



CODE-25-0005 Sign Ordinance

CITY COUNCIL

February 10, 2026



SIGN ORDINANCE

QUICK FACTS

Impact

City-wide

Initiating Entity

City Planning Department

Applicable Code

- UDC provisions affected by the ordinance include: Section 7.3.2, Section 7.3.3, Section 7.4.13, Section 7.5.5, Section 7.6.2, and Section 7.6.3
- City Code Section 3.2.2 (Public Property and Public Works)

SIGN ORDINANCE



PROJECT SUMMARY

The City of Colorado Springs' Sign Ordinance is part of the City's efforts to update and modernize the local sign standards to reflect current technology, industry practices and federal requirements for content neutral sign regulations as well as the citywide strategic priorities of economic vitality and infrastructure to promote a thriving business community.

The proposed Sign Ordinance reflects the City's commitment to maintain balance between effective communication, public safety, community aesthetics, and economic growth.

SIGN ORDINANCE

HISTORY

Pre-UDC Changes

- The sign regulations were last significantly updated in 2012
- Under the 2012 update, the regulations of signs were changed in part as follows:
 - Zone-based to Use-based, which assigned sign allowances and standards by commercial, industrial, office, civic and residential use type
 - The Electronic Message Center (EMC) sign type was added but limited to the Commercial use classification
 - The Coordinated Sign Plan (CSP) application type was added to afford properties with unique characteristics development flexibility for signage

Unified Development Code (UDC)

- Under the UDC, minor changes to the sign regulations were made, such as:
 - Allowing Condominium Office uses under the Coordinated Sign Plan
 - Established criteria for pitched roof signs as well as signs extending up above the roofline on the face of building walls

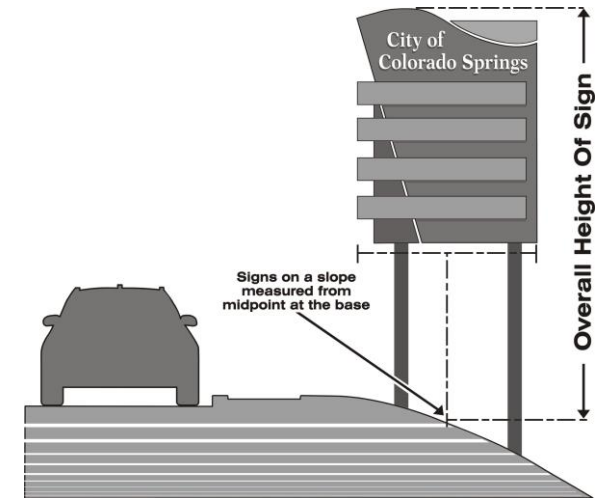
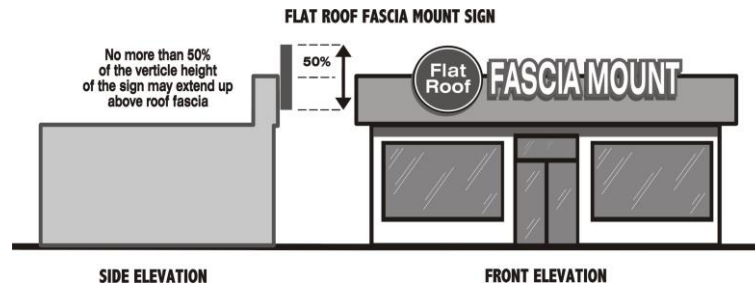
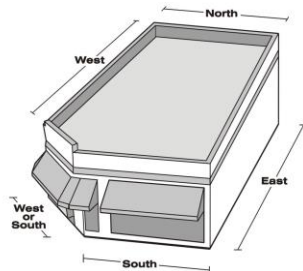
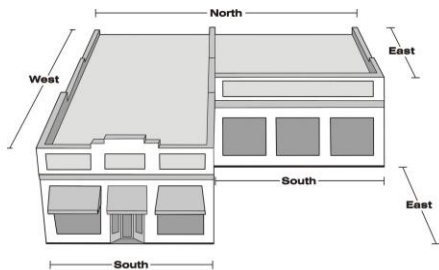
SIGN ORDINANCE CHANGES

- Reformatting and reorganization of Sign Ordinance content
- Coordinated Sign Plan Enhancement
- Sign Classification updates to Major, Minor and Temporary Sign Types
- Sign Category update
- Electronic Message Center Sign Updates
- Nonconforming, Abandoned, Nuisance signs and Sign Maintenance Updates
- Rules of Measurement and Definition Changes

SIGN ORDINANCE

REFORMATTING AND REORGANIZATION

- Reorganized to align regulatory strategies of the UDC
- Addition of Sign Permit and CSP review criteria and approval procedures
- Clarification and reorganization to rules of measurements and definitions
- Updated diagrams and infographics

