanent or temporary sign or those seeking to modify existing signs must obtain a sign permit from the Community Development Department prior to installation or modification of the sign. Painting, repainting, repair or cleaning of a sign shall not require a sign permit; however, this exemption shall not apply if the color scheme or design of an existing sign is altered or if such painting or repainting results in a different business, product, or service being advertised by the sign. A business which only operates on a seasonal basis or sells seasonal items or services may use interchangeable signs provided a permit is obtained for each sign displayed at that business. If an application is filed under the sign regulations and each sign in the application meets the requirements of these regulations, the sign shall be approved and permits issued by the department staff. If an application requires approval by the Planning Commission, or raises questions of interpretation which the staff believes should be decided by the Commission, the application shall be forwarded to the Planning Commission for review and action. No sign shall be erected, or displayed without prior approval of a sign permit.
- B. *Master Sign Plan Application Requirements.* A Master Sign Plan (MSP) is required for any development having three or more tenants, businesses, or uses. The MSP must be approved by the Community Development Department before an individual sign permit can be issued. Prior to the submittal of a Master Sign Plan application, a pre-application conference with the Planning Division is required to acquaint the applicant with Sign Code procedures, design standards, and to review the MSP proposal. In order to apply for a MSP, the applicant must provide the following information in writing:
1. A completed and signed Town of Frisco Master Sign Plan application and non-refundable fee.
 2. Site plan [no less than one inch equals ten feet] depicting the locations of all existing and proposed signage, public rights-of-way, property lines, easements, grades, buildings, utilities, and landscaping.
 3. Scale drawings, elevations, or photographs of the proposed signage depicting the dimensions and size, location, design, mounting methods, colors, materials, source of illumination and building façade or other location where the proposed signage will be located.
 4. Any other maps, drawings, or other materials needed to adequately describe the master sign plan proposal as required herein.
 5. Upon submission of a complete application, the Community Development Department shall have ten business days to review the application.
- C. *Individual Sign Permit Application Requirements.* In order to apply for a sign permit, the applicant must provide the following information in writing:
1. A completed and signed Town of Frisco sign permit application and non-refundable fee.
 2. A copy of the approved Master Sign Plan for the project, if applicable.
 3. Site plan [no less than one inch equals ten feet] depicting the locations of all existing and proposed signage, public rights-of-way, property lines, easements, grades, buildings, utilities, and landscaping.
 4. Scale drawings, elevations, or photographs of the proposed signage depicting the dimensions, design, mounting methods, colors, materials, source of illumination and building façade or other location where the proposed signage will be located.
 5. The proposed signage shall use a consistent design theme to create visual harmony between the sign(s), building(s), and other components of the subject property.
 6. Written evidence of a current business license.
 7. Any other material or information to show compliance with the Frisco Sign Code as required herein.

8. Upon submission of a complete application, the Community Development Department shall have ten business days to review the application.
- D. *Inspections.* The Community Development Department shall have the authority to make periodic inspections of all existing signs for compliance with this section. Final approval of any sign as erected is contingent upon inspection of said sign for compliance with the approved sign application within 14 days of erecting the sign. The applicant is responsible for requesting a final sign inspection from the Community Development Department once the sign has been erected.
 - E. *Appeals.* Upon denial of an application for a sign permit, the applicant has ten calendar days from the date of the decision to file an appeal with the Community Development Department in accordance with Section 180-2.7.1.
- 180-6.19.12. *Signs Exempt from Sign Permit Process.* The following signs are exempt from the requirement that a sign permit be obtained because they either do not create safety hazards or aesthetic disruption, they promote public safety or the dissemination of public information, or are accessory to the exercise of an individual's First Amendment rights:
- A. *Art.* Works of art, including, but not limited to, murals, sculptures, and paintings, when not used as a sign or an attention getting device.
 - B. *Community Events.* Banners, flags, signs, and other similar devices erected on Town-controlled property to promote a temporary or seasonal community event, or to identify a point of interest or landmark.
 - C. *Flags.* The flag, pennant or insignia of any nation, organization or nations, state, province, county, town, any religious, civic or fraternal organization, or educational institution; and providing further that such are subject to the following limitations:
 1. Flags and pennants shall not exceed the proportions which have been established by presidential declaration: Three feet by five feet when hung from a building, or five feet by seven feet when hung from a large flagpole. Flags or pennants larger than the specified sizes require a sign permit.
 2. Flags shall have a minimum clearance of eight and one-half feet when they project over public sidewalks and 15 feet when projecting over streets or roads.
 3. Except in residential areas, there shall be a minimum of 20 feet from the top of a flagpole to average grade.
 4. Flags and flagpoles shall not exceed the tallest building height limit of the applicable zoning district.
 5. Flags, pennants, and insignia shall be maintained in a clean and undamaged condition at all times.
 6. The display of national flags, pennants, and insignia shall be governed by the standard rules of international protocol.
 - D. *Historic Plaques, Landmark and Memorial Signs.*
 1. Historic Plaques.
 2. Landmark signs not to exceed six square feet.
 3. Memorial Signs not exceeding four square feet and gravestones of any size.
 - E. *Information Signs.* Information signs are permitted on the exterior of the building or building projection, or can be incorporated into a freestanding, projecting, hanging, wall, or window sign.
 1. One "office" sign per motel/hotel business or multifamily project, not to exceed two square feet in area.

