

permits run with the land and shall continue until terminated by the Board in accordance with the procedures set forth in the UDC.

SECTION 4 GENERAL SIGN STANDARDS

The following standards apply to all signs:

A. No person shall erect or display any sign (1) that creates confusion that could interfere with police or fire emergency response calls; (2) that imitates standard public traffic regulatory signals or public emergency signs; (3) that materially obstructs lighting for any public or private street or for any public property; or (4) that interferes with any public utility service or traffic control device.

B. No sign shall be fastened to a fire escape, and no sign shall obstruct any fire escape or any door, window, hallway or passageway that leads to a fire escape or that otherwise provides an emergency exit route from any building.

C. The following are prohibited:

1. Advertising searchlights and revolving beacons.
2. Sky signs, tethered pilotless balloons, and all gas-filled advertising devices.
3. Sandwich or "A-frame" signs and sidewalk and curb signs.
4. Mobile or portable signs and signs mounted, attached, or painted on motor vehicles, trailers, or boats and used as stationary advertising.
5. Signs that emit any sound.
6. Political signs in public rights of way or on public property.
7. Signs with changeable copy (except signs for the following uses: church, school, library, community center, art gallery, live theater, and motion picture theater).
8. Pole signs.

D. No person shall distribute or cause to be distributed any poster, placard, handbill, or advertising material in such a manner that the materials could reasonably be expected to be blown about by the wind. The person whose name appears on any of such materials shall be presumed to have knowledge of the location and manner of their distribution. If a large number of such materials are blown about by the wind, such person shall also be presumed to have reasonably expected such a result.

- E. No person shall erect a sign on a tree, rock, or other natural feature.
- F. All signs shall be erected and displayed in compliance with all applicable state laws and with the Town's building and electrical codes.
- G. No restrictions or standards apply to signs (1) that are not visible from the ground-level exterior of a building; or (2) that are located within a building and more than 10 feet from any exterior entrance to the building (whether or not visible from the exterior of the building); or (3) that are located within a building and more than 10 feet from any glazed opening (whether or not visible from the exterior of the building).
- H. No sign may be illuminated except as follows:
1. Facade signs and all monument signs may be externally illuminated (from either the front or back); however, all light sources must be shielded or directed so they do not (because of intensity, reflection, or glare) create a hazard for motorists or pedestrians or a nuisance to adjacent residential uses.
 2. Facade signs may be internally illuminated provided they are illuminated (1) uniformly and evenly; (2) individually and internally; (3) without visible raceways, electrical conduits, circuit breakers, or other electrical appurtenances; and (4) using continuous (within each individual letter) neon or other gas elements. Monument signs shall not be internally illuminated.
 3. No illuminated sign or any element thereof may turn on or off, change brightness or otherwise (a) produce an apparent motion of any visual image, (b) cause any time or temperature message to change more than once each five seconds, or (c) cause any other message or picture to change.
 4. Signs with changeable copy (as permitted by this Article) may be translucent with internal or back lighting if the translucent material is white and if the internal or back lighting produces illumination that is uniform over the entire sign area and that does not (because of intensity, reflection, or glare) create a hazard for motorists or pedestrians or a nuisance to adjacent residential uses.

SECTION 5 SPECIAL SIGN STANDARDS

Section 5.1. Planning Areas Table 5.1 (located at the end of this Article) identifies the types of signs that may be erected and displayed within each sub-area within each PD District. An "X" indicates that the sign type is permitted. Section 5.2 below establishes the sign standards that apply to each type of sign. Illustrations of selected sign types (contained in Section 6 below) are provided for informational purposes only to illustrate the relative scale of the sign types, but they are not "regulatory" and are not part of the PD Ordinance or this PD Supplement. In the event of

a conflict between the written standards in this Section and the illustrations, the written standards shall control.

Section 5.2 Standards

A. Subdivision Monument Signs *See Figure 5* Two subdivision monument signs are allowed at each entrance to a single family subdivision or multi-family development. The standards for subdivision monument signs are as follows:

1. The signs must be monument signs (whose length exceeds height) and may be located within roadway landscape zones (excluding visibility triangles at intersections).
2. Content is limited to the name and logo of the subdivision, to the logo of the Circle T Ranch, and to the names and logos of golf courses and/or country clubs.
3. The maximum size of each monument sign is 40 square feet; the maximum sign area is 24 square feet; and the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign.
4. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the Board.
5. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the Board.
6. All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.

B. Subdivision Identification Signs *See Figure 6*. Two single-family subdivision identification signs are allowed at each entrance to a single family subdivision that does not have a subdivision monument sign. The standards for subdivision identification signs are as follows:

1. The signs must be incorporated as part of, or attached to, a portion of the subdivision perimeter fencing.
2. Height shall not exceed length.

3. Content is limited to the name and logo of the subdivision and/or the logo of the Circle T Ranch.
4. The maximum sign area is nine square feet.
5. The signs must be architecturally consistent with the subdivision perimeter fence.

C. Business Monument Signs (Type 1) *See Figure 7.* Each lot is entitled to one monument sign for each street frontage of the lot. Type 1 monument signs may only include the name and logo of the building and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all Type 1 monument signs are as follows:

1. Signs may be located within roadway landscape zones.
2. Length must exceed height.
3. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the Board.
4. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the Board.
5. If the total floor area of a building is less than 20,000 square feet: (a) the maximum monument size and maximum sign area is 20 square feet; (b) the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (c) the minimum setback is 10 feet, measured from the public right-of-way.
6. If the total floor area of a building is 20,000 square feet or more but less than 125,000 square feet: (a) the maximum monument sign size is 40 square feet; (b) the maximum sign area is 24 square feet; (c) the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.
7. If the total floor area of a building is 125,000 square feet or more: (a) the maximum monument sign size is 60 square feet; (b) the maximum sign area is 36 square feet; (c) the maximum height is six feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.

8. All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.

D. Business Monument Signs (Type 2) *See Figure 8.* Each building on a lot is entitled to one monument sign for each street frontage of the lot. Type 2 monument signs may only include the name and logo of the building and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all Type 2 monument signs are as follows:

1. Signs may be located within roadway landscape zones.
2. Length must exceed height.
3. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the Board.
4. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the Board.
5. Maximum sign size is three feet high and six feet long regardless of building size.
6. Each monument sign must be parallel to the street and placed no closer to the street than the "Build to Line" for the applicable street.
7. The space between the sign and the building must be landscaped.
8. Signs must not significantly block the flow of pedestrians on the sidewalks.
9. No monument signs are allowed on the street designated as Westlake Square on the Texas Town portion of the PD Thoroughfare Plan other than monument signs associated with the Town Hall/Civic Building.

E. Business Group Monument Signs *See Figure 9.* The Town would like to encourage buildings to forego erecting individual monument signs in favor of "joint" or "group" monument signs. To further this objective, the Town encourages property owners to designate "group sign areas" as follows:

1. A group sign area is any contiguous area (excluding streets, other rights-of-way, and public areas) designated as such by all the owners thereof (using a metes and bounds description). The designation can be made at any time prior to or concurrent with the submission of a site plan for the area, and all such designations are subject to the approval of the Board. Land can be removed from any group sign area with the consent of the Board and the consent of the owner(s) of the land being removed; provided, however, the area that remains must continue to comply with the requirements of this Subsection. Land can also be added to any group sign area with the consent of the Board and the consent of the owner(s) of the land being added; provided, however, the expanded area must continue to comply with the requirements of this Subsection.

2. Each group sign area is entitled to one group monument sign for each primary entrance of the group sign area. Group monument signs may only include the name and logos of buildings and/or the name and logo of business occupants; provided, however, if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for group monument signs are as follows:

a. Signs may be located within any required front yard.

b. Construction materials are limited to stone, cast stone brick, split face CMU used in conjunction with, or as a border for, stone and cast stone, or other materials approved by the Board.

c. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the Board.

d. If the total floor area of all buildings within the group sign area is 20,000 square feet or more but less than 125,000 square feet: (a) the maximum monument sign size is 40 square feet; (b) the maximum sign area is 24 square feet; (c) the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.

e. If the total floor area of all buildings within the group sign area is 125,000 square feet or more: (a) the maximum monument sign size is 60 square feet; (b) the maximum sign area is 36 square feet; (c) the maximum height is six feet, measured from the average grade level at the base of the sign to the highest part of the sign; and (d) the minimum setback is 15 feet, measured from the public right-of-way.

3. All monument signs must have a minimum landscaped area of two square

feet for each linear foot of the horizontal length of the sign face. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.