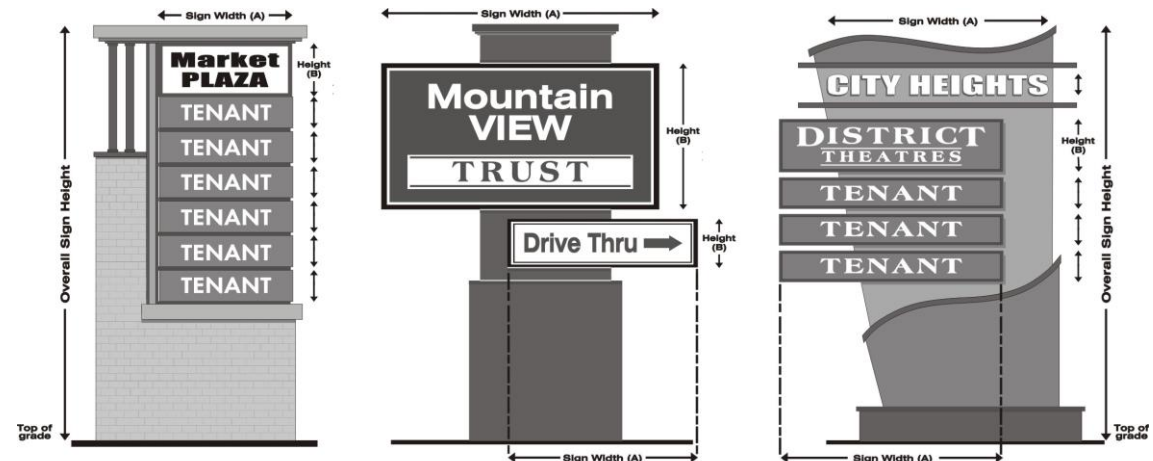


SIGN ORDINANCE

COORDINATED SIGN PLAN (CSP) ENHANCEMENTS

The CSP application type was updated to provide flexibility for signage and variation from certain sign requirements. Most notably, the applicability parameters were modified to allow consideration of alternative sign standards for:

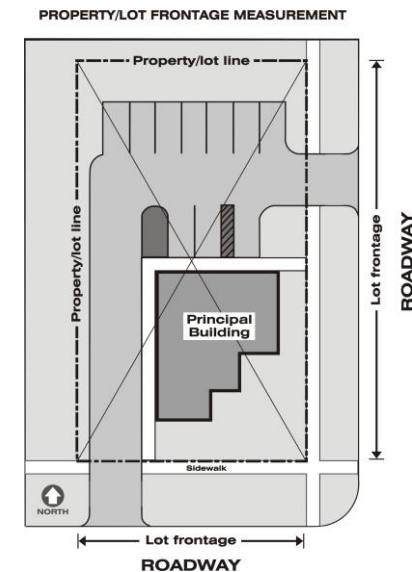
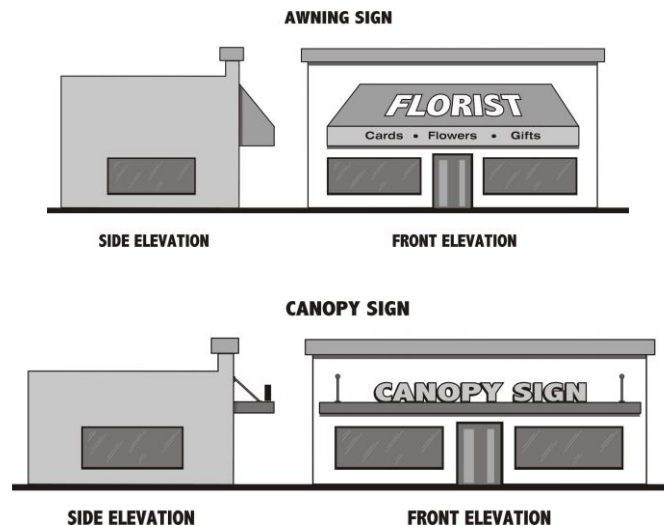
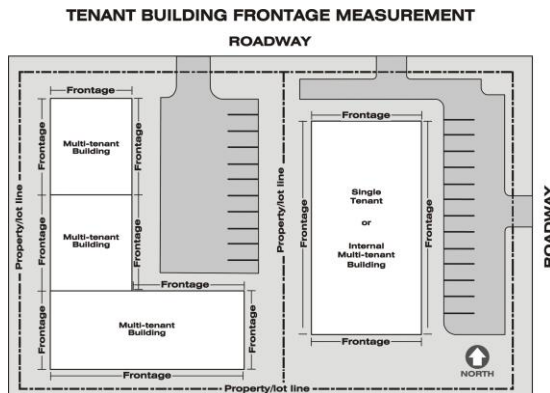
- Common Developments with:
 - Combined lot size greater than one (1) acre;
 - Has minimum of one (1) frontage on a public or private right-of-way; and
 - Contains three (3) or more independent civic, commercial, industrial, or office uses
- Condominium Developments
- Single Lot, Single Use Properties
- 15% Numerical Standard Adjustment
- EMC Maximum Allowance Increase



SIGN ORDINANCE

SIGN CLASSIFICATION UPDATES

- Major, Minor and Temporary Signs use type updated
- Revised dimensional standards for various sign type categories
- Modified sign type categories for Temporary Signs