2. For any business, one "open/closed" sign per street frontage, up to two square feet in area per sign.
 3. A maximum of two "vacancy" signs per motel/hotel business, provided that each sign does not exceed two square feet in area.
 4. One "hours-of-operation" sign per entryway, not exceeding two square feet in area.
 5. One square foot per entry is allowed for accepted methods of payment such as credit cards, membership stickers, and similar signs.
 6. Private warning or instructional signs, such as "no soliciting", "no trespassing", "no parking", or "beware of dog," not exceeding two square feet in area.
- F. *Merchandise.* Merchandise or models of products or services which are incorporated as an integral part of an indoor window display.
- G. *Political Signs.* Such signs, posters, or banners shall not be erected or placed prior to 45 days before an election, and shall be removed within five days following the election. No such signs, posters, or banners shall be placed upon or shall extend into any public property or right-of-way. Political or ideological signs not to exceed six square feet in area per sign when located on private property and not otherwise in a public right-of-way, or on public property or structures.
- H. *Real Estate Signs.*
1. *Temporary Real Estate Open House Signs.* One on-site open house sign, non-illuminated, not exceeding six square feet in area may be permitted on the premise that is for sale or lease. One or more off-site open house signs may also be permitted as necessary to indicate changes of direction from Summit Boulevard or Main Street to the subject property location. Such signs shall be displayed only when the unit is actually open, for a time period not to exceed ten hours, and in all cases shall be removed at night. Such signs shall be limited to private property for which written permission has been obtained and to public rights-of-way that meet the following criteria:
 - a. May not be placed on any sidewalk.
 - b. May not be placed within any street travel lane or parking lane.
 - c. May not be placed any closer than ten feet from the edge of pavement of an intersection.
 - d. May not be placed any closer than four feet from any edge of pavement or curb.
 - e. All open house signs shall be limited to a maximum of three feet above the surface grade at the base of the sign measured from the ground or snow pack, whichever is higher. For new construction, open house signs shall not be permitted until the Building Official has issued a certificate of occupancy.
 2. *Temporary Real Estate Sale or Lease Signs.* One real estate sign, non-illuminated, not exceeding six square feet in area may be permitted on the premise that is for sale or lease. Such signs shall be removed within seven days after closing or expiration of the listing, whichever occurs first. When more than one contiguous lot or parcel under one ownership is offered for sale or lease, only one real estate sign is permitted, provided that if such property is separated by a public street or alley, a sign may be permitted on each portion so divided. On property exceeding two acres in size fronting on streets with a speed limit of 35 miles per hour or greater, one or two real estate signs containing up to a total of 20 square feet in area are permitted. In buildings where several units are for sale or lease by different real estate firms, only one real estate sign is permitted for each firm involved.
- I. *Residential Signs.*

1. Garage sale signs which announce the sale of used items from a residence. Signs shall be removed on the last day of the sale and shall not create a nuisance as defined in Chapter 124, Nuisances, of the Town Code.
 2. Signs which identify the name of the occupant of a dwelling unit, provided that the letters do not exceed six inches in height and the sign does not exceed two square feet in area.
- J. *Restaurant Signs (Menu Signs)*. One menu sign per restaurant or food establishment not to exceed two square feet in area.
- K. *Portable and Sandwich Board Signs*. Portable and sandwich board signs shall be permitted all sign districts except the Residential Sign District and must meet the following requirements:
1. Portable and sandwich board signs shall not exceed 30 inches in width and 36 inches in height.
 2. Businesses are limited to one sandwich board or portable sign per business may display such signs only when the business is open for business, and shall remove sandwich board signs during non-business hours.
 3. Portable and sandwich board signs must have a well-maintained appearance.
 4. Chalkboard insets and dry-erase boards are permitted.
 5. Sandwich board and portable signs are subject to the following location requirements:
 - a. Sandwich board and portable signs are not permitted on public rights-of-way or pedestrian sidewalks and must be located on the business property except when located along the three-foot sidewalk easement on Main Street.
 - b. Businesses located along West Main Street shall be allowed to place sandwich boards or portable signs in the public right-of-way between the building and the nearest edge of public sidewalk upon issuance of a revocable license by the Town.

Figure 6-II: Sandwich Board and Portable Signs



6. Such signs shall not be electrical in any form and shall not display lights or contain moving parts.

Figure 6-JJ: Sandwich Board "A-Frame" Sign



- L. *Safety Signs.* Any public purpose/safety sign and any other notice or warning required by a valid and applicable federal, state, or local law, regulation, or resolution.
 - M. *Scoreboards.* Scoreboards on athletic fields.
 - N. *Seasonal Decorations.* Temporary, noncommercial decorations or displays, signs or other materials displayed on traditionally accepted civic, patriotic, and/or religious holidays, provided that such decorations are maintained in a safe and attractive condition.
 - O. *Signs on Vehicles.*
 - 1. Bumper Stickers.
 - 2. Vehicle Signs which are being operated or stored in the normal course of business such as signs indicating the name of the owner or business which are located on delivery trucks, trailers, and the like; provided, however, that the primary purpose of such vehicles is not for the display of signs, and provided that such vehicles are parked or stored in areas appropriate to their use as vehicles. Signs painted on trailers used on construction sites also are exempt provided that a building permit has been issued for that site and the trailer is not stored in such a way as to act as a sign.
 - P. *Window Signs.* Window signs shall not exceed a total coverage of more than one-third of the total surface area of the window. Window signage should not be an exact replica of a business's permanent signage. Window signage is not allowed in windows above the ground floor of the building. Illumination directed at window signs shall not be allowed.
- 180-6.19.13. *Prohibited Signs.* This subsection identifies signage and devices that are determined to be a nuisance by the Town and are prohibited in all districts. The Town shall require the removal of any sign which is determined to be prohibited and not in accordance with the provisions of these regulations.
- A. Any sign not in accordance with the provisions of these regulations.
 - B. Attention getting-devices including, but not limited to, feathers, snipe signs, sign spinners, and pennants, as shown in Figure 6-LL.

Figure 6-KK: Attention-Getting Device



- C. Bus bench or bus shelter signs.
- D. Changeable copy signs except as specifically permitted elsewhere in this section.
- E. Electronic signs except as specifically permitted elsewhere in this section.
- F. Home office signs.
- G. Mirrors or other reflective materials and luminescent colors.
- H. Neon, other gas-filled and LED light tubes except when used as a window sign, as shown in Figure 6-MM.

Figure 6-LL: Neon Lights



- I. Off-premises signs and signage, except as specifically permitted elsewhere in this section.
- J. Photographic images except when used as an interior window display or merchandise display.
- K. Roof signs.
- L. Signs painted on, or attached to, a licensed or unlicensed motor vehicle or trailer and parked adjacent to a public right-of-way and not driven off-site during any two-day period.
- M. Signs, including, but not limited to, window signs that have intermittent, flashing, rotating, scintillating, blinking or strobe illumination or any change in color or intensity.
- N. Signs including banners which do not advertise an operative business. Signs must be removed within 30 days after the closing of a business. New businesses shall be allowed to hang approved signs no earlier than 30 days prior to the business opening.
- O. Unsafe signs. Signs that are structurally unsafe, not kept in good repair, or that constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, damage, abandonment or inability to meet lateral and/or vertical loads as determined by the Town of Frisco Building Official.

P. Window signs, except as specifically permitted elsewhere in this section.

180-6.19.14. *Nonconforming Signs.* Signs legally erected prior to the effective date of the ordinance codified in this section shall be deemed to be legal nonconforming signs and shall be governed by the provisions of Chapter 180, Article VIII, Nonconformities.