F. Retail Facade Signs *See Figure 10.* Each building on a lot is entitled to facade signs attached to the facades of the building. Facade signs may only include the name of the building and/or the name of business occupants; and if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all business facade signs are as follows:

1. No limit on letters up to four inches high.
2. Signs can be placed on any building facade, but not above the roof line.
3. Except as provided in Subsection 5 below, the maximum aggregate sign area of all signs on a building is 4% of the aggregate area of all street facing building facades.
4. Except as provided in Subsection 5 below, the maximum aggregate sign area of all signs on any one building facade is 4% of the area of the building facade.
5. The maximum aggregate sign area of all signs advertising any one business is the lesser of (a) 180 square feet or (b) the greater of 20 square feet or 4% of the street facing building facade occupied by such business. Each business that occupies any portion of a street facing building facade shall be entitled, as a minimum, to one 20 square foot sign notwithstanding the aggregate limits set forth in Subsections 3 and 4 above.
6. Signs must be architecturally consistent with the buildings to which they are attached.

G. Big Box Retail Facade Signs *See Figure 11.* Each business occupant that occupies at least 25,000 square feet of gross leaseable area is entitled to facade signs attached to the facades of the building. Facade signs may only include the name and logo of the building and/or the name and logo of the business occupant; and if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all big box retail facade signs are as follows:

1. No limit on letters up to four inches high.
2. Signs can be placed on any building facade, but not above the roof line.

3. The maximum aggregate sign area of all signs advertising one business is the lesser of (a) 260 square feet or (b) the greater of 40 square feet or 4% of the street facing building facade occupied by such business.

4. Signs must be architecturally consistent with the buildings to which they are attached.

H. Special Project Entry Signs Each PD Concept Plan identifies roadway entries into the PD District. It is anticipated that these entries will be designed to include special project entry signs which may vary from the standards set forth herein. These special project entry signs will require Commission approval as part of a PD site plan.

I. Mall Identification Monument Signs *See Figure 12.* The area (which may include one or more platted lots) within which the regional retail mall is located is entitled to two project identification monument signs located anywhere within such area. The standards for mall identification monument signs are as follows:

1. Signs may only include the name and logo of the mall.

2. Signs may be located within roadway landscape zones.

3. Length must exceed height.

4. Signs must be architecturally consistent with the buildings within the mall.

5. The maximum sign area is 200 square feet; the maximum height is eight feet, measured from the average grade level at the base of the sign to the highest part of the sign; and the minimum setback is 20 feet, measured from the public right-of-way.

6. All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.

J. Mall Entry Monument Signs *See Figure 13.* The area (which may include one or more platted lots) within which the regional retail mall is located is entitled to one entry monument sign at each entrance to the mall. The standards for mall entry monument signs are as follows:

1. Signs may only include the name and logo of the mall and the names and logos of business occupants within the mall.

2. Signs may be located within roadway landscape zones.

3. Length must exceed height.
4. Signs must be architecturally consistent with the buildings within the mall.
5. The maximum monument size is 40 square feet; the maximum sign area is 24 square feet; the maximum height is five feet, measured from the average grade level at the base of the sign, to the highest part of the sign; and the minimum setback is 10 feet, measured from the public right-of-way.
6. All monument signs must have a minimum landscaped area of two square feet for each linear foot of the horizontal length of the sign face. For purposes of landscaping, the horizontal length of double-sided signs is the sum of the horizontal length of both sign faces.

K. Mall Facade Signs *See Figure 14.* Each building that is part of the mall is entitled to facade signs attached to the facades of the building. Facade signs may only include the name and logo of the regional mall or business occupants within the mall; and if a business occupant does business under more than one name, the name that does not advertise products or services shall take precedence. The standards for all mall facade signs are as follows:

1. No limit on letters up to four inches high.
2. Signs can be placed on any building facade, but not above the roof line.
3. Each mall occupant that occupies less than 25,000 square feet of gross leaseable area and has an outside entrance to the mall shall be entitled to one facade sign (located on the facade that contains the entrance), which may have a maximum sign area equal to four percent (4%) of the exterior facade occupied by such occupant, not to exceed 125 square feet.
4. Except occupants that have an outside entrance, no sign shall advertise an occupant who occupies less than 25,000 square feet of gross leaseable area.
5. Each occupant that occupies at least 25,000 square feet of gross leaseable area but less than 50,000 square feet of gross leaseable area shall be entitled to one facade sign which may have a maximum sign area equal to 0.5% of the gross leaseable area occupied by such occupant, not to exceed 200 square feet.
6. Each occupant that occupies at least 50,000 square feet of gross leaseable area but less than 80,000 square feet of gross leaseable area shall be entitled to two facade signs, each of which may have a maximum sign area equal to 0.4% of the gross leaseable area occupied by such occupant, not to exceed 240 square feet.
7. Each occupant that occupies at least 80,000 square feet of gross leaseable

area shall be entitled to three facade signs, each of which may have a maximum sign area of 0.3% of the gross leaseable area occupied by such occupant, not to exceed 300 square feet.

L. Mall Directional Signs *See Figure 15.* Mall-related directional signs are allowed in the mall and mall parking lot. The standards for mall directional signs are as follows:

1. The sign must be a monument sign mounted on a two-foot high earthen berm.
2. Content is limited to words and arrows the only purpose of which is to direct vehicle traffic to destinations within the mall, such as the locations of mall tenants or occupants, or specific areas of the mall such as the cinema or food court.
3. The maximum sign area is nine square feet, and the maximum height is three feet, measured from the average grade level at the base of the sign to the highest part of the sign. There is no minimum setback.
4. There is no limit on the number of mall directional signs.
5. The sign may be located in parking lot edges, roadway landscape zones, roadway right-of-way, or otherwise as approved by the Board.

M. Building Identification and Directory Signs *See Figure 16.* Each building on a lot is entitled to identification and directory signs attached to the facades of the building. Identification and directory signs are not restricted to the name and logo of the business occupant. The standards for all identification and directory signs are as follows:

1. No limit on letters up to four inches high.
2. Each building is entitled to one directory sign (not to exceed six square feet) at each main building entrance.
3. Each building is entitled to one building identification sign (limited to the name of the building) on each street facing building facade. The maximum sign area of each building identification sign shall be 24 square feet. Building identification signs may be placed above the first floor spandrel, but not above the roof line.
4. Signs can be placed on any building facade.
5. Signs must be architecturally consistent with the buildings to which they are attached.

N. Business Projecting Signs *See Figure 17.* Within each building each business occupant with a first floor business or an upper floor business that can be accessed directly by exterior stairs is entitled to one projecting sign attached to the facades of the building where the entrance is located. Projecting signs are not restricted to the name and logo of the business occupant. The standards for all business projecting signs are as follows:

1. Signs can be placed on any building facade, but not above the first floor spandrel.
2. No sign may project more than five feet from a building facade.
3. The maximum sign area is 12 square feet; the maximum height is three feet.
4. All signs must have a minimum vertical clearance of eight feet above the sidewalk.
5. Signs are intended to be primarily graphic, and must have graphics or copy on both sides.

O. Business Awning Signs *See Figure 18.* Each first floor business occupant or business occupant with a first floor entrance within a building, which business or business entrance has an awning, is entitled to awning signs. Awning signs will be a part of or applied to an awning which is attached to the facades of the building. Awning signs are not restricted to the name and logo of the business occupant. The standards for all awning signs are as follows:

1. Signs can be placed on any awning projecting from the building, but not above the first floor spandrel.
2. The maximum sign area is eight square feet.
3. All awning signs must have a minimum vertical clearance of eight feet above the sidewalk.
4. Signs are intended to be primarily graphic.

P. Business Hanging Signs *See Figure 19.* Each first floor business occupant or business occupant with a first floor entrance within a building is entitled to one hanging sign suspended from the canopies, colonnades or covered passages of the building. Hanging signs are not restricted to the name and logo of the business occupant. The standards for all hanging signs are as follows:

1. Signs can be suspended, so long as perpendicular to the building facade, from canopies, colonnades or covered passages on any building, but not above the first floor spandrel.
2. Signs suspended from canopies and colonnades must be centered in the canopy or colonnade from which they are suspended; signs suspended from any covered area between two buildings may not project more than four feet from a building facade.
3. The maximum sign area is four and one-half square feet.
4. Maximum height is 18 inches; maximum width is 36 inches; maximum thickness is three inches.
5. All signs must have a minimum vertical clearance of eight feet above the sidewalk.
6. Signs are intended to be primarily graphic, and must have graphics or copy on both sides.

Q. Business Window Signs *See Figure 20.* Each first floor business occupant or business occupant with a first floor entrance within a building is entitled to window signs painted or applied to the glass surface of the first floor windows. Window signs are not restricted to the name and logo of the business occupant. The standards for all window signs are as follows:

1. Signs can be placed on the glass surface of street facing windows, but not above the first floor spandrel.
2. The maximum sign area is 12 square feet.
3. The maximum height of each sign is two feet.
4. Signs are intended to be primarily graphic.

