



PLANNING COMMISSION MEETING

7:00 PM

August 27, 2026

Prior to the Meeting: 5:30 p.m. *Planning Commissioner Training*

Planning Commission meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Commissioners eliminating lengthy discussions to gain a basic understanding. Timely action and short discussion on agenda items does not reflect lack of thought or analysis on the part of the Planning Commission.

Public comment on agenda items may only be made in person.

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PLEASE NOTE: Public participation is NOT available through YouTube.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. ADDITIONS TO OR DELETIONS FROM THE AGENDA**
- 5. APPROVAL OF MINUTES**
 - A. Planning Commission Meeting Minutes - 5.28.26**
- 6. CONSENT AGENDA**
- 7. PUBLIC MEETINGS**
 - A. A. ORDINANCE NO. 3.372.8 - A Bill For an Ordinance to Amend Subsection 13.01.080(b)(2); Subsection 13.03.040(y); Subsection 13.08.110(e)(6); Subsections 13.09.020(c)(11) and (12); Subsections 13.09.020(d)(3) and (e); Subsections 13.09.040(a), (d)(3) and (e)(1); Subsections 13.09.050(a) and (d); and Subsection 13.09.060(b) of the Parker Municipal Code Concerning Enforcement and Penalties,**

Waivers, Exterior Lighting and Signs

Applicant: Town of Parker

Location: Townwide

Department: Community Development, Bryce Matthews and Jen Malley

TRAKiT

No.:

8. PLANNING COMMISSION ITEMS

9. STAFF ITEMS

10. ADJOURNMENT



PLANNING COMMISSION MINUTES

May 28, 2026

Planning Commission Chairperson Gary Poole called the meeting to order at 7:00 p.m.

The Planning Commission and audience joined in saying the Pledge of Allegiance.

Also, present and seated were Commissioners Jane Lane, Erik Rieger, Ruth Ann Nelson, Lisa Ruiz, Jenny Wohlrabe and Angela Lindstrom.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None.

APPROVAL OF MINUTES

Commissioner Ruth Ann Nelson moved to approve the March 12, 2026, meeting minutes. Commissioner Angela Lindstrom seconded; a vote was taken and passed unanimously.

PUBLIC MEETING OPENED: 7:03 P.M. AN ORDINANCE TO AMEND SECTION 13.02.020; SUBSECTION 13.03.030(i)(5)(c); SUBSECTION 13.03.050(d); SECTIONS 13.03.040, 13.05.020, 13.05.030, AND 13.05.050; SUBSECTIONS 13.08.110(f), 13.08.120(c)(4), 13.09.020(c)(4), 13.09.030(b)(3), AND 13.09.040(d); AND SECTIONS 13.08.030, 13.08.090, AND 13.08.130 OF THE PARKER MUNICIPAL CODE CONCERNING UPDATES TO THE LAND DEVELOPMENT ORDINANCE

Applicant: Town of Parker
Location: Townwide
Department: Community Development, Bryce Matthews

STAFF PRESENTATION

Bryce Matthews, Assistant Director – Planning, presented the staff report proposing an amendment concerning updates to the Land Development Ordinance of the Parker Municipal Code.

