

**RESOLUTION NO. PZ 25-19**  
**Series of 2019**

**A RESOLUTION APPROVING A MASTER SIGN PLAN AMENDMENT  
FOR THE MULTI-TENANT BUILDING LOCATED AT 130 MAIN STREET.**

**WHEREAS**, the Planning and Zoning Commission for the Town of Dillon (“**Commission**”) has received an application from Arapahoe Center LLLP (“**Applicant**”) for an amendment to the Master Sign Plan (“**Existing Sign Plan**”) approved in connection with the multi-tenant building located at 130 Main Street (“**Sign Plan Amendment**”); and

**WHEREAS**, the Commission reviewed the Sign Plan Amendment on December 4, 2019 at its regular meeting; and

**WHEREAS**, following the review of the Sign Plan Amendment, the Commission has found that the Sign Plan Amendment is generally compatible with the architectural character of the community, and that the proposed individual signs are consistent and of coordinated design, and has thus determined that the Sign Plan Amendment should be approved.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DILLON, COLORADO, AS FOLLOWS:**

Section 1. The Planning and Zoning Commission of the Town of Dillon (“**Commission**”) hereby approves the Master Sign Plan Amendment for the multi-tenant building located at 130 Main Street, Dillon, Colorado as shown in Exhibit ‘A’ attached hereto.

**APPROVED AND ADOPTED THIS 4<sup>th</sup> DAY OF DECEMBER, 2019,  
BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF  
DILLON, COLORADO.**

**TOWN OF DILLON**  
a Colorado municipal corporation

By: \_\_\_\_\_  
Teresa England, Chair

ATTEST:

\_\_\_\_\_  
Michelle Haynes, Secretary

**Exhibit 'A'**  
Amended Master Sign Plan  
130 Main Street

**Master Sign Plan**  
**Multi-tenant Building**

**Address:** 130 Main Street (formerly the “Orlin Building”)

**Sign Zone:** A

**Number of Tenant Units:** Six (6)

**Common Master Sign Plan Elements, General:**

Signs within a Master Sign Plan shall have a consistent and coordinated design with a combination of at least two (2) of the following elements: size, shape, materials, letter style and color:

1. **Size:**
  - a. 18 SF each maximum Tenant Sign;
  - b. 25 SF each maximum Building Identification Sign
2. **Shape:** Rectangular with dimensional ratio
3. **Materials:** HDU or wood
4. **Letter Style:** Raised / relief letters, logos and sign features
5. **Color:** Not specified, but shall be architecturally compatible

**Total Number of Signs Permitted:** Eight (8)

**Sign Dimensional Allowances:**

1. **Building Identification Signs (optional):** Two (2) signs, 25 SF each attached to the building:
  - a. Northeastern corner of the building – 25 SF maximum
  - b. Southwestern corner of the building – 25 SF maximum
2. **Tenant Signs (optional):** Six (6) signs, up to 18 SF each attached to the building:
  - a. Dimensions: Rectangular 3:1 to 6:1 Length to Height ratio
  - b. Each tenant is permitted one (1) sign – 18 SF maximum
  - c. Mounted on the northern building face above each unit entrance
3. **Freestanding Sign:** None
4. **Directory Sign:** None

**Total Permitted Sign Area:**

1. **Building Identification Signs:** 2 x 25 SF max = 50 SF Total
2. **Tenant Signs:** 6 x 18 SF max = 108 SF Total
3. **TOTAL SIGN AREA:** 158 SF

**Sign Materials:**

1. High Density Urethane (HDU) carved, machined, formed, or shaped to resemble natural materials
2. Wood

**Design Standards:**

1. Raised relief of letters, logos and sign features
2. Minimum one-inch (1") raised / relief
3. Maximum two-inch (2") raised / relief
4. Colors: not specified, but signs shall be architecturally compatible
5. Text Height: not specified.

**Sign Lighting:**

Shall conform with the Sign Regulations as set forth in the Dillon Municipal Code, to include, but not limited to:

1. No internal illumination
2. Shielded / zero cutoff lighting directed onto the sign and not adjacent rights-of-way, residential properties, or the night sky.
3. Subdued lighting: limited to that light necessary to illuminate the sign such that it may be viewed from an adjacent right-of-way or dedicated multi-modal way. The sign illumination shall not be discernably brighter than surrounding area lighting.
4. Direction of lighting: Downcast onto the sign surface.
5. All light fixtures, conduit and shielding shall be a flat, dark color or shall be a color to be architecturally computable with either the building or the supporting structure that serves as the background of the sign. Fixtures and shielding for the lighting associated with the signs on the building shall be consistent.
6. Energy efficient lighting, in general conformance with industry standards, is required.

**Architectural Compatibility:**

A sign, including its supporting structure and components, if any, shall be architecturally compatible with the building and with the surrounding structures. Architectural compatibility includes features such as sign location, materials, letter style, colors or size.

## Sign Band Locations:

As depicted in the sign plan architectural elevations attached hereto and as depicted in Figure 1 as follows:



*Figure 1. Sign band locations.*

## Conditions of Approval:

1. MDO Plywood is not a permitted sign making material in Sign Zone 'A'.
2. A major redevelopment of the building requiring a Town issued Development Permit shall require the submittal of a new Master Sign Plan.
3. Tenants shall obtain property owner approval for their sign to submit with the Town sign permit application.
4. Tenants shall apply for a Town issued Tenant Sign within an approved Master Sign Plan Permit, if desired.
5. The building owner shall apply for sign permits for the Building Identification Signs, if desired.
6. A Sign Permit is required for each sign.
7. No sign shall extend above the roofline of the building.
8. Building Identification Signs shall not identify or advertise a single tenant but shall be only for the purposes of identifying the building.
9. No signs may be installed on the mansard roof features of the building.
10. Window signs shall conform with the Sign Regulations set forth in the Dillon Municipal Code. No permit is required, but window signs are regulated. Window signs shall be on the interior of the window.
11. Banners, temporary signs, and sandwich board signs shall conform with the Sign Regulations set forth in the Dillon Municipal Code and permits are required.