A. 10-year Legacy Exemption. Existing illuminated signage that is nonconforming due to its illumination shall be considered legal nonconforming for ten (10) years from the adoption date of the amendment concerning outdoor lighting. Unless otherwise specified within this section, within ten (10) years of the effective date of the amendment all illuminated signage that does not conform to the requirements of Section 180-6.19.7.L. shall be replaced or retrofitted to comply with the provisions of this section. After ten (10) years from the effective date of this section, noncompliant signage illumination will be considered a violation of this section and shall, in addition to any other penalties provided herein, be punishable as provided in Chapter 1, General Provisions, Article I.

180-6.19.15. *Sign Definitions.* The following words and phrases, when used in this section, shall have the meanings ascribed to them below:

Aggregate Sign Area. The total available sign area of all sides or portions of a sign.

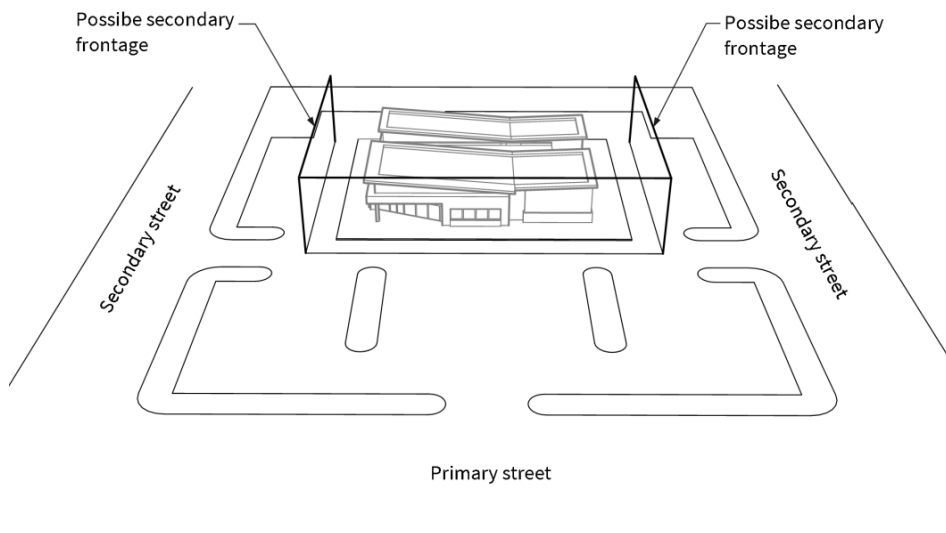
Art. Things that have form and beauty, including paintings, sculptures, or drawings, and for which the principal purpose or effect is not the advertising of goods or services or the location of a business.

Attention Getting Device. Any flag, streamer, spinner, pennant, feathers, costumed character, light, balloon, continuous string of pennants, flags or fringe, audible components or similar device or ornamentation used primarily for the purpose of attracting attention for promotion or advertising a business or commercial activity which is visible by the general public from any public right-of-way or public area.

Banner. A temporary sign composed of lightweight material, including cloth or canvas or a like material of sturdy construction which is not easily torn and which is intended for the purpose of advertising a business, special event, sale, opening, new product line or service, special hours of operation or other similar temporary message.

Building Frontage. The width of a building facing a street, alley, parking lot, interstate or public right-of-way, as shown in Figure 6-NN.

Figure 6-MM: Building Frontage



Business Frontage. That portion of a building frontage occupied by a single tenant space or lease area in a single or multi-tenant building facing a street, alley, parking area, interstate, or other public right-of-way. For businesses located on the interior of a building without business frontage, the building elevation providing customer access shall be considered the business frontage for the purposes of determining signage.

Copy. Any graphic, letter, numeral, symbol, insignia, sample, model, device or combination thereof which is primarily intended to advertise, identify or notify.

Corner Lot. A lot bounded on two sides by streets (not including alleys, driveways, interstates, or parking lots) which intersect with each other.

~~*Footcandle.* A unit of illuminance equivalent to one lumen per square foot.~~

Fully Shielded Light Fixture. A light fixture that directs light downward, and covers the bulb to prevent light being emitted by the fixture from causing glare.

Historic Plaque. A plaque erected by the Town or historic agencies designating any areas of historical significance.

Light Source. Any fixture or mechanism used to shine light onto a sign or to make a sign luminous.

Main Street Corridor Sign District. The sign district outlined on Map 1 primarily located along Main Street and in the Central Core and Mixed-Use zoning districts.

Master Sign Plan (MSP). A sign plan which identifies the number, description, size, and location of all signs for businesses on the same property or within the same project which constitute a visual entity as a whole.

Merchandise. Merchandise or models of products or services which are incorporated as an integral part of an indoor window display. Merchandise includes photographic window displays of real estate available for sale, lease, or rental from a licensed real estate broker. Logos, signs, emblems and trademarks are not considered merchandise and shall be treated as signs.

Nit. Nit is the standard unit of measure of luminance used for signage. Nits can be found in a product's manufacturer specifications or measured with a luminance meter.

Parks and Open Space Sign District. The sign district outlined on Map 3, designated as Parks and Recreation District or Open Space District by the Unified Development Code.

Pennant. Pieces of fabric or flexible material, often multicolored, hung either alone or in a series in order to attract attention to a particular business or event.

Pole Cover. A cover that encloses or decorates a pole, column, or other structural sign support.

Project. Development of attached or detached structures, for which development approval is sought under a single or phased development application.

Public Facilities Sign District. The sign district outlined on Map 3, designated as Public Facilities District by the Unified Development Code and other government or public entities.

Residential Sign District. Any property not identified in the sign district maps shall be considered to be located in the Residential Sign District.

Summit Boulevard Corridor Sign District. The sign district outlined in Map 2 primarily located along Summit Boulevard.

Three-Dimensional Surface. A sign element which has a depth or relief on its sign face greater than six inches exclusive of the supporting sign structure.

Sign. Any device, structure, fixture, painting or visual image with or without words, graphics, symbols, numbers, or letters that is designed and used for the purpose of communicating a message or attracting attention. A sign shall not include any architectural or landscape features that may also attract attention.

Sign, Awning. A sign painted on, printed on or attached to or supported by an awning.

Sign, Backlighted. A sign with elements which are illuminated by a concealed light source located behind the surface of the sign to highlight specific elements of the sign producing a halo- lighting or silhouette lighting effect.

Sign, Building Identification. A sign containing the name or address of a building or building complex.

Sign, Cabinet. A sign that contains all the text and/or logo symbols within a single enclosed cabinet and may or may not be internally illuminated.

