

**TOWN OF TIMNATH, COLORADO
ORDINANCE NO. 6, SERIES 2026**

**AN ORDINANCE ADOPTING AMENDMENTS TO THE “TIMNATH LAND USE CODE, 2015
EDITION”, WHICH HAS BEEN ADOPTED BY REFERENCE INTO THE TOWN OF
TIMNATH MUNICIPAL CODE**

WHEREAS, The Town of Timnath (the “Town”) is a home rule municipality operating under the Timnath Home Rule Charter (the “Charter”) adopted on November 7, 2006, as amended from time to time, and the Town’s Municipal Code (the “Code”). Pursuant to the Charter, the Code and the authority given home rule municipalities, the Town may adopt and amend ordinances; and

WHEREAS, Section 16-1-10 of the Code states that the Town has adopted by reference the Land Use Code of the Town of Timnath, Colorado (the “Land Use Code”), which is fully incorporated into the Code as fully set forth therein; and

WHEREAS, The Land Use Code was restated and reenacted in Ordinance 15, Series 2015 and has been amended thirteen times since its reenactment; and

WHEREAS, The Town planners have proposed additional amendments to the Land Use Code, as set forth in the attachment hereto; and

WHEREAS, The Timnath Planning Commission held a regularly scheduled meeting and Public Hearing on February 17, 2026, and recommended approval of the Land Use Code Amendment to Town Council by 3-1 vote; and

WHEREAS, The Timnath Town Council held a regularly scheduled meeting and Public Hearing on March 10, 2026, and upon hearing the statements of staff and the public, and giving consideration to the recommendations wishes to adopt amendment to the Land Use Code; and

WHEREAS, during its review of the proposed Land Use Code amendments, the Town Council requested an amendment to Section 2.9.20.9 to establish the Town Council as the reviewing and decision-making body, upon recommendation of the Community Development Director, rather than the Planning Commission, which modification was approved on a 5-0 vote; and

WHEREAS, The Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of public health, welfare, peace, safety and property and that this Ordinance is necessary for the protection of public convenience and welfare.

NOW, THEREFORE, THE COUNCIL OF THE TOWN OF TIMNATH, COLORADO, ORDAINS:

SECTION 1 – AMENDMENTS

1. The Town Council hereby adopts the amendments to the Land Use Code set forth as Exhibit A

SECTION 2 – SEVERABILITY

If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or

constitutionality of the remaining portions of this Ordinance. The Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one or parts be declared unconstitutional or invalid.

SECTION 3 – REPEAL

Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

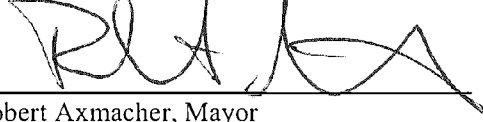
ARTICLE 4 – EFFECTIVE DATE

This Ordinance shall take effect upon adoption at second reading, as provided by Section 3.5.5 of the Charter.

INTRODUCED, MOVED, ADOPTED AND ORDERED PUBLISHED BY TITLE BY THE TOWN COUNCIL OF THE TOWN OF TIMNATH ON FIRST READING, ON FEBRUARY 24, 2026, AND SET FOR PUBLIC HEARING AND SECOND READING AT 6:00 P.M. ON MARCH 10, 2026 AT THE TIMNATH ADMINISTRATION BUILDING, 4750 SIGNAL TREE DRIVE, TIMNATH COLORADO.

MOVED, SECONDED AND FINALLY ADOPTED ON SECOND READING FOLLOWING PUBLIC HEARING BY THE TIMNATH TOWN COUNCIL ON MARCH 10, 2026.

TOWN OF TIMNATH, COLORADO



Robert Axmacher, Mayor

ATTEST:

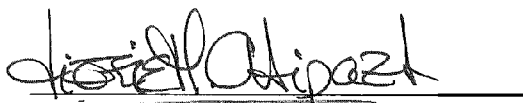

Town Clerk

EXHIBIT A
Land Use Code Amendments
(see attached)

2.9.20 Comprehensive Sign Plan.

2.9.20.1 Purpose and Applicability. The purpose of a Comprehensive Sign Plan (CSP) is to establish standards for a coordinated signage program for qualifying developments. A CSP provides an alternative way to meet Article 7 by allowing specific sign standards to be modified when strict application of the standard regulations does not adequately address visibility, wayfinding, or design objectives, while all other applicable standards remain in effect. A CSP may be applied to:

- A. Multi-tenant developments;
- B. Mixed-use developments;
- C. Planned Development Overlay Districts (PDOs);
- D. Large-scale non-residential developments with shared access and circulation, including multi-building developments and single-use institutional developments (i.e., hospitals, medical facilities, and educational institutions).

A Comprehensive Sign Plan may be submitted at the applicant's request or required by the Community Development Director when a coordinated signage approach is necessary to meet the intent or further the purpose of this code.