COMMISSIONER DISCUSSION WITH STAFF

- Commissioner Ruth Ann Nelson asked why a new definition for membership club was created; *(Staff said that a membership club means different things to different people so that's why we defined it).*
- Commissioner Ruth Ann Nelson also asked why we are no longer requiring owner occupation or occupation by a residential manager in the revisions; *(Staff replied that that portion is in the definition for Bed and Breakfast. A Bed and Breakfast does require it to be owner occupied, but it was in two (2) places in the code. We took it out of the conditions, but it is still required to be owner occupied).*
- Commissioner Jane Lane said that under Vested Rights a Site Plan can be adjusted by the Planning Director for minor changes even if they are more than 15% of the approved plan. She is curious as to how that works. She said that the language mirrors the language in the Site Plan, but a Site Plan is more commercial, and Planning Commission does not generally see Site Plans. She is wondering why this vague change has been made to planning development adjustments. It appears very subjective. She also said that allowing the Planning Director to do whatever they want does not seem copasetic; *(Staff replied that he would review the language. The intent of that is that we have code in certain Planned Developments that have different rules. So, it is to allow the Planning Director to be able to solve for where there is a conflict. Staff said it would be reviewed).*
- Commissioner Jane Lane said that we are asking to advise approval of the revisions without this being clarified; *(Staff's recommendation would be to do a condition of approval if Planning Commission is concerned about that).*
- Commissioner Jenny Wohlrabe asked about the Vested Rights section and when it says that vesting starts when there is reasonable and substantial expenses. She asked if there was an actual number that goes with that; *(Staff replied no. That is determined by the courts. That is language that the attorneys have pulled from previous court cases and the courts make that decision).*

PUBLIC COMMENT

None

PUBLIC MEETING CLOSED: 7:23 P.M. – AN ORDINANCE TO AMEND SECTION 13.02.020; SUBSECTION 13.03.030(i)(5)(c); SUBSECTION 13.03.050(d); SECTIONS 13.03.040, 13.05.020, 13.05.030, AND 13.05.050; SUBSECTIONS 13.08.110(f), 13.08.120(c)(4), 13.09.020(c)(4), 13.09.030(b)(3), AND 13.09.040(d); AND SECTIONS 13.08.030, 13.08.090, AND 13.08.130 OF THE PARKER MUNICIPAL CODE CONCERNING UPDATES TO THE LAND DEVELOPMENT ORDINANCE

PLANNING COMMISSION DISCUSSION

- Commissioner Ruth Ann Nelson said that she understands Commissioner Jane Lane's point. She thinks this could be resolved by a motion with conditions that this section be reviewed or deleted?
- Commissioner Jane Lane said that she is open for a discussion about it. Maybe 25%?
- Commissioner Lisa Ruiz said maybe more precise language that defines that role.
- Commissioner Jane Lane feels that wherever the section says *minor*. She feels that is too vague and should have a percentage that is higher than 15% instead or go through Planning Commission if it is more than 15%. She is open to either of those.
- Commissioner Ruth Ann Nelson stated that it applies to boundaries, roadways, alignments, open space, tracts, park sites, and similar elements. It does not apply to the number of units. She believes units are addressed elsewhere. She feels Commissioner Lane makes a good point. She said that maybe they could add a definition for *minor* to the definitions. Language could be added to the definition that says that the definition of *minor* change would give the Planning Director guidance on what would and what would not be permissible.
- Commissioner Jane Lane said that that sounds complicated, and she thinks it would be easier to delete that one line or come up with a definition of *minor*.
- Commissioner Ruth Ann Nelson wasn't sure she could come up with a definition of *minor*.

PLANNING COMMISSION DISCUSSION WITH STAFF

- Staff suggested that it be recommended that *minor* be clarified or defined.

PLANNING COMMISSION DISCUSSION

- Commissioner Ruth Ann Nelson suggested that *minor* be clarified or defined and if unable to do so, then it will be deleted.
- Commissioner Jane Lane agreed.
- Commissioner Erik Rieger agreed.
- Commissioner Lisa Ruiz agreed that it is an important consideration.
- Commissioner Angela Lindstrom said that we need to be careful and not make too many definitions and pigeonhole ourselves and don't allow people to do what they are put in a position to do.
- Commissioner Erik Rieger understands the concern for allowing these changes because the changes could stack up and change the original meaning.