Sign, Changeable Copy (Readerboard). A sign on which the copy is changed either manually with changeable letters, or automatically by means of scrolling or alternating electric or electronic messages.

Sign, Construction. A temporary sign identifying the architect, financier, contractor, subcontractor, and/or material supplier participating in construction of a development on the property on which the sign is located.

Sign, Directional. Signs directing vehicular traffic or pedestrian movement into premises or within premises and which may contain the name or logo of a business but no other advertising copy.

Sign, Directory. A sign that serves as a common or collective identification of multiple businesses on the same property.

Sign, Drive-Through Menu Board. A sign with a menu and/or a speaker system used by drive-through businesses, as shown in Figure U.

Sign, Drive-Through Pre-Sell Menu Board. A sign used by drive-through businesses to promote daily specials, limited time offers, and other menu advertisements.

Sign, Electronic. Any sign that uses solid, electronic technology such as incandescent lamps, LEDs, LCDs, or some other electronic means of changing copy to produce bright displays that typically involve moving copy, animation, or other graphics.

Sign, Freestanding. A permanent sign that is supported by one or more columns, upright poles or braces extended from the ground or from an object on the ground, or that is erected on the ground where no part of the sign is attached to any part of building, structure or other sign; the term includes a "pole sign" and a "monument sign."

Sign, Front Lit. A sign which is illuminated from fixtures mounted exterior to the sign face.

Sign, Gasoline Price. A sign that identifies the type and price of gasoline for sale on the premises of a legally established gasoline service station.

Sign, Hanging. A sign which hangs down from, and is supported by, or attached to the underside of a canopy, awning, or extension of a building.

Sign, Home Occupation. A sign associated with a home occupation as defined by Chapter 180, Article IX, Definitions.

Sign, Home Office. A prohibited sign associated with a home office as defined by Chapter 180, Article IX, Definitions.

Sign, Ideological. A sign whose purpose is to convey an idea or message that reflects the social needs, beliefs, and/or aspirations of an individual, group, class, or culture. Ideological signs are not intended to propose a commercial transaction.

Sign, Information. A sign used to indicate or provide information and direction with respect to permitted uses on the property, including, but not limited to, signs indicating the hours of operation, and such signs as "no smoking", "vacancy", "office", "private warning", "open", "closed", "restrooms", "no solicitation", or "no parking".

Sign, Internally Illuminated. A sign face which is lit or outlined by a light source located within the sign.

Sign, Landmark. A sign which identifies a site or building determined by the Community Development Director to have substantial historic, artistic, or architectural significance to the community.

Sign Maintenance. The replacing, repairing, or repainting of a portion of a sign structure or renewing of copy that has been made unusable by ordinary wear and tear, weather, or accident.

Sign, Memorial. A memorial or commemorative plaque or tablet.

Sign, Menu. A sign used by restaurants or food establishments to display or reproduce the bill, fare, or menu offered by the establishment.

Sign, Monument. A freestanding sign erected on the ground with an architecturally designed base constructed of stone, brick, timbers, or other similar natural material.

Sign, Nonconforming. A sign which was erected legally but which does not comply with subsequently enacted sign regulations and restrictions.

Sign, On-Premises. A sign used for promoting a business, individual, product, or service available on the premises where the sign is located.

Sign, Off-Premises. A sign designed, intended, or used to advertise, inform, or attract the attention of the public as to:

1. Goods, products or services which are not sold, manufactured or distributed on or from the premises on which the sign is located;
2. Facilities not located on the premises on which the sign is located; or
3. Activities not conducted on the premises on which the sign is located.

Sign, Permanent. A sign attached to a building or structure, or to the ground in a manner that enables the sign to resist environmental loads, such as wind, and that precludes ready removal or movement of the sign and whose intended use appears to be indefinite.

Sign, Political. A noncommercial sign concerning candidates for public office or ballot issues in a primary, general, municipal, or special election.

Sign, Pole. A freestanding sign that is mounted on a pole(s) or other support(s) that is placed on and anchored in the ground or on a base and that is independent from any building or other structure.

Sign, Portable (See Sandwich Board Sign). A sign designed to be moved easily and not permanently affixed to the ground, to a structure or building.

Sign, Prohibited. Any sign placed without proper approval or permits as required by this section at the time of sign placement. Prohibited sign shall also mean any sign placed contrary to the terms or time limits of any permit.

Sign, Projecting. A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from the building. Awnings and canopies are not considered projecting signs.

Sign, Real Estate Development. A temporary sign used to identify a development and/or the owners, architects, contractors, real estate agents and lenders involved in a project for which a valid development permit has been issued. Sales and lease information may also be included on the sign.

Sign, Real Estate Open House. A temporary sign erected to indicate the location of an open house.

Sign, Real Estate. A temporary sign advertising the sale, lease, or buyer's representative of the premises on which the sign is located.

Sign, Residential Subdivision Entrance. A freestanding or wall sign located at the subdivision entrance identifying a recognized subdivision, condominium complex, apartment complex, or residential development.

Sign, Roof. A building-mounted sign erected upon, against, or over the roof of a building or structure and which projects above the parapet of a flat roof, the ridgeline of a gambrel, gable, or hip roof, or the deck line of a mansard roof.

Sign, Sandwich Board (See Portable Sign). A sign that is constructed with two pieces of material, connected at the top, which pieces form a triangular shape and are self-supporting; also known as an "A-frame sign".

Sign Structure. Any supports, uprights, braces or framework of a sign.

Sign, Snipe. A temporary or permanent sign tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences, or other objects.

Sign, Temporary. A sign intended to remain in use for a short period of time which is not permanently installed.

Sign, Vehicle. Signs displayed on motor vehicles or trailers.