SIGN ORDINANCE

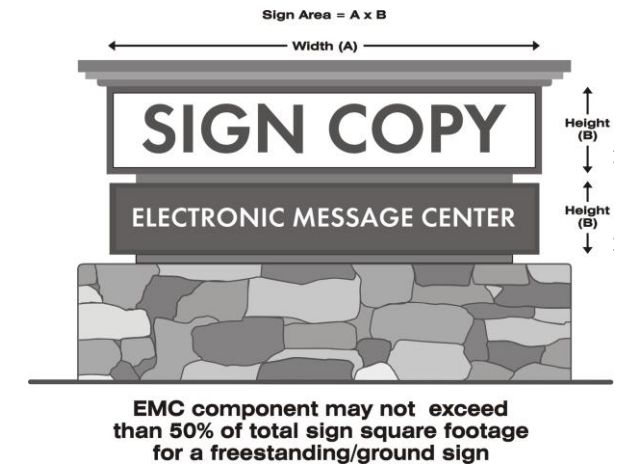
SIGN CATEGORY UPDATES

- Short Term Signs – (Temporary Sign Classification)
 - Updating category to comply with Federal regulations
 - Temporary signs that are associated with:
 - Properties under construction or development, election proceedings, or properties actively listed for sale or lease.

SIGN ORDINANCE

ELECTRONIC MESSAGE CENTER (EMC) SIGN UPDATES

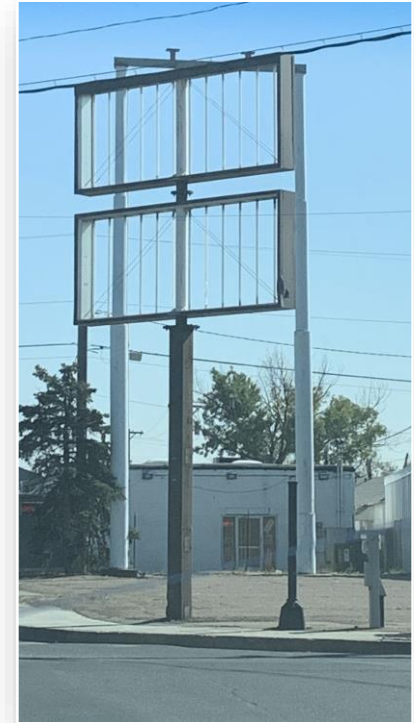
- EMCs to be permitted for additional use classifications - industrial, office and civic
- New placement, orientation and separation requirements and restrictions for EMCs with respect to residential uses
- New operation hours, size limits, message hold durations, and transition timing requirements as well as brightness control requirements



SIGN ORDINANCE

NONCONFORMING, ABANDONED, NUISANCE AND MAINTENANCE UPDATES

- Enforcement focused requirements for nonconforming, abandoned or nuisance signs to gain compliance
- Newly added Sign Maintenance standards to address unsafe, unmaintained, and dilapidated signs



Timeline / Stakeholder Involvement

ENGAGEMENT EFFORTS

- Under the City's *Engage COS – City Projects* webpage a project page was created to convey information about the proposed Sign Ordinance, includes drafts, and adoption progress
- Informational meetings for industry stakeholders and community members were held on October 29, 2025
- On-going public comment solicitation through the decision-making process for the proposed ordinance
- The Housing and Building Association of Colorado Springs (HBA) provided a letter of support

Meetings/Hearings	Dates
Community/Stakeholder Engagement	October 29, 2025
City Planning Commission Informational	November 12, 2025 (regular meeting)
City Planning Commission	December 10, 2025 (regular meeting)
City Council Work session	January 26, 2026
City Council Public Hearings	February 10, 2026 & February 24, 2026
Implementation	June 2026

APPLICATION REVIEW CRITERIA

7.5.702 Amendments to Unified Development Code

Criteria for Approval

1. *The Colorado Springs Comprehensive Plan and other plans adopted by City Council.*
2. *The current conditions and character of current structures and uses in each zone district.*
3. *The most desirable use of land in each zone district.*
4. *The conservation of sensitive environmental features.*
5. *Promotion of responsible development and growth.*

PLANNING COMMISSION MOTIONS

- On December 10, 2025, City Planning Commission recommended approval to City Council the adoption of the ordinance amending portions of the UDC related to signs in Chapter 7, based upon the finding that the request complies with the criteria set forth in City Code Section 7.5.702 (UDC Text Amendment)
- City Planning Commission voted unanimously 8-0-0

City Code Chapter 3

- A companion measure of the proposed Chapter 7 UDC Sign Ordinance includes incidental revisions to provisions of City Code Chapter 3.
- The changes proposed under this concurrently considered ordinance modifies language under the Revocable Permit provisions of City Code Sections 3.2.2.
- The changes are found in the following sections:
 - City Code Section (3.2.213)(E.)(10)
 - City Code Section (3.2.217)(D.)(2)
 - City Code Section (3.2.217)(D.)(2)(b)
 - City Code Section (3.2.217)(D.)(2)(c)
- Action is made by City Council without a recommendation from Planning Commission