R. General Directional Signs *See Figure 21.* Directional signs are allowed on property (whether platted or not) adjacent to the intersection of two streets. The standards for directional signs are as follows:

1. The sign must be a monument sign and may be located within roadway landscape zones, within public rights-of-way (including street medians), and within any required front yard.
2. Construction materials are limited to stone, cast stone, brick, split face CMU used in conjunction with, or as a border, for stone and cast stone, or other

materials approved by the Board.

3. Sign elements may be carved into the construction materials, may consist of metal elements attached to the construction materials, or may otherwise be displayed in any manner approved by the Board.

4. Content is limited to words and arrows the only purpose of which is to direct vehicle traffic to "generic" destinations such as "Mall", "Courthouse", "Town Center", "Civic Center", "Recreation Center", "Performing Arts Center", "Equestrian Center", "Lake Turner", "Lakeside", "Playground", "Hospital", "Library", "Museum", "Golf Course", "Country Club", "Sports Fields", and other similar terms that generally describe the destination.

5. The maximum sign area is eight square feet, and the maximum height is four feet, measured from the average grade level at the base of the sign to the highest part of the sign. There is no minimum setback.

6. There is no limit on the number of directional signs.

S. Circle T Identification Signs *See Figure 22.* Circle T identification signs are allowed on property (whether platted or not) throughout the PD District. The standards for Circle T identification signs are as follows:

1. The sign (a) may be combined with any other monument sign; (b) may be included as an architectural element in any building facade; and (c) may be included as part of any fence.

2. Construction materials and sign elements shall be consistent with the monument sign, building facade, or fence with which it is combined.

3. Content is limited to the logo of the Circle T Ranch.

4. Inclusion of a Circle T identification sign in another sign shall not decrease the maximum permissible sign area of such sign.

5. The maximum sign area for each Circle T identification sign is four square feet.

T. Temporary Signs A residential home builder may place temporary signs, including the builder's name and logo, at subdivision entrances in which such builder is constructing homes.

Table 5.1

Type of Sign Permitted	CIRCLE T PD DISTRICTS						
	Planning Area 1 "East Residential"		Planning Area 3 "Resort"			Planning Area 4 "Texas Town"	
	CONCEPT PLAN " SUB-AREAS"		CONCEPT PLAN "SUB-AREAS"			CONCEPT PLAN "SUB-AREAS"	
	Single Family	Office	Single Family	Office	Resort Hotel	Texas Town	Office
Subdivision Monument	X		X				
Subdivision Identification	X		X				
Business Monument (Type 1)		X		X	X		X
Business Monument (Type 2)						X	
Business Group Monument		X		X	X		X
Retail Facade					X		
Big Box Retail Facade							
Special Project Entry	X	X	X	X	X	X	X
Mall Identification Monument							
Mall Entry Monument							
Mall Facade							
Mall Directional							
Building Identification and Directory						X	
Business Projecting						X	
Business Awning						X	
Business Hanging						X	
Business Window						X	
General Directional	X	X	X	X	X	X	X
Circle T Identification	X	X	X	X	X	X	X
Temporary	X		X			X	

Table 5.1

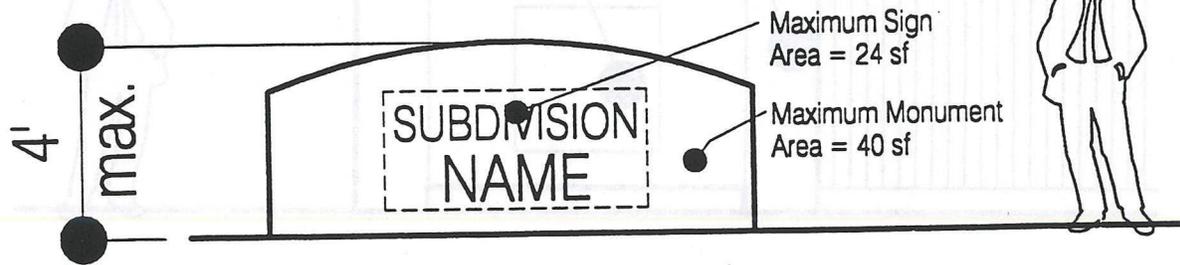
Type of Sign Permitted	CIRCLE T PD DISTRICTS							
	Planning Area 5 "Regional Retail"					Planning Area 6 "Office/Retail" "		
	CONCEPT PLAN "SUB-AREAS"					CONCEPT PLAN "SUB-AREAS"		
	Mall	Entertainment Retail	Office	Entertainment Office	Retail	Office	Retail	Single Family
Subdivision Monument								X
Subdivision Identification								X
Business Monument (Type 1)			X		X	X	X	
Business Monument (Type 2)								
Business Group Monument		X	X	X	X	X	X	
Retail Facade		X			X		X	
Big Box Retail Facade								
Special Project Entry	X	X	X	X	X	X	X	X
Mall Identification Monument	X							
Mall Entry Monument	X	X		X				
Mall Facade	X							
Mall Directional	X	X		X				
Building Identification and Directory								
Business Projecting								
Business Awning								
Business Hanging								
Business Window								
General Directional	X	X	X	X	X	X	X	X
Circle T Identification	X	X	X	X	X	X	X	X
Temporary								X

Table 5.1

Type of Sign Permitted	CIRCLE T PD DISTRICTS							
	Planning Area 7 "West Residential"	Planning Area 8 "West Commercial"			Planning Area 9 "North Commercial"			
	CONCEPT PLAN "SUB-AREAS"	CONCEPT PLAN "SUB-AREAS"			CONCEPT PLAN "SUB-AREAS"			
	Single Family	Office	Office/ Industrial	Retail	Retail	Multi- Family	Mixed Use	Office
Subdivision Monument	X					X		
Subdivision Identification	X							
Business Monument (Type 1)		X	X	X	X			X
Business Monument (Type 2)							X	
Business Group Monument		X	X	X	X			X
Retail Facade				X	X			
Big Box Retail Facade					X			
Special Project Entry	X	X	X	X	X	X	X	X
Mall Identification Monument								
Mall Entry Monument								
Mall Facade								
Mall Directional								
Building Identification and Directory							X	
Business Projecting							X	
Business Awning							X	
Business Hanging							X	
Business Window							X	
General Directional	X	X	X	X	X	X	X	X
Circle T Identification	X	X	X	X	X	X	X	X
Temporary	X					X		