- Commissioner Lisa Ruiz does not believe it has to do with trusting someone in that position. She believes that there needs to be some distinct parameters.
- Commissioner Jane Lane said that in her experience, most planning and development adjustments are less than 15%. It might be an imposition on a developer if it is just barely over 15% because time is money. She does not want it to be that vague.
- Commissioner Jenny Wohlrabe feels it will be difficult to define *minor*. She defaults to what Commissioner Lindstrom stated earlier and does not believe there needs to be any editing.
- Commissioner Gary Poole agrees with Commissioner Wohlrabe.
- Commissioner Ruth Ann Nelson commented that she understands what Commissioner Poole is saying, but she disagrees. She does not think it is out of line for the Planning Commission to recommend Town Council to take another look at this particular section. Planning Commission is not directing staff to do something a particular way. We just want to make Town Council aware of what they are doing in this case. If Town Council is good with the way this section is written, then they will put this through the way it was written. But, by making this conditional recommendation we are alerting Town Council to the fact that this is an issue that they may want to look at. She also said that she is very excited that we are requiring schools to require adequate drop-off. And she was happy that the definition of non-functional turf grass requirements was in there.
- Commissioner Poole commented that no schools have adequate drop-off.

Commissioner Ruth Ann Nelson moved the Planning Commission recommend Town Council make the amendments as listed in the packet with the following condition:

- Section 13.03.040(c)(2)(a)(2) regarding changes that are determined to be minor in nature the term *minor* be clarified or defined. If Town Council finds this section to be impractical then it should be deleted.

Commissioner Jenny Wohlrabe seconded. A vote was taken and was defeated 4 to 3. Commissioners Wohlrabe, Lindstrom, Rieger and Poole voted Against and Commissioners Lane, Nelson and Ruiz voted For.

Commissioner Erik Rieger moved the Planning Commission recommend Town Council amend sections as noted in our packet of the Parker Municipal Code concerning updates to the Land Development Ordinance. Commissioner Jenny Wohlrabe seconded. A vote was taken and passed 5 votes to 2. Commissioners, Wohlrabe, Lindstrom, Rieger, Ruiz, and Poole voted For and Commissioners Nelson and Lane voted Against.

STAFF ITEMS

Bryce Matthews explained that the 2050 Comprehensive Plan is scheduled to go to Town

Council Study Session on June 8th, therefore there is a need for a Planning Commission Special Meeting on June 4th to review the 2050 Comprehensive Plan presentation ahead of the Town Council Study Session. A motion would be required to schedule the Special Meeting.

Commissioner Ruth Ann Nelson moved that the Planning Commission hold a Special Meeting on June 4th, 2026, at 5:30pm at Town Hall to review the 2050 Comprehensive Plan. Commissioner Erik Rieger seconded. A vote was taken and the motion passed unanimously.

Bryce Matthews also mentioned that the Town Council Study Session on June 1st they will be discussing drone delivery service. A discussion of land use policies and other policies.

ADJOURNMENT

Chair Gary Poole moved that the meeting be adjourned. The motion passed unanimously. The meeting was adjourned.

Jennifer Malley
Recording Secretary

Gary Poole



Planning Commission Staff Report

Planning Commission Date: 8/25/26

Council Date: 9/22/26

Hearing Type:

Public Meeting:

Recommendation regarding adoption of an Ordinance to Amend Subsection 13.01.080(b)(2); Subsection 13.03.040(y); Subsection 13.08.110(e)(6); Subsections 13.09.020(c)(11) AND (12); Subsections 13.09.020(d)(3) and (e); Subsections 13.09.040(a), (d)(3) and (e)(1); Subsections 13.09.050(a) and (d); and Subsection 13.09.060(b) of the Parker Municipal Code concerning enforcement and penalties, waivers, exterior lighting and signs.

Location: Townwide

Project Planner: Jen Malley, Planning Coordinator
Bryce Matthews, Assistant Director - Planning

Applicant: Town of Parker

Executive Summary: The proposed amendments to the Parker Municipal Code update several provisions of the Land Development Ordinance to improve clarity, flexibility, and consistent administration. The amendments:

- Clarify how repeat code violations are calculated for purposes of escalating fines
- Revise the Town Council waiver criteria
- Provide additional flexibility for exterior lighting setbacks in shared circulation areas, and
- Make updates to the Town's Sign Code.