2.9.20.2 Pre-Application Conference. See Section [2.9.3.1](#).

2.9.20.3 Comprehensive Sign Plan Submittal. All CSP application packages shall include the following, unless waived or modified by the Community Development Director:

- A. A completed application form and fee;
- B. Title commitment, proof of ownership, or proof of authorized agent;
- C. A signed acknowledgment by the property owner and affected tenants, as applicable, that all signage rights will be limited to the provisions and standards of the approved Comprehensive Sign Plan.
- D. Identification and justification of any requested deviations from standard sign requirements of this Code, including consideration of location, area, height, illumination, color, number of signs, and materials.
- E. Information demonstrating that the CSP complies with the review criteria in this Section and is consistent with the intent of this Code.
- F. A site plan showing buildings, access points, circulation, and the location of all existing and proposed signs; this plan may be conceptual if appropriate to the scale and stage of development.
- G. Sign details identifying sign types, number, size, height, placement, materials, colors, and illumination.

H. Building elevations or renderings illustrating sign placement and scale, if applicable.

I. A wayfinding plan, if applicable.

2.9.20.4 Comprehensive Sign Plan Review Criteria. The applicant shall demonstrate that the CSP complies with the following criteria:

A. The CSP is consistent with and implements the purpose and intent of the Town's sign regulations;

B. The CSP establishes a coordinated and unified signage program for the entire development;

C. The proposed signage is consistent with the architectural character of the development and surrounding land uses, as demonstrated by the following:

1. Sign base materials and structural finishes shall be similar to the primary building materials, notwithstanding individual sign faces, copy, and tenant branding elements;

2. Sign colors are drawn from the building's or development's approved color palette, if applicable, or consist of neutral tones, or are otherwise approved by the Community Development Director;

3. Sign scale, proportion, and placement are consistent with the building façade, if known, and do not obscure architectural features;

4. Illumination type and design are consistent with other signage on the site and adjacent developments and comply with Section 5.3.3., Site Lighting and Building Illumination; and

5. Sign design is consistent with any approved architectural or site design guidelines for the development.

D. Sign size, height, number, and placement are proportional to the site and development scale;

E. The CSP minimizes visual clutter through consolidation, hierarchy, and coordinated design;

F. The CSP provides effective business identification and wayfinding;

G. Sign design shall be compatible with the character and land uses of the surrounding development and shall not create undue visual distraction or excessive prominence.

H. Any requested deviations result in an equal or superior signage program compared to strict compliance; and

- I. The CSP does not create traffic hazards or obstruct sight distances.
- J. The CSP does not request variations to landscaping requirements. Landscaping requirements applicable to signs are not eligible for deviation and must fully comply with this Code.

20.9.20.5 The Director shall review for completeness. See Section 2.9.3.

20.9.20.6 Referrals. Referrals shall be sent to all affected agencies and local governments, and specific property owners, if applicable.

20.9.20.7 Staff Review.

- A. Town staff shall review the CSP for completeness and compliance with the review criteria.
- B. Staff shall prepare a written memo documenting their review against the applicable criteria, identifying compliance or non-compliance and any recommended conditions of approval.

2.9.20.8 Decision. After certification that the application is complete and reviewing the application per the criteria, the Community Development Director shall render a determination approving, conditionally approving, or denying the CSP. The Community Development Director may deny any requested deviation or sign type that exceeds the scope of intent of this Code. Decisions of the Director may be appealed in accordance with Section 2.9.20.11.

2.9.20.9 Referral to Town Council. The Director may refer a Comprehensive Sign Plan application to the Town Council for review and decision if the Director determines that:

- A. The requested deviations are substantial in scale, intensity, or visual impact;
or
- B. The proposal may conflict in a manner inconsistent with the stated intent and purpose of this Article.

Decisions of the Town Council are final.

2.9.20.10 Effect of Decision.

- A. Following approval, all signage within the development shall comply with the approved CSP.
- B. Following approval of a CSP, no signs may be constructed prior to obtaining a sign permit. Individual sign permits consistent with the approved CSP may be approved administratively.

- C. An approved Comprehensive Sign Package shall remain in effect unless amended or replaced in accordance with this Section. The Town may require review and amendment of an approved CSP when substantial redevelopment occurs such that the CSP is no longer consistent with the physical or functional conditions of the development, as determined by the Community Development Director.
- D. Any modifications to the approved CSP shall require application, review and approval in accordance with this Section.

ARTICLE 7. SIGNS

Section 7.2 shall be revised as marked below:

7.2 Applicability.

7.2.1 This Article shall apply to all signs in the Town of Timnath, except as specifically stated otherwise.

7.2.2 A sign may only be erected, established, painted, created or maintained in conformance with the standards, criteria, procedures and other applicable requirements of this Article. Any sign not expressly allowed by this Article or not in conformance with its requirements is prohibited. On properties where mixed-uses exist, residential uses shall comply with the sign regulations for residential uses, and non-residential uses shall comply with the appropriate sign regulations for uses in that category.

7.2.3 Sign regulations herein shall not apply to official federal, state, county or town signs which are erected and intended for public information, direction, safety and control purposes.

ADDED – 7.2.4 A Comprehensive Sign Plan (CSP) may be submitted and reviewed in accordance with Section 2.9.20 for multi-tenant developments, mixed-use developments, developments within a Planned Development Overlay District (PDO), and large-scale non-residential developments shared access and circulation, including multi-building developments and single-use institutional developments (i.e., hospitals, medical facilities, and educational institutions), which modifies certain provisions of this Article.

1. Where a property has an approved CSP pursuant to Section 2.9.20, the sign standards and regulations contained in the approved CSP shall govern the property and proposed signage, where there is a conflict between the approved CSP and this Article. All other sign standards not addressed in the approved CSP shall remain subject to this Article.