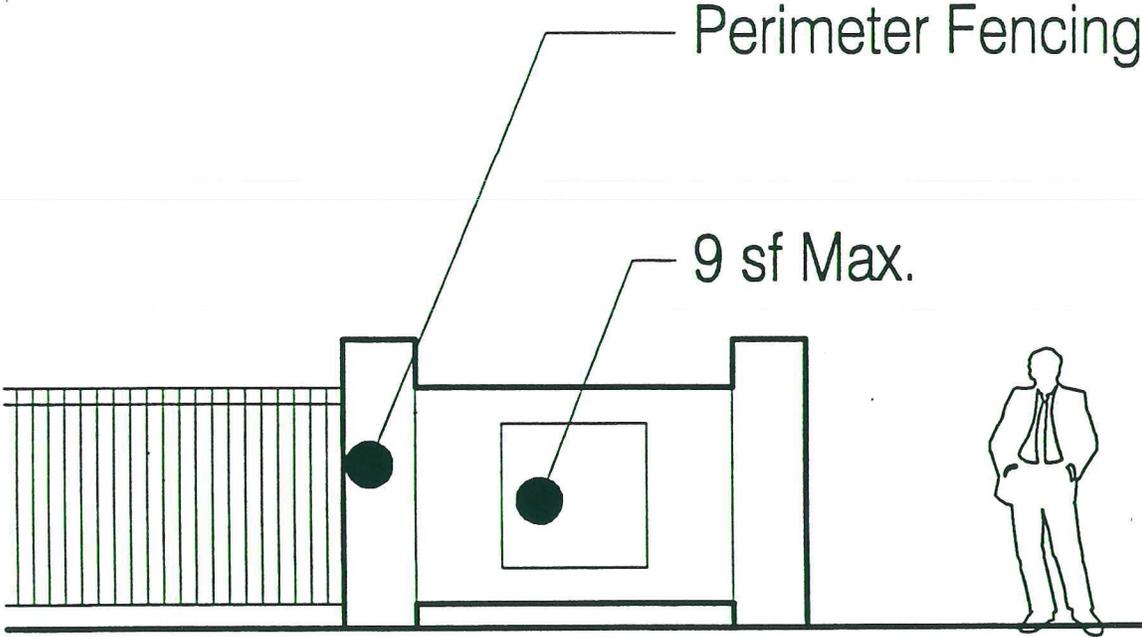
Subdivision Monument Sign

Figure 5



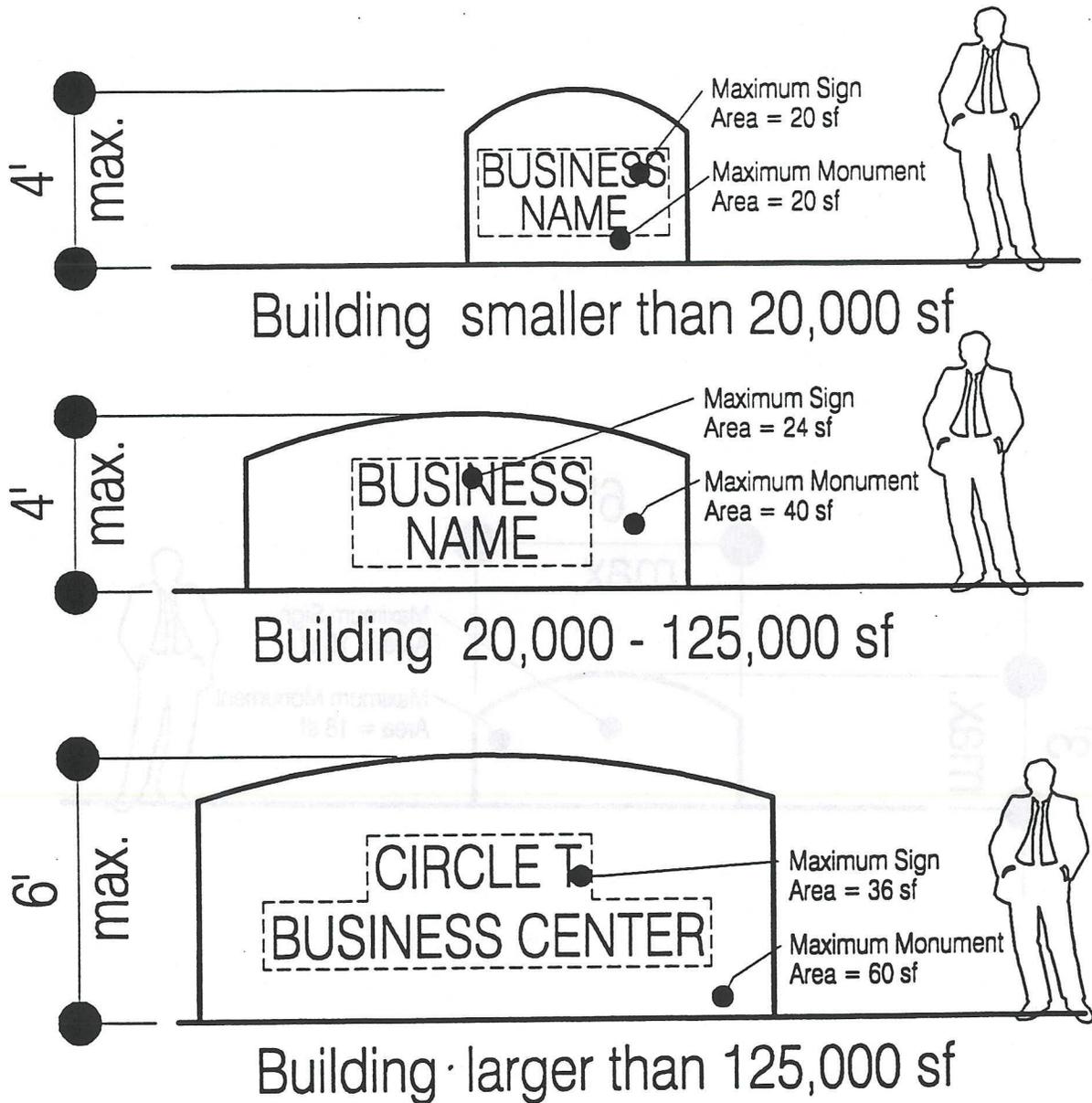
Subdivision Identification Sign

Figure 6



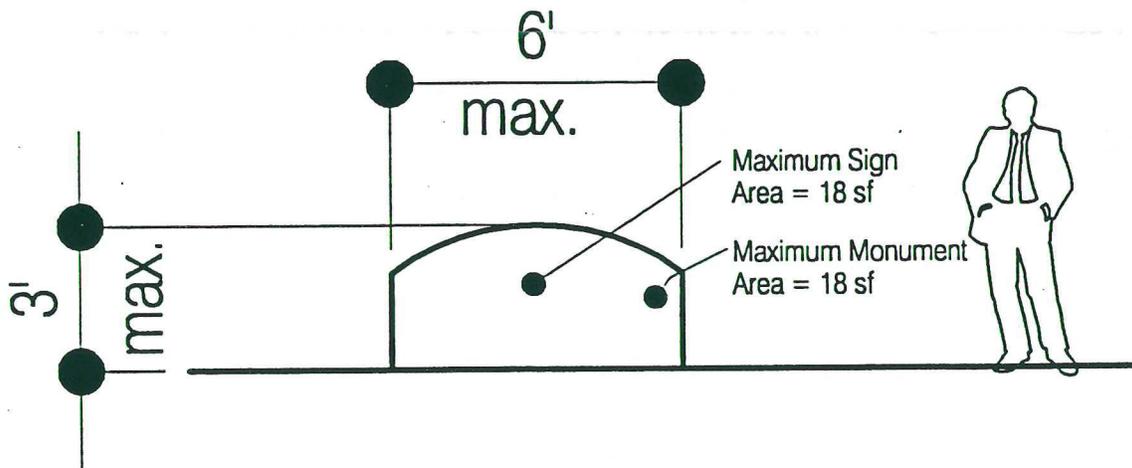
Business Monument Sign - Type 1

Figure 7



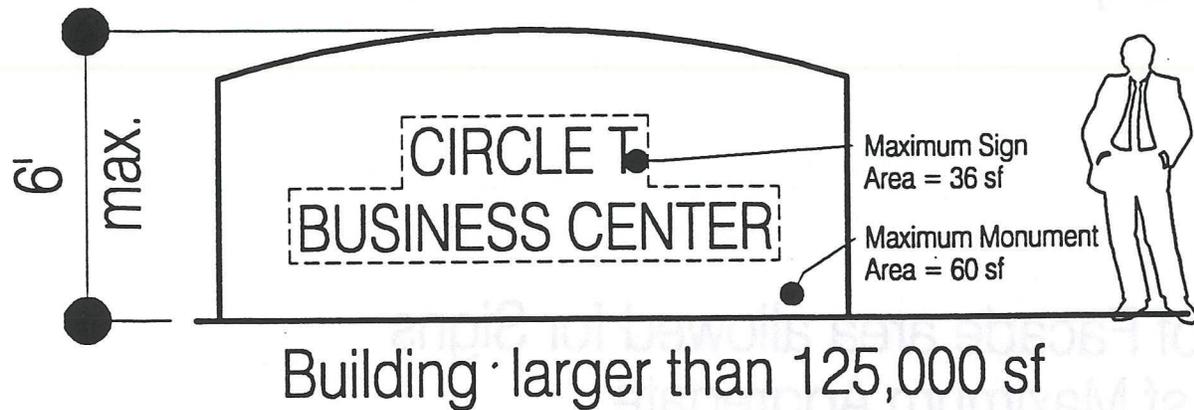
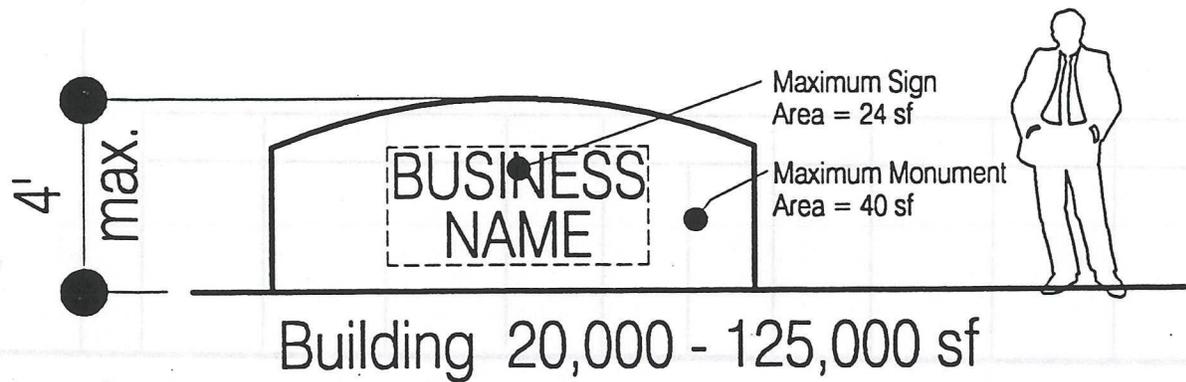
Business Monument Sign - Type 2