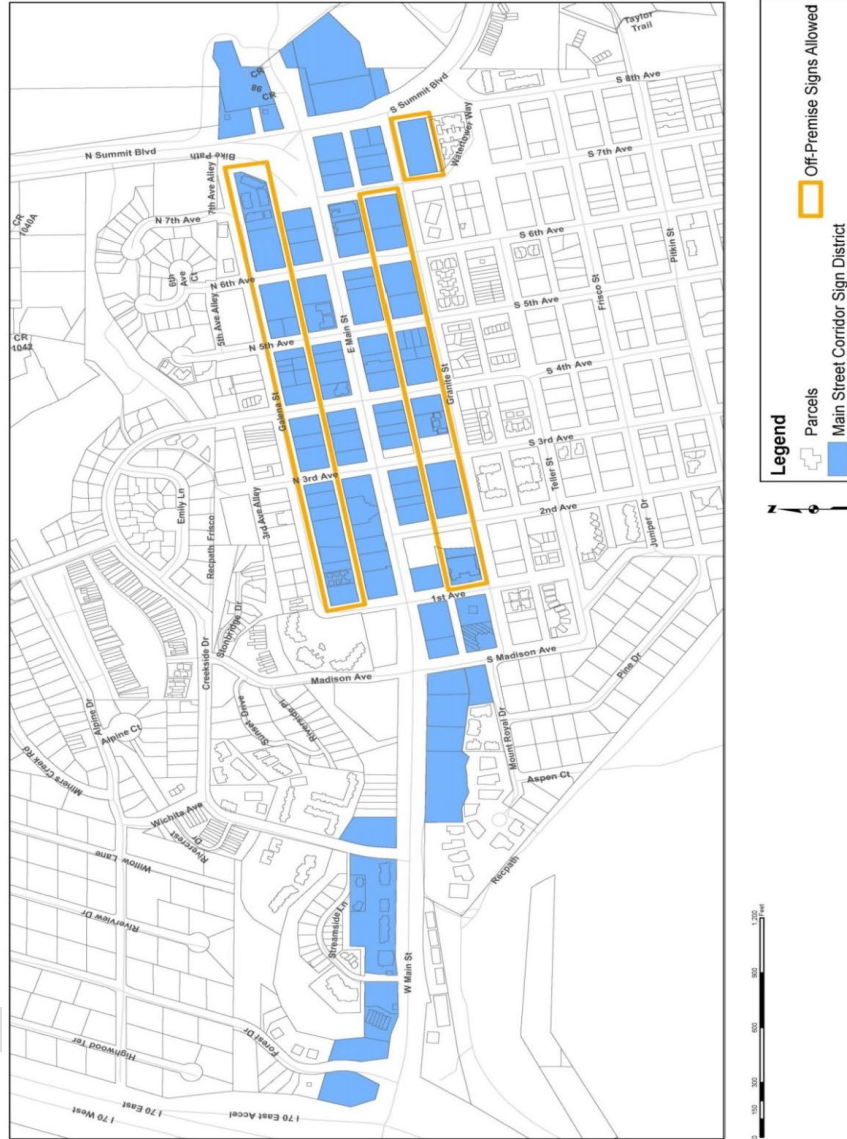
Sign, Wall. A building-mounted sign which is either attached to, displayed, or painted on an exterior wall in a manner parallel with the wall surface, and not projecting more than 12 inches from the wall.

Sign, Window. A sign that is applied or attached to the exterior or interior glazing of a window or door located within one foot of the interior of a window or door, visible primarily from the outside of the building but excludes merchandise in a window display.