Proposed amendments are intended to address issues identified through implementation of the LDO, clarify existing requirements, and provide more effective and consistent development review and code administration.

Staff Recommendation: Approval

RECOMMENDED MOTION

“I move the Planning Commission recommend Town Council Amend Subsection 13.01.080(b)(2); Subsection 13.03.040(y); Subsection 13.08.110(e)(6); Subsections 13.09.020(c)(11) AND (12); Subsections 13.09.020(d)(3) and (e); Subsections 13.09.040(a), (d)(3) and (e)(1); Subsections 13.09.050(a) and (d); and Subsection 13.09.060(b) of the Parker Municipal Code concerning enforcement and penalties, waivers, exterior lighting and signs.

ALTERNATIVE MOTIONS

Deny

“I move the Planning Commission recommend Town Council deny Amending Subsection 13.01.080(b)(2); Subsection 13.03.040(y); Subsection 13.08.110(e)(6); Subsections 13.09.020(c)(11) AND (12); Subsections 13.09.020(d)(3) and (e); Subsections 13.09.040(a), (d)(3) and (e)(1); Subsections 13.09.050(a) and (d); and Subsection 13.09.060(b) of the Parker Municipal Code concerning enforcement and penalties, waivers, exterior lighting and signs.

Approve with Conditions

“I move the Planning Commission recommend Town Council to Amend Subsection 13.01.080(b)(2); Subsection 13.03.040(y); Subsection 13.08.110(e)(6); Subsections 13.09.020(c)(11) AND (12); Subsections 13.09.020(d)(3) and (e); Subsections 13.09.040(a), (d)(3) and (e)(1); Subsections 13.09.050(a) and (d); and Subsection 13.09.060(b) of the Parker Municipal Code concerning enforcement and penalties, waivers, exterior lighting and signs with the following conditions:”

- List proposed conditions

Continue

“I move the Planning Commission vote to continue the public meeting to Amend Subsection 13.01.080(b)(2); Subsection 13.03.040(y); Subsection 13.08.110(e)(6); Subsections 13.09.020(c)(11) AND (12); Subsections 13.09.020(d)(3) and (e); Subsections 13.09.040(a), (d)(3) and (e)(1); Subsections 13.09.050(a) and (d); and Subsection 13.09.060(b) of the Parker Municipal Code concerning enforcement and penalties, waivers, exterior lighting and signs.”

I. BACKGROUND/DISCUSSION

The proposed amendments to the Parker Municipal Code primarily update and clarify provisions of the Land Development Ordinance related to waivers, exterior lighting, and signage. Key changes include:

- Clarifying how repeat code violations are calculated for purposes of escalating fines.

- Revising the Town Council waiver criteria to provide greater flexibility while requiring waivers to be ‘in the public interest’ and consistent with the intent and purpose of the LDO.
- Providing exceptions to exterior lighting setback requirements for private streets, shared parking areas, and shared access areas.
- Clarifying exemptions for instructional signs and small window signs.
- Clarifying language regarding temporary freestanding sign standards, including permitted duration, number, size, and provisions for properties actively listed for sale.
- New requirement for the registration of non-commercial temporary freestanding signs (32/64’s).
- Moving window sign standards from the temporary sign provisions to the permanent sign provisions to reflect the permitting process and clarifying applicable area limitations and exemptions.

Overall, the amendments are intended to clarify existing regulations, address implementation issues identified through administration of the LDO, and improve consistency in applying the Town's development and sign standards.

II. PARKER 2035 MASTER PLAN

[Parker 2035 Master Plan | Town of Parker - Official Website](#)

MASTER PLAN CONSISTENCY	
Master Plan Designation	Choose an item. ☒ Consistent ☐ Inconsistent
Master Plan Character Discussion	N/A
Consistent Goals/Strategies	<u>Land Use 1.J</u>
Staff Analysis	The <i>Parker 2035 Master Plan</i> is a policy framework for decisions that affect the physical, social and economic environment of the Town. These proposed LDO changes are consistent with Strategy 1.J in Chapter 6 of Parker 2035 Master Plan - ‘<i>Continue to review our Land Development Ordinance to assure that it is fair, consistent and understandable.</i>’ The proposed LDO amendments are intended to be easier to administer and understand, and continue improving predictability in the development review process for property owners, developers, and residents. Staff has determined that the proposed LDO changes align with the <i>Parker 2035 Master Plan</i>.