Figure 8



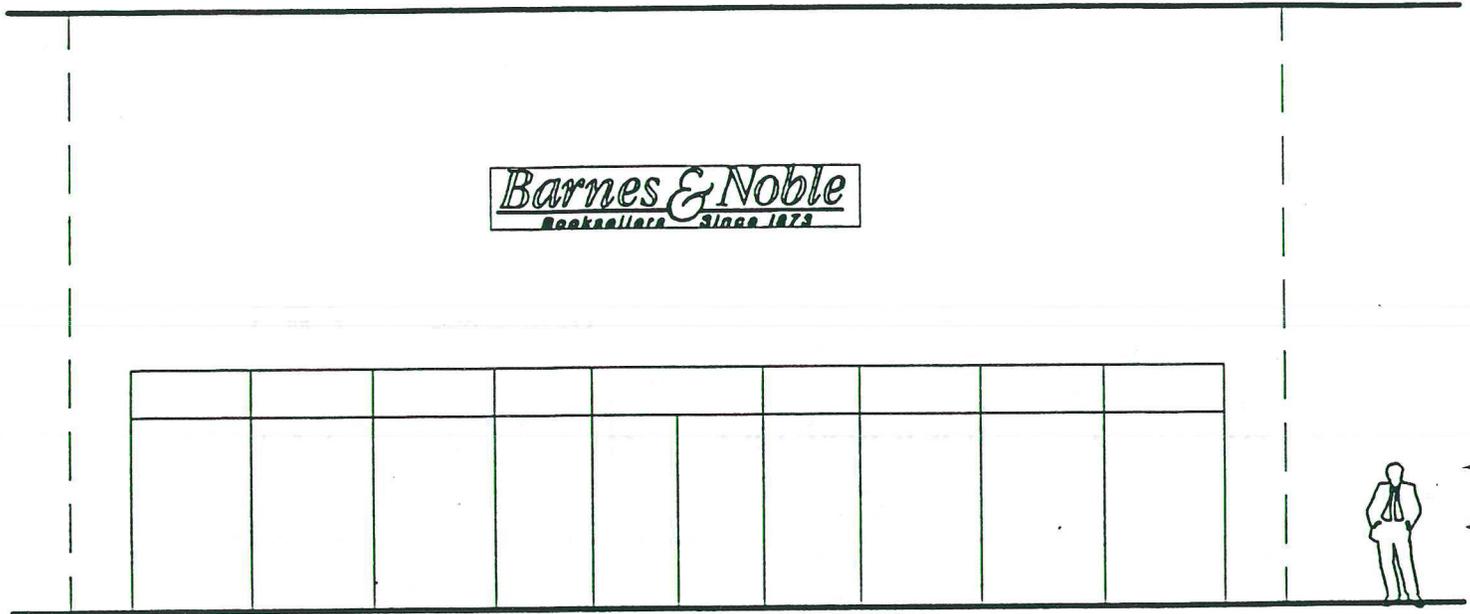
Business Group Monument Sign

Figure 9



Retail Facade Sign

Figure 10

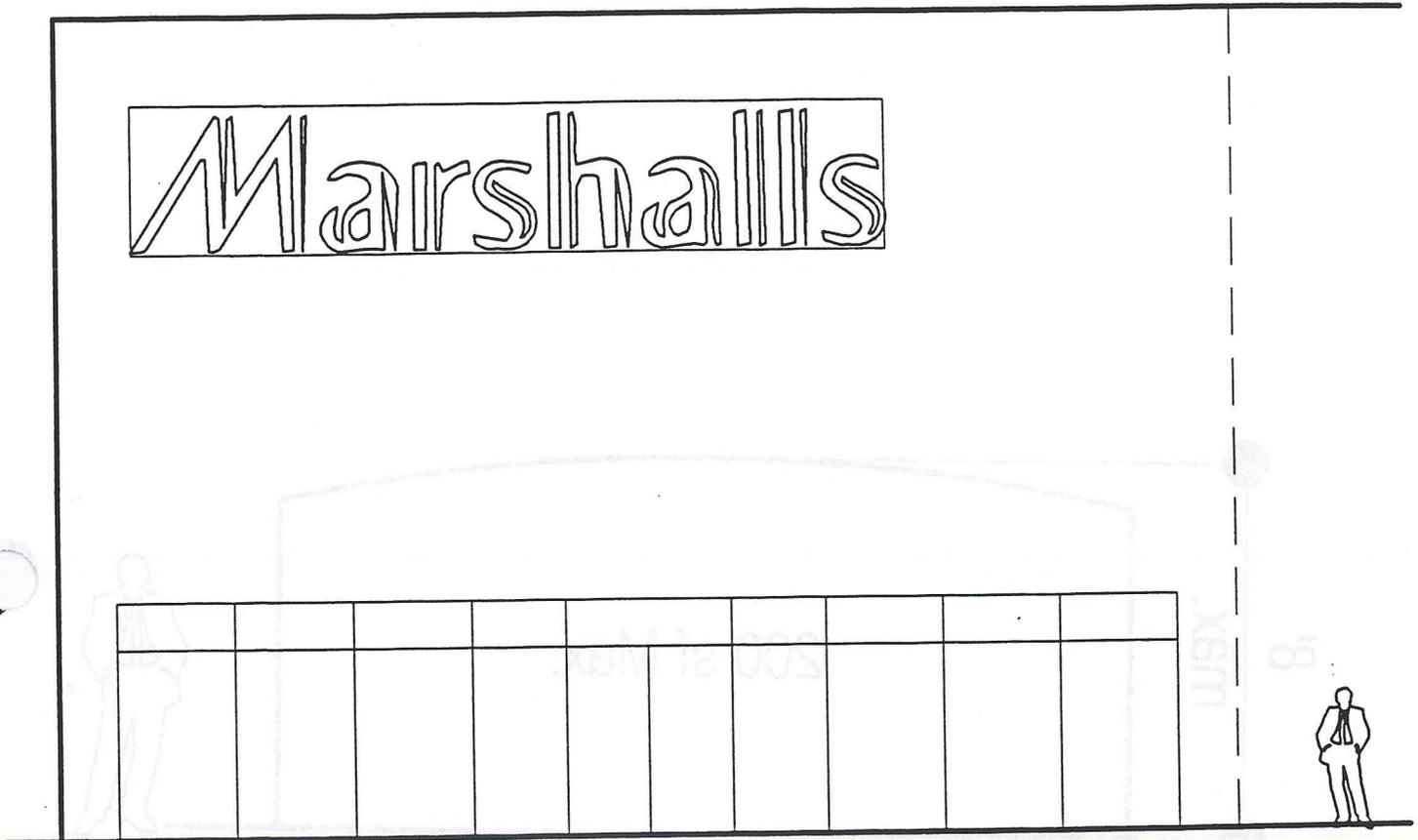


Example: Facade Area = 1250 sf; 4% = 50 sf

4% of Facade area allowed for Signs
180 sf Maximum Aggregate
20 sf Minimum

Big Box Retail Facade Signs

Figure 11



Example: Facade = 3500 sf; 4% = 140 sf

4% of Facade area allowed for Signs

260 sf Maximum Each Sign

40 sf Minimum

Mall Identification Monument Signs

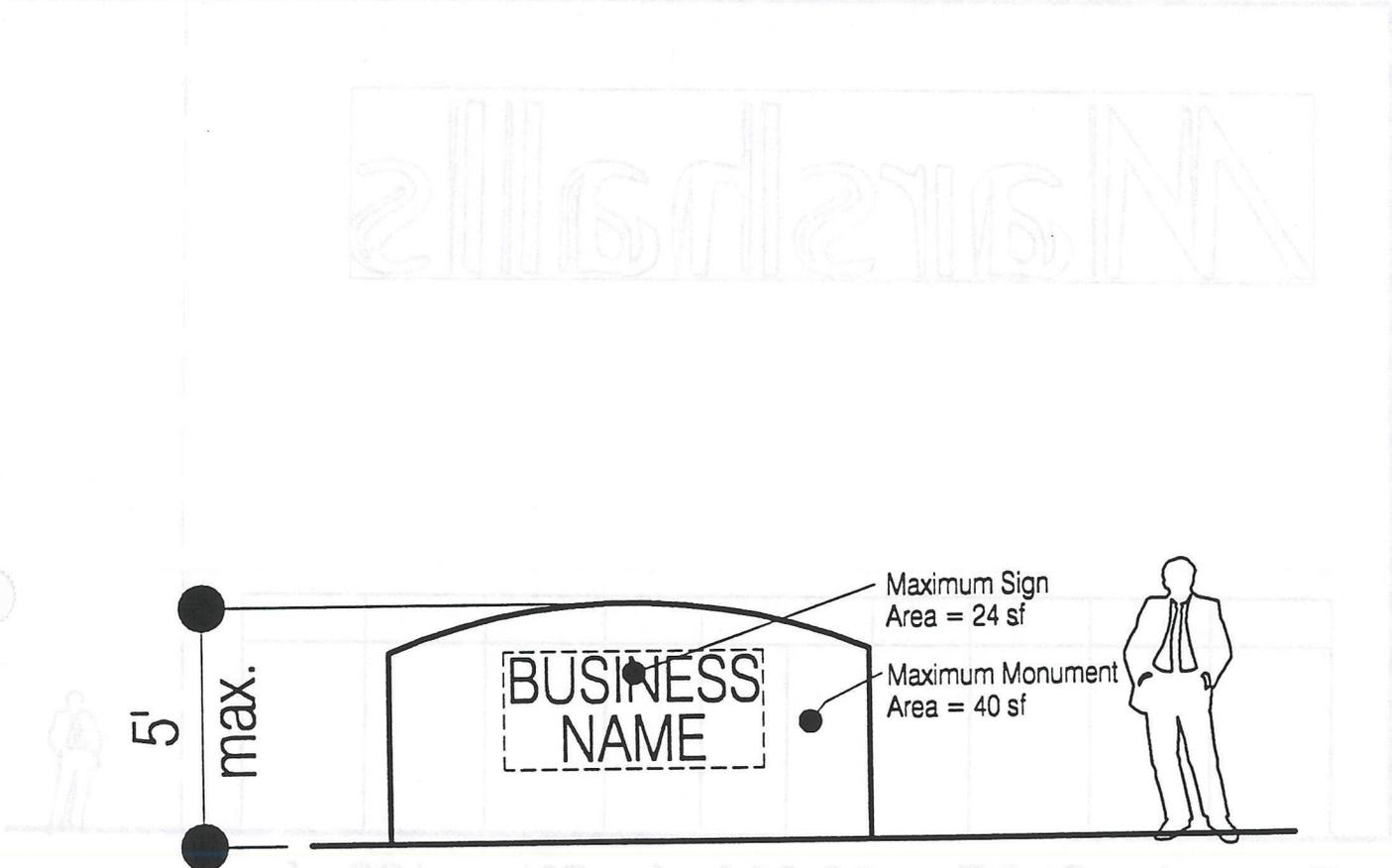
Figure 12



- Maximum sign area is 200 sf
- Maximum monument area is 200 sf

Mall Entry Monument Signs

Figure 13

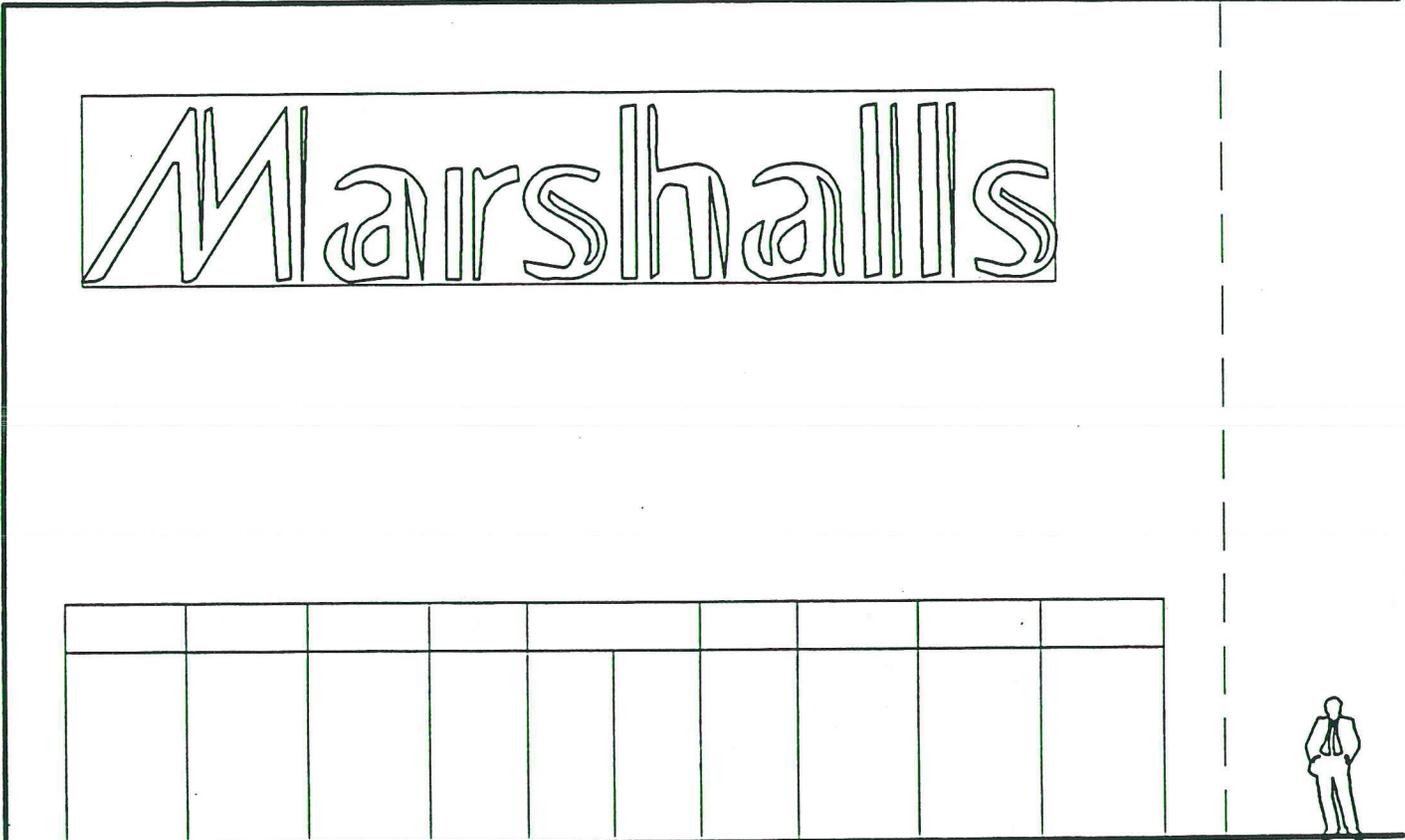


Example: GLSF = 32,000 sf; 2% = 160 sf

Refer to written description for additional requirements.
