

**DIVISION V
DOWNTOWN STANDARDS AND GUIDELINES**

18.40.600 Applicability

- (1) The downtown area shall consist of all properties generally between 15th Street on the south and Highway 58 on the north and from Cheyenne Street to East Street, and as specifically depicted by the map in Section 18.40.724 below.
- (2) No building permit shall be issued for the construction of any building, structure, parking area, or for any significant alteration to existing buildings or structures in the downtown area without first obtaining the approval of a site development plan from the Director of Planning and Development. For the purposes of this section, “significant alteration” refers to an addition in gross floor area greater than 1,000 square feet or any physical alteration to a building façade facing a street or alley.
- (3) As detailed in Section 18.40.040(1), all proposals shall be reviewed according to the General Standards and Guidelines and Additional Provisions. In addition, proposals shall be reviewed according to the applicable Specific Standards and Guidelines. Proposals involving historically designated properties are also required to be reviewed by the Historic Preservation Board in conformance with Chapter 18.58.
- (4) The site development standards and guidelines set forth hereafter are in addition to any other site development standards which may otherwise be applicable to a particular property or geographic area of the City.

18.40.610 Review procedures and requirements for approval

- (1) General application and review process for the downtown area shall be in accordance with Sections 18.40.030 thru 18.40.100 of this chapter.

18.40.620 Intent and Purpose

Golden’s downtown area has a unique character that is separate and distinct from other areas of Golden. The design standards and guidelines attempt to preserve the Main street character of downtown through the maintenance and restoration of its architectural integrity.

(1) Goals

- a. Retain distinct architectural features that give the downtown its distinguishing character.
- b. New construction and additions to existing buildings should recognize the predominant size and bulk of existing buildings through design considerations.
- c. Use new elements such as landscaping materials, fencing, streetscape elements that are compatible with the character of the neighborhood in size, scale, material and color.
- d. Retain features such as parks, street lights, benches, walkways, alleys, and building setbacks that have traditionally linked buildings to their environment.

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GENERAL STANDARDS AND GUIDELINES

18.40.630 Character

The combination of a building's distinguishing features make up the important overall character element. Development should respect downtown Golden's character which is typified in architectural features of several existing historic structures in the downtown area. The representative character desired by the City of Golden is included in the following examples:

a. 1201 Washington Avenue

The original Ruby National Bank building illustrates late nineteenth century architecture in Golden.

- Regular rhythm of window spacing on the second floor
- Extensive cornice details
- Appropriate use of color
- Etched or carved masonry with faux column highlights at regular intervals and on corner

b. 1200 Washington Avenue

The Everett Block building (1873) retains its unique Golden character through an updated, contemporary use of color and awnings while maintaining the custom styles of arched second story windows and first floor storefront windows.

- Strong use of color
- Arched windows and headers
- Texturized dentifrice detail under cornice element.
- Maintains setback consistency along block

c. 1122 Washington Avenue

The Loveland Building (1863) is Golden's first brick storefront with arched doors and windows and is an example of an appropriate corner development. With the entrance opening to the corner, the entrance is visible and is the highlighted feature. The use of window cladding creates visual interest while duplicating the rectangular components in the building façade.

- Corner entry at intersection
- Large storefront windows
- Preservation of brick detail and color
- Appropriate cornice element

d. 1120 Washington Avenue

The Coors Building (1906) maintains a set back third story with projecting, arched dormer elements. The unique tile mansard roof and textured brick detailing provide high quality details.

- Sign band is appropriately sized
- Third floor set back from main façade
- Arched windows
- Segmented windows on second story
- Storefront windows indicate retail use
- Kick plate under storefront windows
- Use of color to define sign and kick plate elements



1201 Washington Avenue



1200 Washington Avenue



1122 Washington Avenue



1120 Washington Avenue

e. 1100 Washington Avenue

The Woods Mortuary Building was built in two phases: the north half (1872) features arched window treatments, a prominent cornice feature, and appropriate window and door intervals; the south half (Taft Building, built pre-1886) is similar in style. This building is a good example of creating continuity even though there are varying architectural elements between the two.

- Consistent color scheme
- Window openings at regular intervals
- Recessed entrances
- Detailed dentifrice and brick work
- Unique window headers
- Appropriately sized awning

f. 1114 Washington Avenue

The Dollison Building (1880) was originally two stories but had a third story recessed with mansard roof and two dormers) added but later removed again around 1920.