III. CONCLUSION

The purpose of these amendments is to improve clarity, make the LDO easier to administer and understand, and continue improving predictability in the development review process

for property owners, developers, and residents. The proposed ordinance includes amendments intended to support more consistent land development processes and outcomes.

IV. ATTACHMENTS

1. Draft Ordinance for proposed LDO changes

Report Approved By: Bryce Matthews, Assistant Director - Planning

ORDINANCE NO. 3.372.8, Series of 2026

TITLE: A BILL FOR AN ORDINANCE TO AMEND SUBSECTION 13.01.080(b)(2); SUBSECTION 13.03.040(y); SUBSECTION 13.08.110(e)(6); SUBSECTIONS 13.09.020(c)(11) AND (12); SUBSECTIONS 13.09.020(d)(3) AND (e); SUBSECTIONS 13.09.040(a), (d)(3) AND (e)(1); SUBSECTIONS 13.09.050(a) AND (d); AND SUBSECTION 13.09.060(b) OF THE PARKER MUNICIPAL CODE CONCERNING ENFORCEMENT AND PENALTIES, WAIVERS, EXTERIOR LIGHTING AND SIGNS

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

Section 1. Enforcement and penalties. Subsection 13.01.080(b)(2) of the Parker Municipal Code is amended to read as follows:

(b) Penalties. When a violation of this LDO has been established, the Town may impose the penalties listed in Subsection (1), or those listed in Subsection (2), or those listed in Subsection 3, as determined by the Town Attorney.

(2) If the violation concerns the regulations of Chapter 13.09, *Sign Code*, or related procedures in Chapter 13.03, *Administration and Procedures*, fines shall be based on number of violations within the previous twelve (12) month period:

- a. First violation: \$50.00
- b. Second violation within twelve (12) months of the first violation: \$100.00
- c. Third violation within twelve (12) months of the second violation: \$200.00
- d. Fourth violation within twelve (12) months of the third violation: A summons and complaint shall be required.

Section 2. Waiver. Subsection 13.03.040(y) of the Parker Municipal Code is amended to read as follows:

(y) Waiver.

- (1) Applicability. ~~This section 13.03.040(y) shall apply to applications to approve deviations from the substantive standards (including but not limited to required timelines for performance or validity) of this LDO to encourage flexibility and variety in land development where other options to achieve those results are not available under this LDO.~~ **The Town Council may authorize waivers from the provisions of this Title. Waivers may be granted for the purpose of encouraging flexibility and variety in land development. The Town Council will not look favorably on waiver requests for self-inflicted hardships.**
- (2) Specific criteria for approval. In making its decision, the Town Council, by resolution, must find that all of the following criteria are met:
 - a. ~~The need for the requested waiver is not a self-created hardship.~~ **The requested waiver is in the public interest.**
 - b. The **requested** waiver does not impair the intent and purposes of this LDO.

Section 3. Sign Code - Exterior Lighting. Subsection 13.08.110(e)(6) of the Parker Municipal Code is amended to read as follows:

(e) General standards. All exterior lighting subject to this Section 13.08.110 shall comply with the following standards:

- (6) Light setbacks. All freestanding light fixtures shall be set back from each property line a distance at least equal to the total height of the luminaire.
This setback shall not apply to:
 - a. a property line located within private street provided that the light fixture is located to serve the shared vehicular or pedestrian circulation area,**
 - b. a property line located within a shared parking area, or shared access drive or aisle, or**
 - c. Other locations where shared lighting of publicly accessible spaces is necessary or appropriate as determined by the Planning Director.**

