

500.C Applicability

1. No sign, part of a sign, or lighting for a sign, may be erected, altered, constructed, changed, converted, enlarged, placed, or moved unless it complies with all applicable requirements of this CDC.
2. The standards of this Article shall apply to signs in each zone district in the City of Steamboat Springs. Only signs authorized by this Article shall be allowed in the applicable zone district unless otherwise expressly provided for in this Article.

500.D Format and Context Areas

1. Format

- a. Each zone district has been grouped into specific Context Areas as described in Section 500.D.2.d.
- b. If a new zone district is created after the enactment of this Article, the Director shall determine the applicability of appropriate sign standards within that district.
- c. Definitions and descriptive graphics for terms used in this Article are found in **Section XX**.

2. Context Areas

a. Purpose

The purpose of Context Areas is to divide the community into areas that are distinguished by character and zoning to allow signage to be more tailored to an area rather than a “one size fits all” approach. Signage will be regulated and allowed based on the nature and character of an area.

b. Intent

The intent of Context Areas is to respect differing character and signage needs throughout the City. Context Area regulations will help preserve and enhance unique aspects of each Context Area’s existing and future development.

c. Applicability

Each zone district shall be included in one of seven Context Areas as listed in Table 500-1. Sign regulations are applied based on the zone district of the property and the Context Area for that district. Each Context Area shall have sign standards consistent with the character of the area. The boundary of each Context Area shall be the area of each property included within each zone district. The boundaries of the Context Areas correspond to the boundaries of the zoning districts they include.

Table 500-1. Context Areas and Applicable Zone Districts¹²³

Context Areas	Applicable Zone Districts					
Single Family Residential (SFR)	OR	RE	RN	RO	MH	T2-NE
Multiple-Family Residential (MFR)	RR	MF	T3-NG1	T3-NG2		
Base Area (BA)	G					
Town Center Commercial (TCC)	CO	T4-NC	T5-TC			
Pedestrian Commercial (PC)	CY	CK	CN			
Commercial Corridor (CCR)	CC	CS	LFR	EC		
Industrial (IC)	I					

¹ PUD and SD zone district Context Area will be determined by the Director to be consistent with the most applicable Context Area for the district.

² Signs for mixed use buildings or properties shall be evaluated consistent with the Context Area for their zone district or the most applicable Context Area as determined by the Director.

³ If the context area associated with the zone district on a specific property is inconsistent with the surrounding area, the Director may assign as different context area to the specific property that is consistent with the surrounding area.

d. **Context Area Descriptions**

- i. **Single-Family Residential Context Area (SFR).** Includes properties zoned primarily for residential uses excluding multiple-family residential developments located near the Base Area or residential uses in mixed-use buildings. The context area may include small businesses within a single unit, wayfinding, directional, neighborhood, or subdivision signage. The Single-Family Residential Context Area includes the Open Space and Recreation (OR), Residential Estate (RE-1, RE-2), Residential Neighborhood (RN-1, RN-2, and RN-3), Residential Old Town (RO), Mobile Home (MH), and Neighborhood Edge (T2-NE) zone districts.
- ii. **Multiple-Family Residential Context Area (MFR).** Includes properties zoned primarily for multiple-family residential uses including condominium and townhome developments located across town and at the Base Area; serving residents and visitors. The context area may include neighborhood and subdivision signage as well as wayfinding or directional signage to navigate between buildings or to shared amenities. Limited commercial uses may also be present as well as one-family and two-family uses. The Multiple-Family Residential Context Area includes the Resort Residential (RR-1, RR-2), and Multifamily Residential (MF-1, MF-2, and MF-3), Neighborhood General –Low (T3-NG1), and Neighborhood General- Medium (T3-NG2) zone districts.
- iii. **Base Area Context Area (BA).** Governs those properties that serve the ski resort area. The Context emphasizes retail, entertainment, and other commercial uses oriented towards visitors. The area can serve a large amount of people in a relatively small geographic area. Signage should accommodate wayfinding as the Base Area is linked with residential neighborhoods and tourist accommodations located throughout the community. The Base Area Context Area includes the Gondola (G-1, G-2) zone districts.
- iv. **Town Center Commercial Context Area (TCC).** Includes the City of Steamboat Springs' historic downtown and town center areas to the west. Downtown is connected to the City's cultural heritage and is a vibrant commercial corridor that serves residents and visitors. West of town the T4-NC and T5-TC zone districts will be a developing town center that may include patterns and character similar to those found downtown. The Town Center Commercial Context Area includes retail, office, restaurant, residential, institutional, lodging/accommodation, and other commercial uses involving active or frequent interaction with the public, pedestrian activity and on-street parking. This Context Area should focus on preserving the historic heritage and character of downtown and anticipate new development to the west that could function in a similar fashion. The Town Center Commercial Context Area includes the Commercial Old Town (CO), Neighborhood Center (T4-NC), and Town Core (T5-TC) zone districts.

- v. **Pedestrian Commercial Context Area (PC).** While similar to the TCC Context Area, the Pedestrian Commercial Context Area should accommodate a mix of uses, function as a transitional area to areas of different density, and be pedestrian oriented while accommodating lower vehicle speeds and on-street parking. A range of uses including single family and multiple family residential, retail, service, restaurant, traditional office, medical office, and institutional uses should be anticipated in these areas. Signage would need to consider businesses, institutional uses, home occupations, small studios, offices, pedestrian activity, wayfinding, slower speed traffic, mixed-use and multi-family buildings. The Pedestrian Commercial Context Area includes the Commercial Yampa (CY-1, CY-2), Commercial Oak (CK-1, CK-2) and Commercial Neighborhood (CN) zone districts.
- vi. **Commercial Corridor Context Area (CCR).** Emphasizes larger office, retail, and entertainment uses. This classification is applied to auto-oriented development, however, there is still a strong emphasis on pedestrian connections. Signage may include signs visible from US Hwy 40, collector, and arterial roadways with consideration for pedestrian signage as well. The Commercial Corridor Context Area includes the Community Commercial (CC), and Commercial Services (CS), Large Format Retail Overlay (LFR), and Entry Corridor Overlay (EC) zone districts.
- vii. **Industrial Context Area (I).** This Context Area includes properties located along entry corridors to the community and away from residential areas. Properties and uses are typically auto-oriented and some uses or businesses may not have frontage on an arterial or collector. Industrial signs should be visible, attractive and functional for properties within the area and for those with frontage along the entry corridors and major roadways. The Industrial Context Area includes the Industrial (I) zone district.