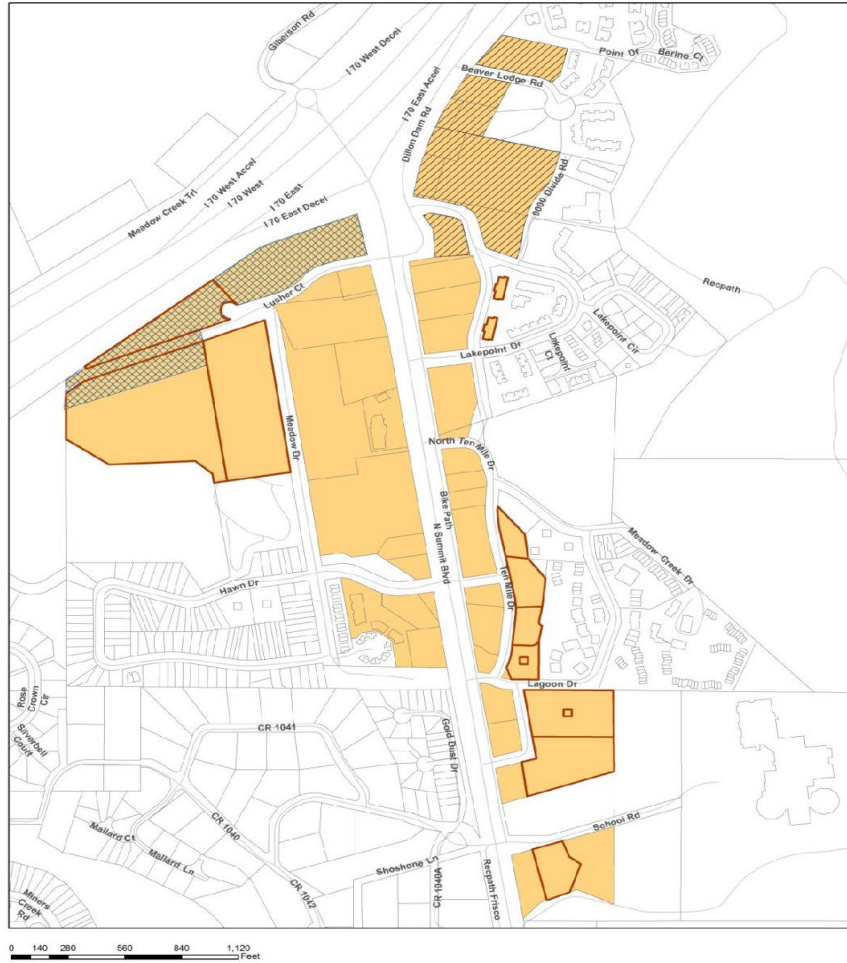
180-6.19.16. *Sign District Maps.*

A. *Map 1. Main Street Corridor Sign District.*

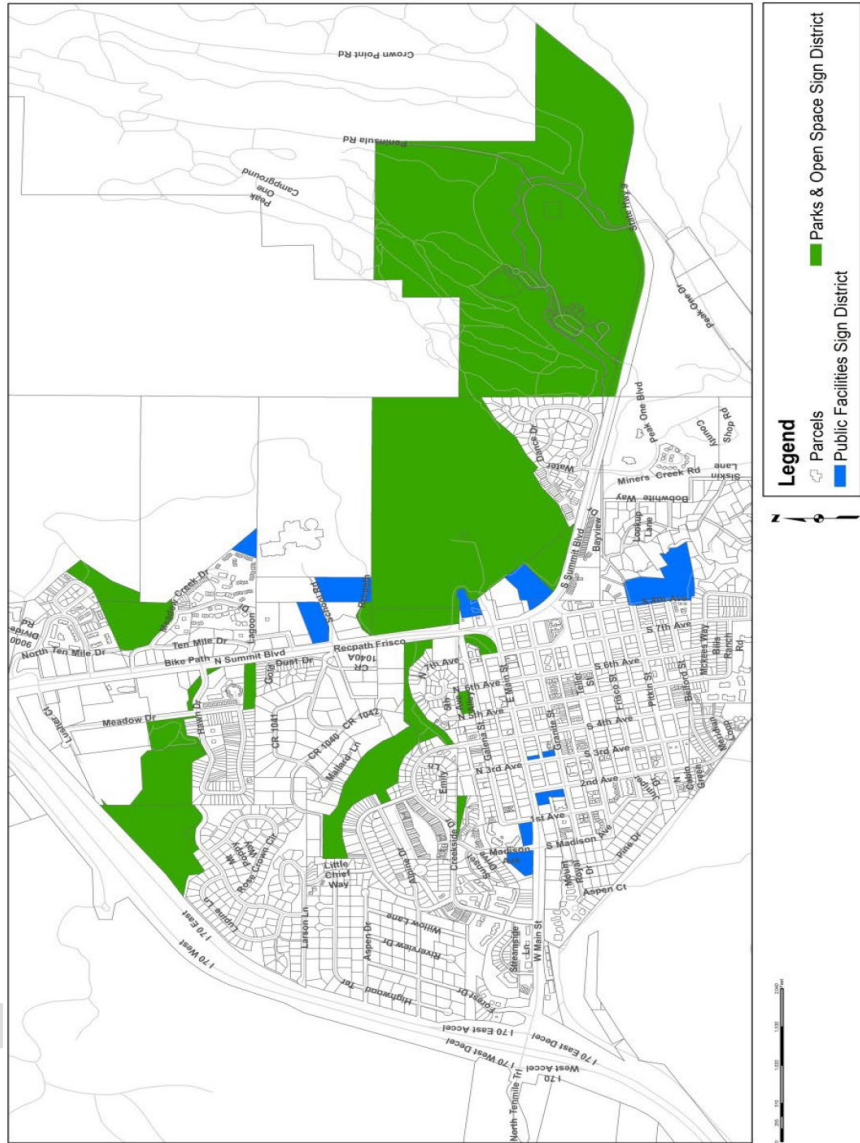
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B. *Map 2. Summit Boulevard Corridor Sign District.*



C. Map 3. Parks and Open Space Sign District and Public Facilities Sign District.



(Ord. No. 17-04, 6-27-17; Ord. No. 19-04, 4-9-19; Ord. No. 25-09, § 1, 6-10-25; Ord. No. 25-09, § 2, 6-10-25)

§ 180-8.10. Nonconforming Signs. - added

180-8.10.1. Signs legally erected prior to the effective date of the ordinance codified in Section 180-6.19 shall be deemed to be legal nonconforming signs. A nonconforming sign shall not be changed, extended, or altered in terms of its size, location, shape, height, colors, and materials without being brought into compliance with the provisions of this Chapter. Changes of copy are allowed, provided that there is no change to the business name.

180-8.10.2. 10-year Legacy Exemption. Existing illuminated signage that is nonconforming due to its illumination shall be considered legal nonconforming for ten (10) years from the adoption date of the amendment concerning outdoor lighting. Unless otherwise specified within this section, within ten (10) years of the effective date of this amendment all illuminated signage that does not conform to the requirements of Section 180-6.19.7.L. shall be replaced or retrofitted to comply with the provisions of this section. After ten (10) years from the effective date of this section, noncompliant signage illumination will be considered a violation of this section and shall, in addition to any other penalties provided herein, be punishable as provided in Chapter 1, General Provisions, Article I.

Staff will confirm with Town Attorney on this language.

§ 180-8.11. Nonconforming development standards. - added

180-8.11.3. Nonconforming Outdoor Lighting. A legal nonconforming outdoor light fixture shall not be changed or altered without being brought into compliance with the provisions of Section 180-6.16, Outdoor Lighting. A nonconforming structure that is nonconforming in terms of its outdoor light fixtures may be expanded, changed, or altered provided that all outdoor light fixtures on the structure, new and old, are brought into compliance with the provisions of Section 180-6.16.

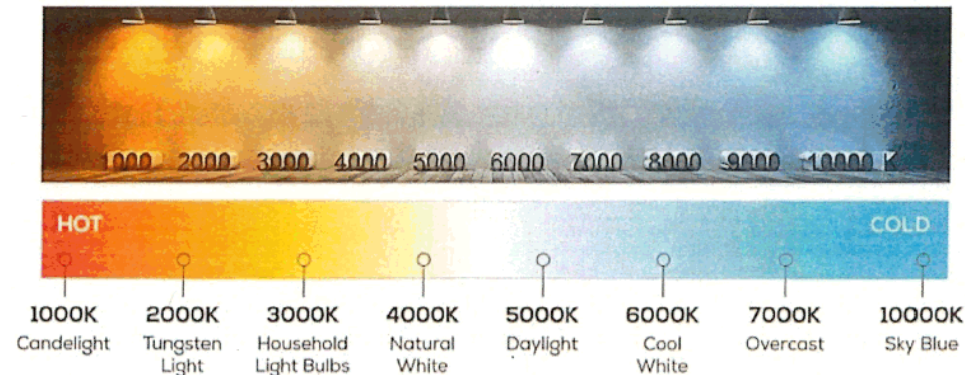
A. 10-year Legacy Exemption. Existing outdoor lighting fixtures that do not meet the provisions of this section shall be considered legal nonconforming for ten (10) years from the adoption date of Section 180-6.16. Unless otherwise specified within this section, within ten (10) years of the effective date of this section all outdoor lighting fixtures that do not conform to the requirements of Section 180-6.16. shall be replaced or retrofitted to comply with the provisions of this section. After ten (10) years from the effective date of Section 180-6.16., noncompliant outdoor lighting fixtures will be considered a violation of this section and shall, in addition to any other penalties provided herein, be punishable as provided in Chapter 1, General Provisions, Article I.

180-9.3. General definitions – *insert the following terms*

Adaptive Controls. Devices such as timers, motion-sensors, and light-sensitive switches used to actively regulate the emission of light from light fixtures.

Correlated Color Temperature (CCT). A specification for the color appearance of the light emitted by a lamp, measured in Kelvins.

Figure 9-B: Correlated Color Temperature (CCT)



Curfew. A period of time at night during which lighting must be significantly dimmed in output or extinguished in accordance with an expected decrease in human presence.