- Recessed entry components
- Dissimilar second floor and first floor entrances
- Arched second floor windows
- Use of appropriate color highlights cornice element and kick plates

18.40.632 Guidelines

- (1) Development proposals should consider Golden's representative character, including architectural styles, features and architectural elements.
- (2) A building or group of buildings should be designed to be compatible with and in general conformance to the proportions of architectural forms, plans, and details within the existing urban context.
- (3) Preservation of Original Features
 - a. Structures originally constructed as residences that are being used for commercial purposes should retain the residential appearance of the structure.
 - b. Elements such as porches and smaller-scale windows should be retained.
- (4) New additions on or near Washington Avenue which are above the second floor should be set back to maintain the typical block character.
- (5) Additions should be compatible in scale, materials and character with the main building.
- (6) Additions to the structure should be built on the side or back of the original structure, and should maintain the character of the original portions of the building.

18.40.634 Standards

- (1) Missing original or historic features shall be replaced or continued with accurate replications.
- (2) The original open character of a porch shall be preserved. Porch enclosures on the front of a historic structure are inappropriate.



1100 Washington Avenue



1114 Washington Avenue

18.40.640 Colors and Materials

Historic materials have an identifiable size and texture that is an important visual characteristic of the downtown areas. The color scheme for a new or renovated building should visually link it with others in the area.

18.40.642 Guidelines

- (1) New buildings and additions should use elements that are compatible with the historic elements, but which are characteristic of contemporary materials.
- (2) Materials should be smooth brick with narrow joints or wood siding with narrow lap. Stone should be reserved for detailing at cornices and windows and for use at the building base.
- (3) If stucco or EFS system is used, it should be used only above the second floor.
- (4) Strongly contrasting materials should be limited to use for accents. Colors not historically used in the area are appropriate for small areas such as window or door trim, kick plates, or clerestory details.
- (5) Smooth, featureless metal, plastic, or concrete panels should be avoided.
- (6) Highly reflective materials should be avoided. Some use of glass is appropriate for its transparency, as long as it is not tinted or mirrored.
- (7) Steel and iron materials that are finely detailed and finished are appropriate.
- (8) Owners are encouraged to repair, restore or replace existing wood siding with similar wood materials. Alternative materials such as vinyl are not prohibited, but should accompany appropriate wood trim details.
- (9) The following is a list of material examples that are generally inappropriate in the historic context of downtown:
 - Imitation masonry
 - Mirrored surfaces
 - Vinyl or plastic imitation wood siding, with the exception of post-consumer recycled materials
 - Oversized bricks
 - Stucco treated as a particular theme, such as Southwestern or Mediterranean
 - Applying inappropriate materials such as veneers, are discouraged.

18.40.644 Standards

- (1) To preserve the appearance of original materials, covering original materials with new materials shall be avoided. If such covering is necessary and waived by Planning Commission, it shall be installed in such a way as to avoid damaging original materials if the covering is to be removed in the future.
- (2) Unless waived by Planning Commission, original masonry and mortar shall be retained, without the application of any surface treatment.
- (3) Unless waived by Planning Commission, existing unpainted masonry or brick surfaces shall remain unpainted. Painted brick shall reflect traditional historic colors of Golden.



Missing cornice feature



appropriate brick size - 8" square cut



stacked stone in traditional brick sizing

18.40.650 Roofs and porches

18.40.652 Guidelines

- (1) Original roof shapes should be preserved or recreated. Existing dormers and chimneys should be retained. Existing roof pitches should be retained.
- (2) Preserve and replace when necessary, all architectural features that contribute to the roof character such as dormer windows, cupolas, cornices, brackets, and chimneys.
- (3) Retain or replace the original roofing material whenever possible. More contemporary types of roof treatment are acceptable if similar to historic materials (i.e. dimensional shingles, recycled glass tiles, etc.)
- (4) Roof forms, color, material, and texture should be compatible with the treatment of the exterior walls of the building.
- (5) Roof design should minimize the impact of roof protrusions by grouping together or screening vents, ducts, and other mechanical equipment and by recessing rooftop equipment back from the exterior walls.