Section 4. Sign Code - General provisions. Subsections 13.09.020(c)(11) and (12) of the Parker Municipal Code is amended to read as follows:

(c) Exemptions. The following signs and displays are exempted from regulation and permitting under this Chapter 13.09:

(11) Any permanent freestanding sign(s) meeting the requirements of Section 13.09.050(f)(3) **regarding instructional signs.**

(12) Any window sign(s) under six (6) square feet in area **per building frontage.**

Section 5. Sign Code - Prohibited signs. Subsections 13.09.020(d)(3) and (e) of the Parker Municipal Code are amended to read as follows:

(d) Prohibited signs. Without limiting the generality of any other permissions or prohibitions in this Chapter 13.09, the following signs are expressly prohibited:

(3) Flashing, moving, animated, coursing, blinker, racer-type, intermittent, rotating, moving, or revolving signs and/or devices, whirligig devices, inflatable signs and tethered balloons, **feather flags**, pennants, ribbons, streamers, spinners, and other similar types of attention-getting devices, except for changeable copy signs that comply with the applicable regulations in this Chapter 13.09;

(e) Registration required. Registration pursuant to the administrative procedures set forth in Section 13.03.040(o), *Sign permit or temporary sign registration*, shall be required for all temporary signs allowed under this Chapter 13.09, unless otherwise exempted by ~~Section (f) below of~~ another provision of this LDO.

(1) Any temporary sign shall meet the following criteria:

- a. The proposed signs shall not interfere with required sight distances and sight distance triangles as established in the LDO and the Roadway Design and Construction Criteria Manual, or as otherwise determined by the Town.**
- b. The proposed signs shall not provide a safety or security hazard to pedestrians, drivers, or the general public, and shall not interfere with pedestrian and bicycle movements.**
- c. The proposed signs shall not be located within any utility or drainage easement unless allowed pursuant to Section 13.09.050(f)(2)c.**

Section 6. Sign Code - Temporary signs on developed parcels. Subsections 13.09.040(a), (d)(3) and (e)(1) of the Parker Municipal Code are amended to read as follows:

(a) Purpose. The purpose of this Section 13.09.040 is to reinforce and enhance the unique character of the residential and nonresidential parcels within the Town in an appropriate manner. An excessive number of signs, improper placement of signs, or excessive sign area can create visual clutter that detracts from the aesthetic quality of the Town's ~~residential neighborhoods.~~

(d) Temporary sign type-specific standards.

(3) Temporary freestanding signs.

a. Sign area allowance (~~"32/64"~~). **Temporary freestanding sign.**

1. Notwithstanding any other provision of this Chapter 13.09, each separate nonresidential parcel shall be allowed one (1) freestanding sign, displayed for no longer ~~than twelve (12) consecutive months,~~ **for each street frontage, pursuant to the following standards: 90 days per calendar year plus one (1) extension of an additional sixty (60) days if resubmitted to the registry pursuant to Section 13.03.040(o). The display duration set forth in this Section shall not apply to any sign placed on a parcel of real property during any time period in which the parcel is actively listed for sale, as evidenced by such parcel's listing in a multiple listing service or other real estate listing service.**
2. ~~If the freestanding sign is to be made permanent, a Planned Sign Program meeting the standards set forth in Section 13.03.040(l) is required.~~ **Each nonresidential parcel shall be allowed one (1) sign for each street frontage, pursuant to the following standards:**

<u>Table 13.09.A: Dimensional Standards for Temporary Freestanding Signs</u>			
	<u>Maximum</u> <u>Sign Area Per</u> <u>Face</u> <u>(sq. ft.)</u>	<u>Maximum</u> <u>Total Sign Area</u>	<u>Maximum</u> <u>Sign Height (ft.)</u>

<u>Street Frontages with Posted Speed Limits ≥ 45 m.p.h.</u>	<u>32</u>	<u>64</u>	<u>8</u>
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3. If there is no available land to place such freestanding sign, an additional banner sign may be substituted so long as such banner sign meets the requirements of Section 13.09.040(d)(1).

b. Non-commercial Temporary freestanding "32/64".