Façade. The square footage of a structure's vertical and horizontal dimensions as viewed in the elevation view. Also referred to as the "vertical surface area".

Festoon Lighting, also referred to as market lighting, bistro lighting, or ping-pong lighting. String lighting intended for permanent installation and year-round use. Festoon lighting is not Seasonal Lighting; see Seasonal Lighting for non-permanent lighting installations.

Fully Shielded Fixture. A fixture for which the light source shall not be visible above a 90-degree horizontal plane passing through the lowest light-emitting part of the fixture. No light shall be projected at or above the horizontal plane. Any structural part of the fixture providing this shielding must be permanently affixed. The fixture must have a solid barrier (cap) at the top of the fixture in which the lamp (bulb) is located. Frosted glass in a fixture does not constitute shielding.

Figure 9-E: Examples of fully shielded fixtures

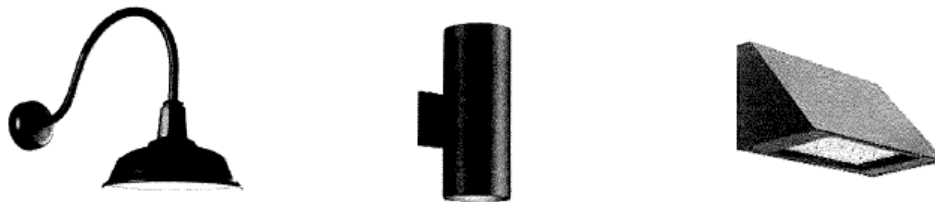


Figure 9-F: Diagram of fixture shielding



Holiday Lighting. See 'Seasonal Lighting'.

Illuminance. The density of light falling onto a surface; commonly measured in the horizontal and vertical planes. Measured in lux or footcandles (fc).

Lumens per Net Acre. The total outdoor light output divided by the number of acres, or part of an acre, with outdoor illumination. Undeveloped, non-illuminated portions of the property may not be included in the net acreage calculation.

Partially Shielded Fixture. A fixture with opaque top and translucent or perforated sides, designed to emit most light downwards. Fixtures that utilize frosted glass for shielding would be considered partially shielded.

Seasonal Lighting. String lighting meant for temporary use and displayed on buildings or landscaping.

Security Lighting. Lighting intended to provide bright illumination for security surveillance. This lighting shall not be used continuously as a general deterrent during hours of darkness.

180-9.3. General definitions – *modify the terms below*

Footcandle. A unit of illuminance equivalent to one lumen per square foot.

Full Cut-Off Light Fixture. A light fixture with a light distribution pattern that results in no light being projected at or above a 90-degree horizontal plane located at the bottom of the fixture.

Lumen. A unit of light measurement. The light emitted within a unit solid angle by a point source with a uniform luminous intensity of one candela. The measure of visible light (luminous flux) emitted from a light source.



Community (IDSC) - Applicant Self-Checklist (Sept. 2023)

[Link to 2018 IDSC Guidelines \(updated Sept. 2023\)](#)

Site Name:	Frisco, Colorado
Date:	November 21, 2025

C	Lighting Management Policy	Complies Y/N	Which Section	Comment on this Item in Application	GXR*
1	Your Community has a comprehensive Lighting Management Policy like the IDA-IES Model Lighting Ordinance (MLO).	Yes	N/A	Town Code Section 180-6.16. Outdoor lighting and updates to Section 180-6.19. Signs	P4-N1
2	Full shielding is required of all lighting fixtures emitting more than 1,000 lumens.	Yes	180-6.16.3. A.a.	Required for all fixtures.	P4-N1A
3	Emission of short-wavelength light is limited through one of the following restrictions:	NA	NA		P4-N1B
a	Light source correlated color temperature (CCT) must not exceed 3000 K; OR	Yes	180-6.16.3. A.b.	Maximum CCT of 3000K.	P4-N1Bi
b	Allowed lighting must not emit more than 25% of its total spectral power at wavelengths shorter than 550 nanometers; OR	NA	NA		P4-N1Bii
c	Scotopic-to-photopic (S/P) ratio of allowed lighting must not exceed 1.3.	NA	NA		P4-N1Biii
4	There is a restriction on the total amount of unshielded lighting, such as a limit on lumens per net acre or a total site lumen allowance in unshielded fixtures.	Yes	180-6.16.3. A.a.	No unshielded lighting allowed.	P4-N1C



C	Lighting Management Policy	Complies Y/N	Which Section	Comment on this Item in Application	GXR*
5	There must be a policy to address over-lighting. This may be accomplished by limiting the average illuminance for any outdoor application, over the entire task area, to no more than 10% over the light levels recommended by, for example, the Illuminating Engineering Society (North America), the Society of Light and Lighting (United Kingdom), or other similar organization.	Yes	180-6.16.3.B.	Maximum lumens per net acre.	P4-N1D
6	Regulations on NEW installations of publicly owned outdoor lighting MUST:	Yes			P4-N1E
a	Clearly indicate where, when, and under what circumstances such lighting is warranted and permitted; AND	Yes	180-6.16.4.D.	Allowed in situations where a public health hazard exists which can only be mitigated by artificial light at night.	P5-N1Ei
b	Require all future such lighting to have adaptive controls and/or curfews.	Yes	180-6.16.4.D.b.		P5-N1Eii
7	Restrictions on the installation and operation of illuminated signs, including ALL of the following:	Yes			P5-N1F
a	During the first hour after sunset and during the last hour immediately preceding sunrise, sign luminance shall not exceed 100 nits (candelas per square meter); AND	Yes	180-6.19.7.L.2.	Luminance levels shall not exceed 100 nits between sunset and sunrise.	P5-N1Fi
b	Signs may only be illuminated while the associated activity is taking place; for businesses, sign illumination must be extinguished completely during the hours the business is closed; AND	Yes	180-6.19.7.L.1.	Extinguished 1 hour after sunset or ½ hour after end of business hours.	P5-N1Fii