18.40.654 Standards

- (1) Principal roofs for houses converted to non-residential uses shall be of a type used in one of Golden's historic architecture periods, including symmetrical gable, hip, or gambrel roof types.
- (2) Porches shall maintain an open character and visibility to an entrance.
- (3) Maintain the perceived line and orientation of the roof from the street. Avoid altering the angle of the roof.
- (4) New dormers shall be compatible in size and placement with respect to other dormers on the building or in the neighborhood.
- (5) Retain roof detailing such as brackets, cornices, parapets, and gable end shingles.
- (6) Downspouts and gutters shall be installed in an appropriate location and have a similar color to match the existing structure.

18.40.660 Exterior Spaces

18.40.662 Guidelines

- (1) Provide seating that is usable year-round. Seating should be buffered from extreme winds and should be located so that there is shade in the summer months and sun in the winter months.
- (2) Low fences, walls, or hedges used to separate open space areas from public right-of-way should provide at least 50% open face or be less than 40" in height to allow uninterrupted visual perspective.
- (3) Fences and Stone Walls should be limited to side street locations where they complement other architectural features.

18.40.664 Standards

- (1) Notwithstanding the requirements of Section 18.40.230, there shall be no specific percentage of open space required for office, commercial, mixed use non-residential and residential, and industrial uses in the downtown zone. Open space shall be provided in an amount sufficient to satisfy the requirements of this section and Sections 18.40.221 and 18.40.222.



hip roof with dormer



open porch example

18.40.670 Openings

18.40.672 Guidelines

- (1) The patterns created by the location and detail of entrances to commercial buildings should be maintained. Enlargement of window and door openings that alter the historic pattern of openings is discouraged.
- (2) Typically, houses and storefronts featured a front window or grouping of windows. The proportions, type, relationship, decorative glass, and surrounding detail should be preserved. Arched or defined headers over windows are encouraged.
- (3) Preserve the functional, proportional, and decorative features including the door and its frame, sill, header, jamb, moldings, and any flanking windows.
- (4) On Washington Avenue, new construction should maintain the pattern of recessed entrances with large storefront display windows.
- (5) To maintain the distinction between upper and lower floors of commercial properties, the first floor storefront should be primarily transparent, while upper floors are primarily solid.
- (6) Entrances on corner buildings should face directly to the corner, not just to one of the two street sides.

18.40.674 Standards

- (1) Owners shall replicate the traditional proportion of window repetitions within a façade.
- (2) New building facades and renovations to non-historic facades shall preserve the proportions that are compatible with the proportions established by surrounding buildings and historic buildings in the area.
- (3) Kick plates shall be maintained and incorporated into the area below display windows.
- (4) Transom and sign band features shall be preserved and incorporated into the overall façade.

18.40.680 Parking and Circulation

18.40.682 Guidelines

- (1) Alleys should be efficient for service vehicles as well as attractive for pedestrians.
- (2) Businesses should emphasize their alley entrances with awnings and other architectural features.
- (3) Parking structures should be designed to promote active uses at the sidewalk level. This can be accomplished by designing below grade parking or by having retail uses along the street frontage with parking above and behind the retail space.
- (4) Parking structures should be compatible with traditional buildings in the surrounding area. Structures should maintain the traditional widths of downtown buildings, maintain the alignments and rhythms of architectural elements, and use similar historic building materials.

18.40.684 Standards

- (1) Parking shall be located at the interior of the block whenever possible as opposed to the corner or street side of the block.
- (2) Access to parking shall be off of alleys and side streets instead of



open face fencing



regular interval window pattern and repetition



appropriate storefront transparency, transom window and kickplate preservation

Washington Avenue. Additional Washington Avenue curb cuts are prohibited unless approved by Planning Commission.

- (3) Provide coordinated walkway networks for each site ensuring pedestrian circulation to and from all buildings, parking, and public rights of way.
- (4) Provide pedestrian circulation through and from parking lots and to transit stops.

18.40.690 Streetscape

Streetscape design should contain elements that provide visual continuity along the public right-of-way. Activities and services in the streetscape area should allow safe pedestrian circulation.

18.40.692 Guidelines

- (1) Public art should be compatible with the historic context of the downtown area and not impede the view of historic buildings.

