

**ORDINANCE NO.9
SERIES 2013**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON TO AMEND CHAPTER 15.100, SIGN STANDARDS, TO INCLUDE MULTI-TENANT SIGNS, WITHIN TITLE 15, LAND DEVELOPMENT CODE, OF THE CITY CODE OF THE CITY OF GUNNISON.

WHEREAS, the Community Development Director of the City of Gunnison has filed an application with the City of Gunnison, Colorado, seeking approval of a text amendment to Chapter 15.100, Sign Standards of the Land Development Code; and

WHEREAS, the Planning and Zoning Commission of the City of Gunnison, Colorado, held a public hearing on said application pursuant to notice published in accordance with the *Municipal Code* of the City of Gunnison, Colorado, on March 13, 2013; and

WHEREAS, Section 15.150.050 of the *City of Gunnison Land Development Code* states that approval of a text amendment to the *Land Development Code* may only occur if the application meets all the Review Standards for Text Amendment; and

WHEREAS, on March 13, 2013 the Planning and Zoning Commission of the City of Gunnison recommended approval of the Text Amendment application to the City Council based on findings of fact established through the proceedings of record; and

WHEREAS, the City Council of the City of Gunnison, Colorado, held a public hearing on the Text Amendment application to the *Land Development Code* on April 9, 2013;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ORDAINS THAT:

Section 1. Based upon the application seeking a Text Amendment to the *Land Development Code* and the *Municipal Code*, hereinafter described, the evidence presented to the City Council during the public hearing on the application seeking a Text Amendment, and further, based on the recommendation of the Planning and Zoning Commission of the City of Gunnison, Colorado, the City Council hereby finds as follows:

- A. That this Text Amendment application complies with the review standards for Text Amendments (*LDC*, Section 15.150.050).
- B. That multi-tenant signs allow additional advertising to promote an attractive and financially strong Commercial zone district.
- C. That the amendment proposes multi-tenant signs for commercial developments with three or more tenants and an aggregate gross floor area of 25,000 square feet or more.
- D. That multi-tenant signs are compatible with large multiple tenant retail developments in the Commercial zone district.
- E. That a multi-tenant sign that meets the text amendment standards is part of the Gunnison Center PUD and is located at Main Street and Spencer Street.
- F. That based on the findings above, the Text Amendments protect the community's health, safety and welfare.

Section 2. That based on the foregoing findings of the City Council of the City of Gunnison, Colorado, the City Council hereby determines that the Text Amendment to the *Land Development Code*, herein described is in the best interests of the City of Gunnison, Colorado, and its citizens.

Section 3. Chapter 15.100 Sign Standards, Section 15.100.030 Definitions, of the *City of Gunnison Land Development Code*, is hereby amended to read as follows:

“Multi-tenant Sign” means a freestanding sign that provides identification for three or more tenants or lots in a commercial development of more than 25,000 square feet of aggregate gross building area.

Section 4. Chapter 15.100 Sign Standards, Section 15.100.080 General Regulations, of the *City of Gunnison Land Development Code*, is hereby amended to read as follows:

K. Multi-tenant Signs. The following standards apply:

1. One multi-tenant sign shall be allowed for a street frontage on a commercial development with three or more tenants or lots and with greater than 25,000 square feet of aggregate gross floor area;
2. Tenants allowed to display on the multi-tenant sign shall be a party to a recorded covenant or other legally binding document and the document terms shall address shared use and maintenance responsibility;
3. Multi-tenant signs shall conform to the freestanding sign height provisions of 15.100.080 J., above;
4. The sign shall be subject to review in conjunction with Final Plat Subdivision review or development applications submitted and reviewed by the Community Development Director;
5. The maximum sign area is 150 square feet; and,
6. Multi-tenant signs shall not count toward the permitted sign area of each business.

Section 5. Chapter 15.100 Sign Standards, Section 15.100.090 Zone District Sign Regulations, of the *City of Gunnison Land Development Code*, is hereby amended to read as follows:

SCHEDULE OF REQUIREMENTS FOR NONRESIDENTIAL ZONE DISTRICTS (CBD, I, C)			
Prohibited Signs	Maximum Sign Area by Permitted Type	Maximum Number of Signs Permitted	Maximum Height of Signs or other Restrictions
	Multi-tenant signs: up to a maximum of 150 square feet; prohibited in CBD and Industrial.	1 per commercial development and located on either a designated collector or arterial street frontage	25 feet; see GMC 15.100.080 for additional standards associated with multi-tenant signs.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED this 9th day of April, 2013, on first reading, and introduced, read, and adopted on second and final reading this 23rd day of April, 2013.

Ellen Harrison

 Mayor

(SEAL)

ATTEST:

Sail Davidson

 City Clerk

Ordinance published in its entirety
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 April 18, 2013