C	Lighting Management Policy	Complies Y/N	Which Section	Comment on this Item in Application	GXR*
c	The luminous or illuminated surface area of an individual sign must not exceed 18.6 square meters (200 sq. feet).	Yes	N/A	The absolute largest sign allowed in the code is 165 sq ft.	P6-N1Fiii
8	Outdoor recreational and sports field lighting may be exempted from strict shielding and emission requirements, provided ALL the following are met:	Yes	P7		P6-N1G
a	ANSI/IES RP-6 guidelines (current version) are followed (<i>note</i> : another standard may be followed if appropriate, but this must be stated specifically in the LMP); AND	Yes	180-6.16.5.l .4.	Must utilize minimum lumen levels allowed to meet requirements for play and safety per ANSI/IES RP-6 rules.	P6-N1Gi
b	Lighting is for the surface of play and the viewing stands only; AND	Yes	180-6.16.5.l .2.		P6-N1Gii
c	Illuminance levels must be adjustable based on task; AND	Yes	180-6.16.5.l .2.		P6-N1Giii
d	Offsite impacts of the lighting are limited; AND	Yes	180-6.16.5.l .2.		P6-N1Giv
e	A strict curfew is in place – 10 p.m. or one hour after play ends; AND	Yes	180-6.16.5.l .3.	Must be extinguished by one hour after the end of play or activity.	P6-N1Gv
f	Timers are installed to prevent lights from being left on overnight.	Yes	180-6.16.5.l .3.		P6-N1Gvi
9	There is a maximum 10-year amortization period for ALL non-complying public AND private lighting to comply.	Yes	180-6.16.2. C.		P6-N1H

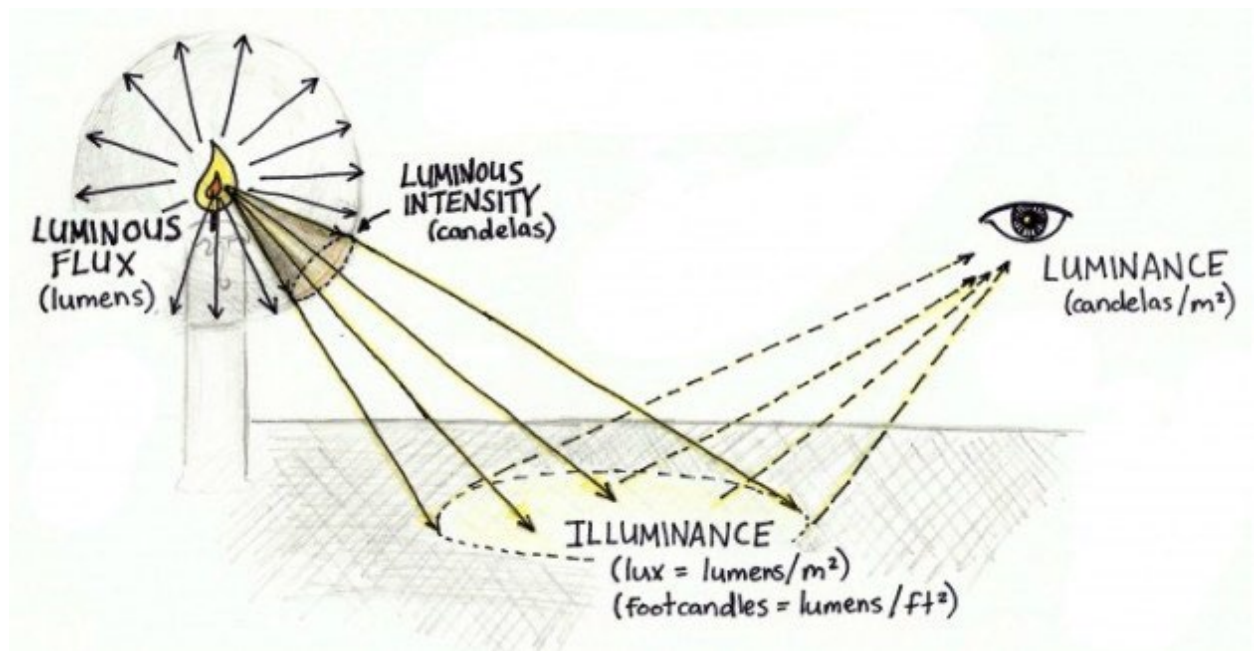
Common Light Measurement Terms

In lighting, terms like lumens or nits measure light output and intensity. Color temperature indicates the perceived warmth or coolness of a light source. Accent, ambient, and task lighting refer to different ways of using light for emphasis, general illumination, and specific tasks.

Here's a more detailed breakdown of key lighting terms:

Light Measurement & Output:

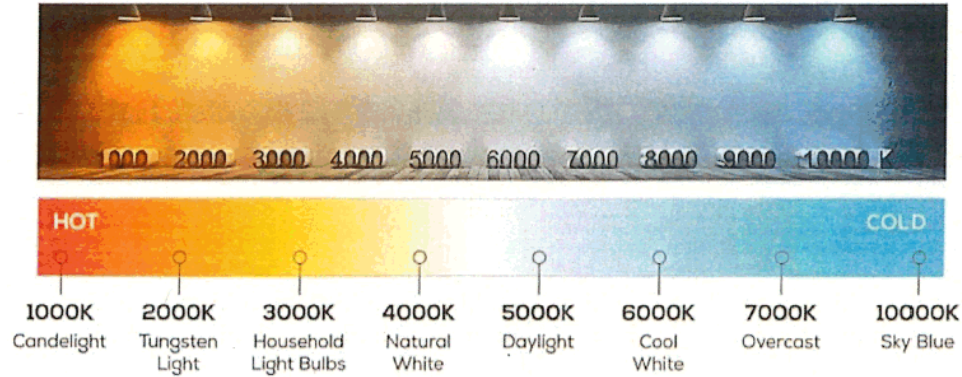
- **Lumens:** Measures the total amount of visible light emitted by a light source.
- **Nit:** A unit of measurement for luminance, specifically the brightness of a display or light-emitting surface. One nit is equal to one candela per square meter. Nits are commonly used to describe the brightness of displays like digital signage.
- **Candelas (or Candlepower):** Measures the luminous intensity of a light source in a specific direction.



Credit: Sigma Safety Corp. <https://sigmasafety.ca/news/lumens-lux-and-candela/>

Light Characteristics:

- **Color Temperature:** The perceived warmth or coolness of a light, measured in Kelvins.
- **Correlated Color Temperature (CCT):** The color temperature of a light source, expressed in Kelvins.



Other Important Terms:

- **Adaptive Controls:** Devices such as timers, dimmers, motion-sensors, and light-sensitive switches used to actively regulate the emission of light from light fixtures.
- **Fixture:** A complete lighting unit, including the light source and its housing.
- **Lamp:** A generic term for a light source, often used in the lighting industry to refer to the light bulb itself.
- **Bulb:** The glass or plastic part of a lamp that contains the light-producing element.
- **Festoon Lighting:** String lighting intended for permanent installation and year-round use.
- **Seasonal Lighting:** String lighting meant for temporary use and displayed on buildings or landscaping.