18.40.694 Standards

- (1) A license agreement or city permit shall be required for any private activities located within the public right-of-way.
- (2) Awnings
 - a. Awnings shall not be back lit or internally illuminated.
 - b. There shall be a minimum clearance of at least eight feet (8') between the bottom of the awning and the ground at grade.
 - c. Any portion of an awning containing the name of the business, or which is otherwise a sign, shall be treated as a sign and subject to the provisions of Chapter 18.32. Sign lettering and/or logo shall comprise no more than 30% of the total exterior surface of an awning or canopy.
- (3) Outdoor Elements
 - a. Restaurant seating in the pedestrian portion of the public right-of-way may be permitted pursuant to the provisions of Chapter 4.90.
 - b. Outdoor displays in the pedestrian portion of the public right-of-way may be permitted if at least six (6) feet of passable sidewalk is maintained. No outdoor display or sales area shall encroach onto any portion of a drive aisle, parking or landscaped area.
- (4) Street Tree Specifications
 - a. Only trees on the "Recommended Plant List for Downtown Areas" shall be allowed.
- (5) Streetscape requirements for buildings with a front setback less than 10 feet in width, shall consist of deciduous trees in tree grates, a dry-laid brick paver strip and landscape planting areas where space permits, to conform with the downtown streetscape standards.
- (6) Where a parking lot abuts a sidewalk, a minimum of eight feet of landscaped berm or planting strip shall be used as a buffer.



alley parking



awning clearance



streetscape layout

SPECIFIC STANDARDS AND GUIDELINES

18.40.700 Multifamily and Mixed Use Properties

18.40.702 Guidelines

- (1) The residential portion of a mixed use building should incorporate typical residential features such as porches and balconies that offer façade articulation and transparency.
- (2) Residential balconies should be recessed and not overhang above the public space.
- (3) Multi-family structures in the downtown area should encourage pedestrian activity at the street level through the appearance of commercial architectural design of the first floor. Continuity of the typical storefront or commercial façade even if the first floor is used as residential will provide a welcoming thoroughfare.
- (4) Additions should be designed so as not to obscure, alter or destroy the character of the original building when viewed from a public right-of-way.

18.40.704 Standards

- (1) Use trellises, arcades, recessed entrances, or other transitional elements to shelter patrons from the elements at entrances.

18.40.710 Building placement and site layout

18.40.712 Guidelines

- (1) The reinforcement of the block's appearance as a single entity by aligning building heights, cornice lines, parapets, and other architectural features is encouraged.
- (2) For buildings that are set back from the walkway edge, the sidewalk lines should be maintained with planters, columns, railings, or similar features.

18.40.714 Standards

- (1) Notwithstanding the requirements of Section 18.28.200, there shall not be a front setback requirement from adjacent streets rights-of-way, for buildings designed and used for commercial and office uses or mixed use non-residential and residential between Arapahoe and Jackson Streets from 14th Street to Highway 58. In addition, Planning Commission will have the authority to grant a similar reduction in front setback, as part of a Planning Commission approved site plan for areas one block in any direction of the above referenced area, except not including north of State Highway 58. Such reduction in front setback shall be based upon a finding by Planning Commission that the reduction will not negatively impact nearby properties or land uses.
- (2) Continue the alignment of the original facades along Washington Avenue to create a strong visual edge, unifying the buildings in a block. New construction and additions to existing buildings should retain this same character.

18.40.720 Massing, scale, and proportion

One of the primary defining characteristics of Golden's downtown area is the lower scale of the commercial buildings and those structures and uses that form the transition to adjacent neighborhoods. In order to maintain the harmonious relationships and continuity between existing and new buildings, this section includes standards and guidelines for the height and mass of new buildings and



restaurant seating



building heights should align

additions in three specific height zones. The three height zones and the criteria for constructing taller buildings are based upon the topography and scale of existing development.

Visual continuity of the downtown district is created by the repetition of similarly-sized building elements. New construction should appear similar in mass and scale to nearby historic structures.