More than 80,000 sq. ft. 3% of gross leasable area for signs not to exceed 300 sf.
60,000 to 80,000 sq. ft. 4% of gross leasable area for signs not to exceed 240 sf.
25,000 to 60,000 sq. ft. 5% of gross leasable area for signs not to exceed 200 sf.
Less than 25,000 sq. ft. with an exterior entrance: 4% of facade area allocated for signs.
Less than 25,000 sq. ft. No facade signs allowed.

Mall Facade Sign

Figure 14



Marshall's

Example: GLSF = 32,000 sf; .5% = 160 sf

Less than 25,000 gsf: No facade signs allowed

Less than 25,000 gsf with an exterior entrance: 4% of facade area allowed for Signs

25,000 to 50,000 gsf: .5% of gross leaseable area for Signs not to exceed 200 sf

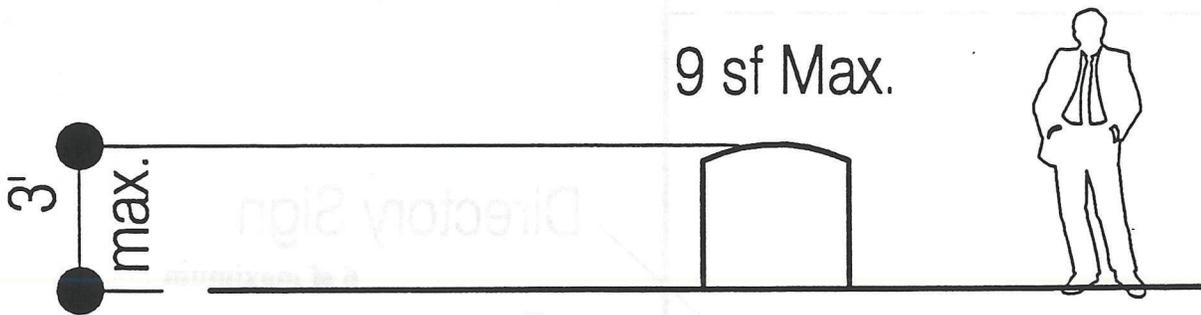
50,000 to 80,000 gsf: .4% of gross leaseable area for Signs not to exceed 240 sf