- 1. Notwithstanding any other provision of this Chapter 13.09, each separate nonresidential parcel shall be allowed one (1) freestanding sign 32/64, displayed for no longer than twelve (12) consecutive months, pursuant to the following standards:**

<u>Table 13.09.B: Dimensional Standards for Temporary Freestanding Signs</u>			
	<u>Maximum Sign Area Per Face (sq. ft.)</u>	<u>Maximum Total Sign Area</u>	<u>Maximum Sign Height (ft.)</u>
<u>Street Frontages with Posted Speed Limits < 45 m.p.h.</u>	<u>16</u>	<u>32</u>	<u>8</u>
<u>Street Frontages with Posted Speed Limits ≥ 45 m.p.h.</u>	<u>32</u>	<u>64</u>	<u>8</u>

2. ~~If the~~ **A Non-commercial** freestanding sign ~~is to~~ may be made permanent ~~through~~ a Planned Sign Program meeting the standards set forth in Section 13.03.040(1) ~~is required and a sign permit is required.~~

4. ~~Any sign that meets the requirements of this Section shall not be subject to the permitting requirements of Section 13.03.040(o); but the duration of display of the temporary banner may not exceed twelve (12) months, unless the temporary sign is located on a vacant parcel or subdivision~~

~~tract, in which case the time limitations set forth in this Section shall not apply.~~

b. c. Duration Temporary sign for properties actively listed for sale.

~~1. Except for temporary freestanding signs that comply with Subsection a. above, any temporary freestanding sign may be displayed for a maximum of ninety (90) days per calendar year, plus one (1) extension of an additional sixty (60) days if resubmitted to the registry pursuant to Section 13.03.040(o).~~

12. The display duration in Subsection b.1 above shall not apply to any sign placed on a parcel of real property during any time period in which the parcel is actively listed for sale, as evidenced by such parcel's listing in a multiple listing service or other real estate listing service.

(e) Dimensional and design standards for temporary signs.

(1) The following dimensional limitations shall apply, by sign type and parcel type, to temporary signs on residential and nonresidential parcels. Additional limitations may apply to the sign types referenced below in Section 13.09.040(d).

Table 13.09.B: Dimensional and Duration Standards by Temporary Sign Type				
Sign Type	Maximum Sign Area (per sign) (sq. ft)	Maximum Sign Area (total) (sq. ft.)	Maximum Height (ft.)	Display Duration Limitations
Banner	40	40 per occupant	—	15 consecutive days per banner. [1]
Construction Sites	32 on street with speed limits < 35 MPH 64 on street with speed limits ≥ 35 MPH	None. Three signs permitted per highway, arterial, collector or nonresidential local street frontage	—	Duration of any active construction of a new building that will contain a principal use, requiring a Building Permit and occurring on that parcel

Freestanding	32	64 per parcel <u>sign (double sided) per street frontage</u>	8 [2]	See Subsection 13.09.040(d)(3) <u>a.1.b.</u>
<u>Non-commercial Freestanding</u>	<u>32</u>	<u>64 per sign (double sided)</u>	<u>8 [2]</u>	<u>See Subsection 13.09.040(d)(3)b.1.</u>
Sandwich Board	8	8 per occupant	4	During the operating hours of the individual or entity posting the sign
Window	The lesser of: 25 % of aggregate window sign area for any single occupant of a parcel; or 150 square feet of aggregate window sign area for any single occupant of a parcel		—	None
Notes: [1] Banners may be displayed on up to six (6) separate occasions per year, and no extensions shall be permitted. [2] Temporary freestanding signs located within the Downtown East zoning district shall not exceed five (5) feet in height.				