18.40.722 Guidelines

- (1) New construction should appear similar in mass and scale to nearby structures. When taller buildings are constructed adjacent to shorter buildings care must be taken in the design of such transitions. Step backs or recesses may be appropriate ways to handle such change in scale.
- (2) Commercial buildings adjacent to historic buildings should respect the character and scale of the adjacent buildings. Sloping roof forms, smaller building masses, etc., may be used to integrate and blend the newer buildings with the existing context.
- (3) Façade heights of new buildings should be similar to the established range of the block. Floor-to-floor heights should appear similar to those of historic buildings in the area.
- (4) Existing two story cornice and parapet wall lines should be continued along the block to achieve compatibility. This continuation of the existing pedestrian scale is especially important where three or four story buildings are proposed.
- (5) Create view corridors using open spaces that focus on architectural landmarks, natural land forms, or special activity areas. View Corridor means the line of sight, identified as to height, width, and distance, of an observer looking toward an object of significance to the community (e.g., ridgeline, river, historic building) from a public right-of-way or public property; the route that directs the viewer's attention.
- (6) Traditional building widths along Washington Avenue are 25' to 50' feet. Where a building must exceed this width, implement changes in design features to suggest the traditional building widths. Buildings in excess of 60 feet should appear as a collection of 25' to 50' buildings through the use of façade materials and detailing, window designs and trim details.

18.40.724 Standards

The sections below have been developed to maintain appropriate scale and character in the downtown core, while allowing for the potential construction of four story buildings where appropriate, based upon specific criteria.

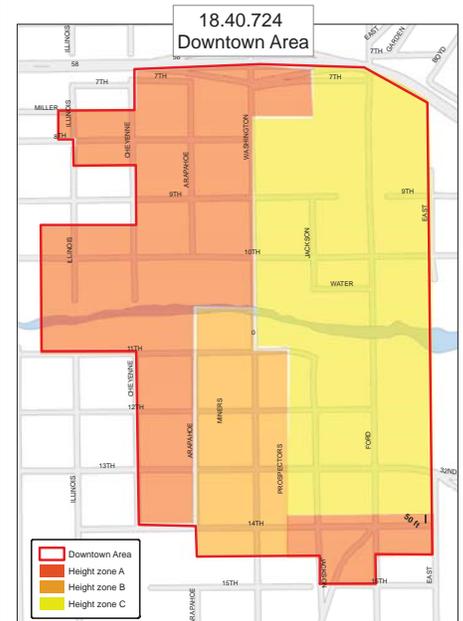
- (1) Any new building or building addition resulting in a building greater than two stories shall set back the vertical wall plane of the portion of the building above the second story cornice line a minimum of six (6) feet and an average of eight (8) feet along any street frontage.
- (2) Zone A consists of the western portions of the downtown area, adjacent to the historic 8th and 9th Street and 12th Street historic neighborhoods. This zone consists primarily of one and two story buildings, with a couple three story structures. Zone A also includes



new construction similar to historic scale and recessed porch above the first floor

the area along 14th Street west of East Street. The south side of 14th Street and the southerly fifty (50) feet of the block north of 14th Street between East Street and Prospectors Alley lie within this zone. Notwithstanding the provisions of Sections 18.28.200 and 18.28.210 of this Title, no building greater than two stories above grade, with a maximum of thirty (30) feet in height will be permitted except upon a finding by Planning Commission of compliance with the Tier 2 bonus criteria in subsection (5) below. No structure may exceed the maximum height limits for the applicable zone district.

- (3) Zone B consists of the historic commercial core of Golden’s main street, Washington Avenue. Historically, most buildings were one to three stories in height. While there are a number of modern four story buildings in existence, the introduction of new buildings must be handled in a manner to complement the existing scale and fabric of the commercial core. Notwithstanding the provisions of Section 18.28.200 and 18.40.210 of this Title, no building greater than three stories above grade, with a maximum of forty (40) feet in height as measured at the front facade of the building will be permitted. Any proposal to exceed this height or number of stories will require approval of a rezoning to the PUD zone district and approval of a site specific Official Development Plan.
- (4) Zone C contains the balance of the downtown area. This area is characterized by larger buildings that transition into the Coors Brewery. Within this zone, the standard zone height limits shall apply however, all structures shall comply with the height and mass criteria described in subsection 1 above.
- (5) Tier 2 bonus to allow a third and fourth floor in Zone A requires compliance with all of the following:
 - a. The project will demonstrate compliance with all applicable standards and 100% of applicable guidelines in this Chapter 18.40. For new construction or alteration of the footprint of existing structures, the project shall provide usable street level public use area(s) on site.
 - b. All new construction shall exceed minimum applicable International Energy Conservation Code standards adopted by the City by at least 20%.
 - c. The project shall demonstrate support for adopted community goals by including one of the following:
 - i. At least 25% of residential units in the project shall be constructed as affordable dwellings available for households making no more than Area Median Income (AMI) by household size.
 - ii. At least 15% of modeled electric or heating activity for the project shall be provided by on-site renewable sources.