More than 80,000 gsf: .3% of gross leaseable area for Signs not to exceed 300 sf

Refer to written description for additional requirements

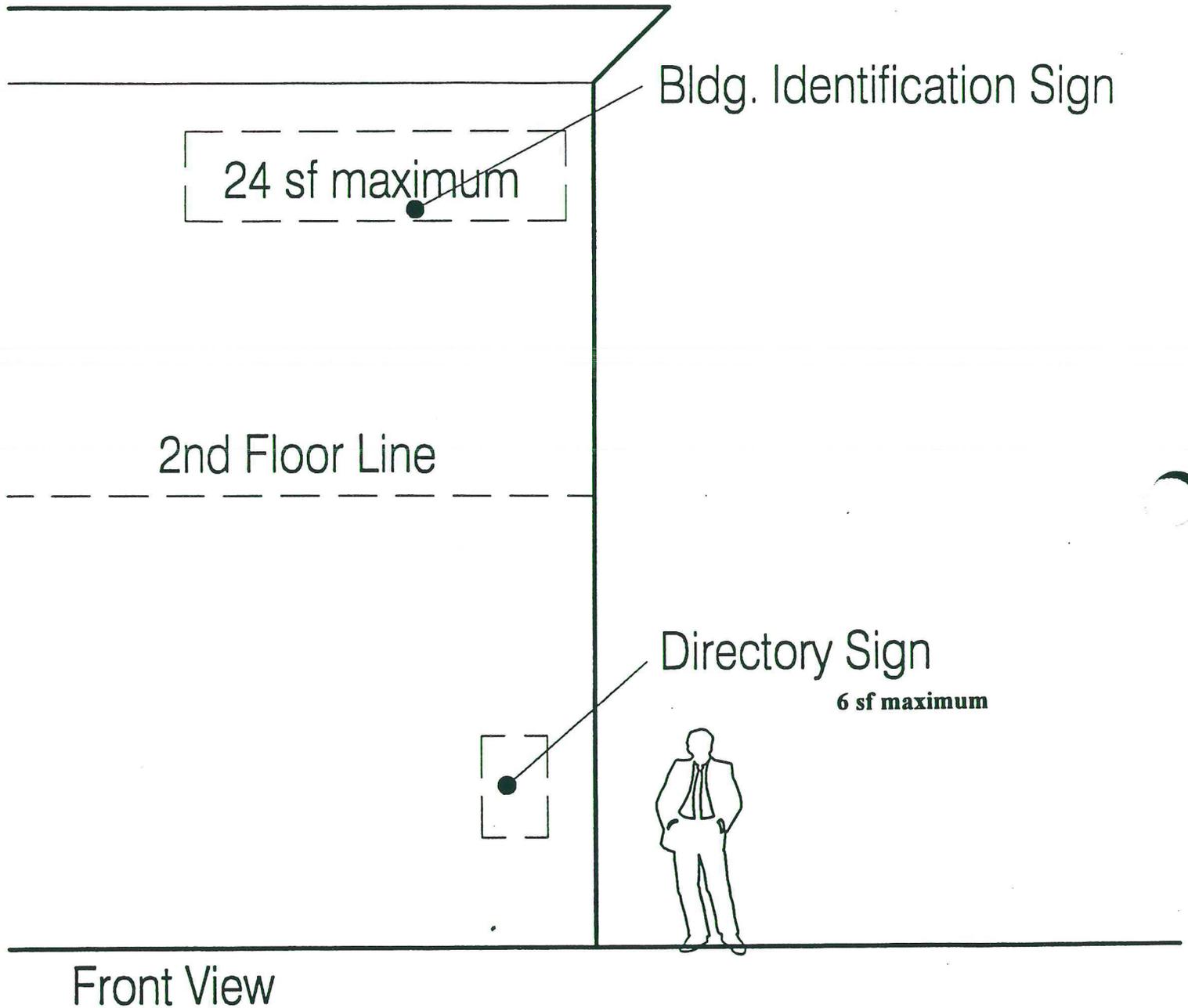
Mall Directional Signs

Figure 15



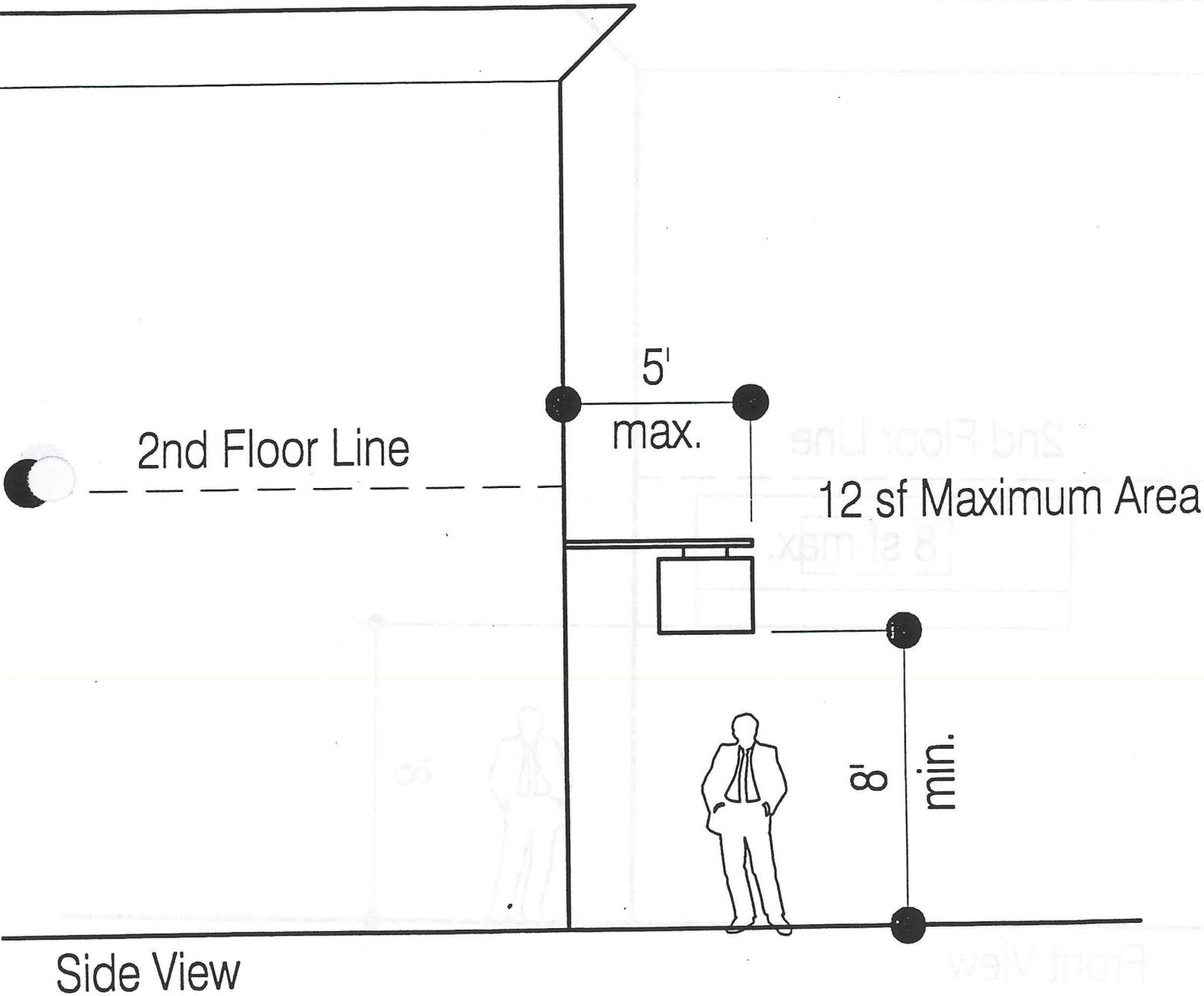
Bldg. Identification and Directory Signs