Section 7. Sign Code - Permanent signs on developed parcels. Subsections 13.09.050(a) and (d) of the Parker Municipal Code are amended to read as follows:

(a) Purpose. The purpose of this Section 13.09.050 is to reinforce and enhance the unique character of the residential and non-residential parcels within the Town in an appropriate manner. An excessive number of signs, improper placement of signs, or excessive sign area can create visual clutter that detracts from the aesthetic quality of the Town's ~~residential~~ **neighborhoods**.

(d) Dimensional and design standards for permanent signs. The following dimensional limitations shall apply, by sign type and parcel type, to permanent signs. Permanent signs shall also be subject to the aggregate area limitations per parcel as set forth in Sections 13.09.050(e). Additional limitations may apply to the sign types referenced below as set forth in Section 13.09.050.

Table 13.09.D: Dimensional Standards by Permanent Sign Type				
Sign Type	Parcel Type	Maximum Sign Area (per sign) (sq. ft.)	Maximum Height (ft.)	Minimum Setback From ROW (ft.) [1]
Building-Mounted (except Projecting or Window)	Residential	Not Permitted unless multifamily dwelling in the Downtown East or Downtown West zoning districts that shall meet the nonresidential standards below.		
	Nonresidential	Refer to Section 13.09.050(f)(1).		
Changeable Copy	Residential	Not Permitted		
	Nonresidential	20	8 for single principal use 15 for multiple principal uses	10
Flag	Residential	50 (25 per face)	25	1 per 1 foot of pole height
	Nonresidential	200 (100 per face)	See Subsection 13.09.050(c)(2)a.	
Freestanding	Residential	24	8	See Subsection 13.09.050(f)(2)b.
	Nonresidential	See Subsection 13.09.050(f)(2).		
Instructional	Residential	6	5	5
	Nonresidential	15	5	5
Projecting	Residential	Not permitted unless multifamily dwelling in the Downtown East or Downtown West zoning districts that shall meet the nonresidential standards below.		
	Nonresidential	30	—	—
Window	Residential	Not Permitted <u>[2]</u>		
	Nonresidential	<u>The lesser of: 25 % of aggregate</u>	—	—

		<u>window sign area for any single occupant of a parcel; or 150 square feet of aggregate window sign area for any single occupant of a parcel</u>		
Residential Subdivision Entry	Residential	80 (40 per face)	8	—
Notes: [1]: The minimum setback from the right-of-way is five (5) feet in the Downtown East zoning district. The minimum setback for any sign over six (6) feet in height in all districts except the Downtown East zoning district is twenty (20) feet. <u>[2]: Subject to 13.09.020 (c) Exemption up to six (6) square feet per building frontage.</u>				

Section 8. Sign Code - Temporary and permanent signs on vacant parcels and subdivision tracts. Subsection 13.09.060(b) of the Parker Municipal Code is amended to read as follows:

Signage on vacant parcels and subdivision tracts shall comply with the following standards:

* * *

(b) Vacant parcels subject to a Building Permit. On any vacant parcel for which a Building Permit has been issued, permanent signage shall be allowed **after acquiring a permit and** pursuant to Section 13.09.050(f)(2) above and temporary signage shall be allowed **after registration and** pursuant to Section 13.09.040(d)(2).

Section 9. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Parker, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds that the title to this

Ordinance was posted in two public places two days before the Town Council meeting, as provided by Section 7.5e. of the Town of Parker Home Rule Charter.

Section 10. Severability. If any clause, sentence, paragraph or part of this Ordinance or the application thereof to any person or circumstances shall for any reason be adjudged by a court of competent jurisdiction invalid, such judgment shall not affect application to other persons or circumstances.

Section 11. Effective Date. This Ordinance shall become effective ten (10) days after final publication.

INTRODUCED AND PASSED ON FIRST READING this ____ day of _____, 2026.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

ADOPTED ON SECOND AND FINAL READING this ____ day of _____, 2026.

Joshua Rivero, Mayor

ATTEST:

Chris Vanderpool, Town Clerk

APPROVED AS TO FORM:

Lindsay Jordan, Town Attorney