18.40.730 Single-family Residential buildings with Commercial Uses
 Adaptive use of residential buildings should preserve the overall form and character of a residential use.

18.40.732 Guidelines

- (1) Residential structures should be set back from the front property line, centered within the lot and occupy one-third to one-quarter or less of the lot area.

- (2) Residential structures used for commercial purposes should retain the residential character of the structure.
- (3) Additions to residential structures should be limited on to the side or rear of the original structure and should be smaller in scale than the existing building.
- (4) New commercial construction on a primarily residential block should reflect residential character.

18.40.734 Standards

- (1) Landscaped front yard areas shall not be converted to parking.

ADDITIONAL PROVISIONS

18.40.740 Clear Creek Corridor

The Clear Creek Corridor includes properties adjacent to Clear Creek as well as the city-owned campus along 10th Avenue.

18.40.742 Guidelines

- (1) Properties along Clear Creek should provide open visual corridors to the Creek to promote the appearance of accessibility.
- (2) Development should take advantage of the natural setting of the creek and trail by creating first floor uses that are open to the public and enhance the pedestrian and recreational environment. First floor uses such as restaurants, plazas and retail that compliment and activate the corridor are encouraged for enhanced safety and community vitality.

18.40.744 Standards

- (1) At least one primary entrance shall face the creek. The entrance shall be architecturally enhanced to show interest towards the creek.
- (2) Notwithstanding the requirements of Section 18.40.532, the creek shall be considered a primary front and parking shall be toward the interior and away from the creek and street sides.
- (3) Buildings facades, landscaping and entrances shall be attractive and welcoming to users of the Clear Creek trail. Amenities such as wide stairways, outdoor use areas, and opportunities for seating, both formal and informal, are examples of treatments that are strongly encouraged.
- (4) Parking areas adjacent to the creek shall be screened by a non-transparent landscape element, such as non-deciduous trees or shrubs. A minimum 10-foot wide landscape buffer strip shall be provided as screening for automobile use areas.
- (5) Development shall provide a minimum 10-foot buffer between private uses and the Clear Creek trail. For private uses that facilitate interaction between creek trail users and the private use (i.e. restaurant, retail, outdoor use areas), the required buffer may be reduced to 5 feet for no more than 20% of the creek frontage.

18.40.750 Signs

In general, signs should enhance the visual interest and remain subordinate to the overall character of the downtown area. A diversity of sign styles that compliment the historic architecture is desired. Chapter 18.32 of the Golden Municipal Code establishes regulations governing signs. This section provides supplemental standards in addition to the requirements of Chapter 18.32.



converted residential home to commercial use

18.40.752 Guidelines

- (1) Signs should be architecturally compatible with the building to which it is attached at to surrounding structures.
- (2) Wall signs should be located on the upper portion of the first floor storefront and should be centered within an area uninterrupted by doors, windows, or architectural details.
- (3) Materials of sign mounting brackets and support structures should match other fixture materials used on the façade of the building.
- (4) To convey a subtle appearance, the use of back-lit or reverse channel letters with halo illumination rather than internally-lit signs are encouraged.

18.40.754 Standards

- (1) Signs shall be permitted to be internally lit only if wall-mounted. All wall-mounted lighting fixtures shall be placed above the sign and shall shine downward.
- (2) Directory signs shall only be wall-mounted.
- (3) Letters shall not exceed twelve (12) inches in height.
- (4) All light fixtures, conduit and shielding shall be painted a flat, dark color, or shall be painted to match either the building or the supporting structure that serves as the background of the sign.
- (5) A sign shall be removed within thirty (30) days after the activity, product, business, service or other use which is being advertised has ceased or vacated the premises.
- (6) Signs for businesses occupying a single-family residential structure shall be limited to one 32 square foot sign.
- (7) Banners or signs shall not be placed on balcony railings or on areas that would detract or interfere with business operations.



architecturally compatible sign design