Figure 16



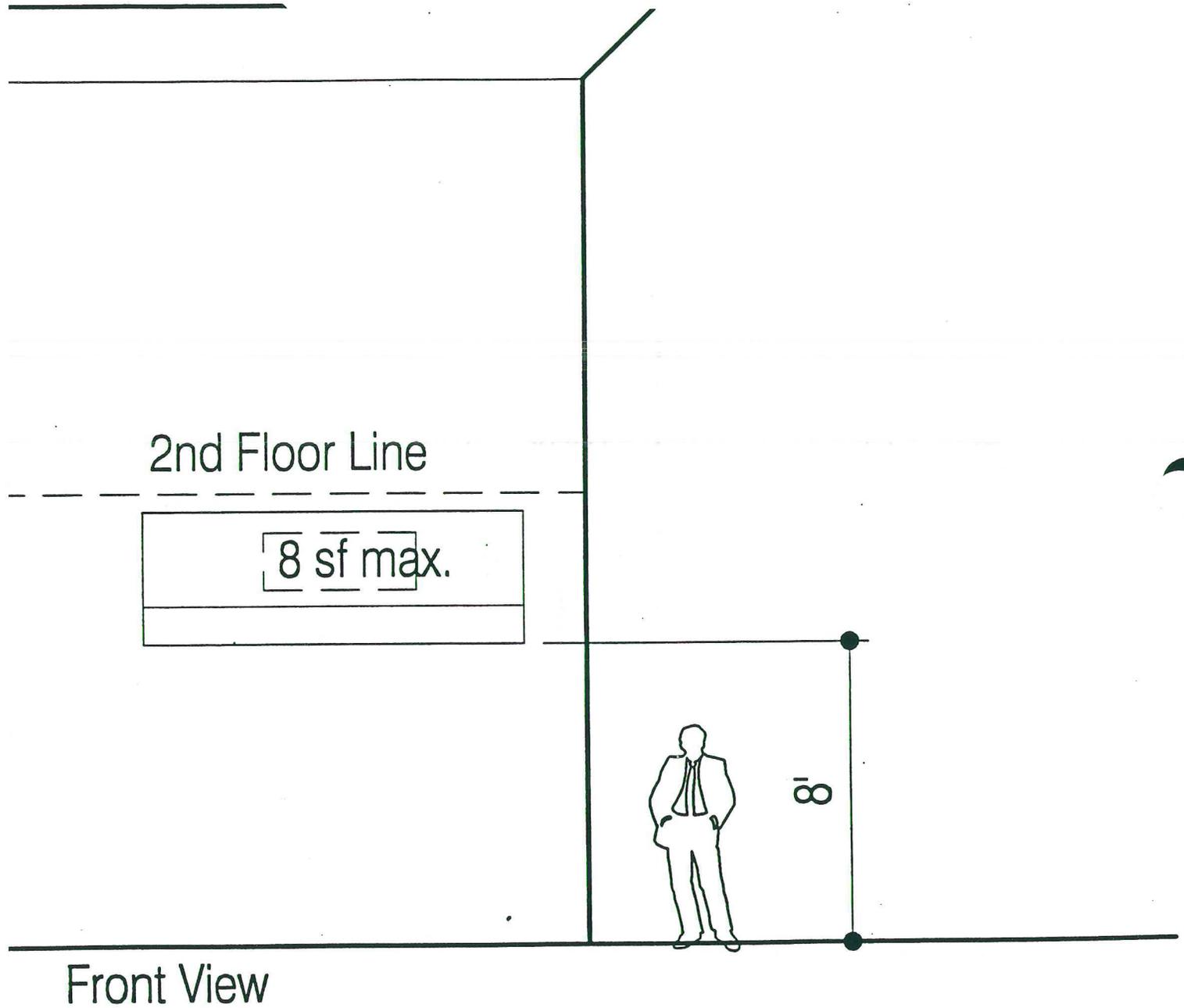
Business Projecting Sign

Figure 17



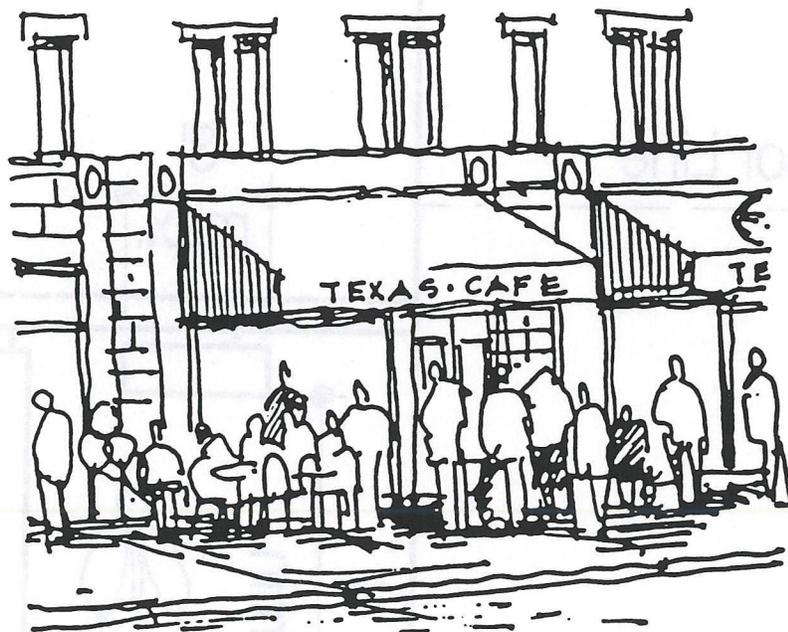
Business Awning Signs

Figure 18



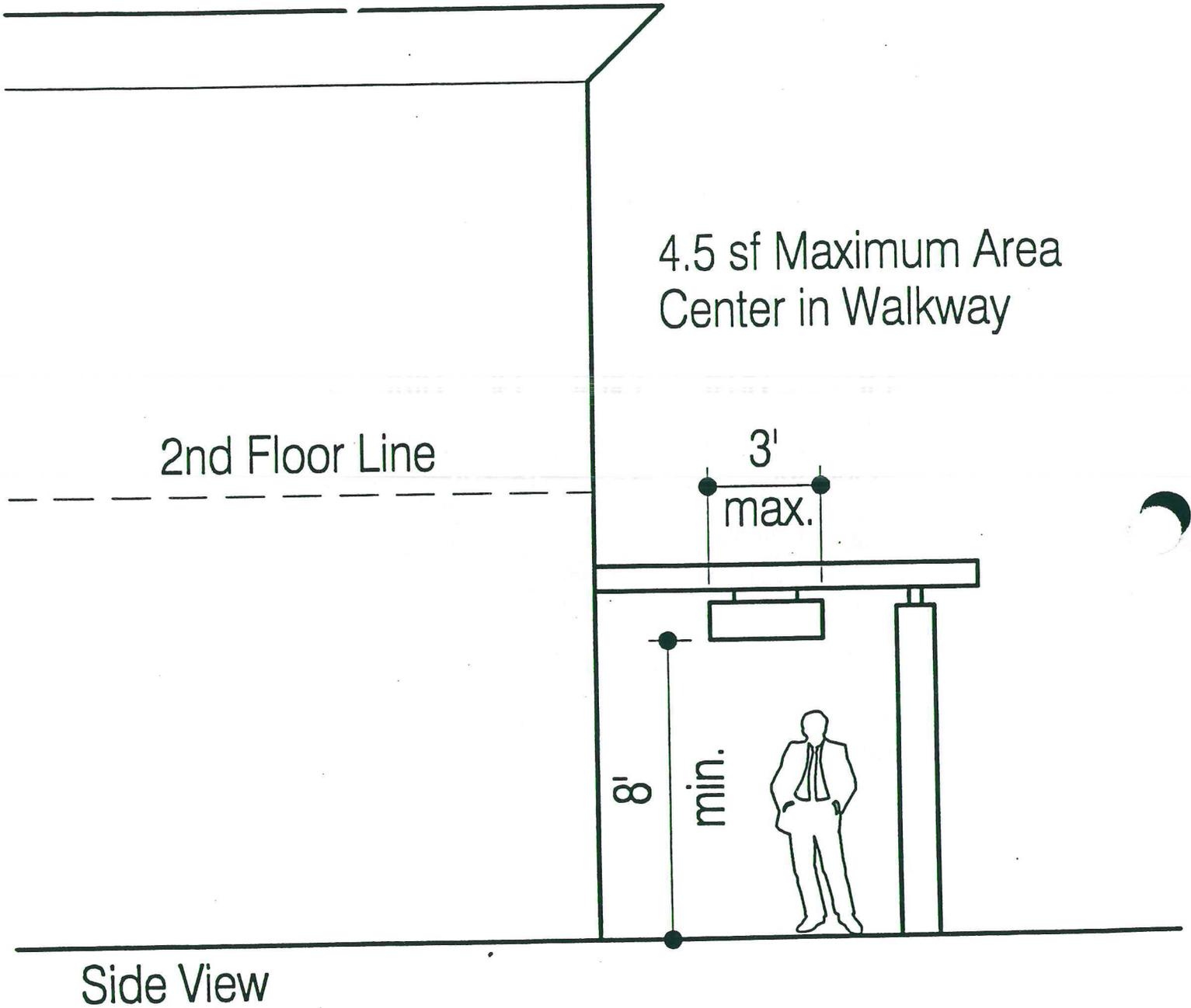
Business Awning Signs

Alternate Figure 18



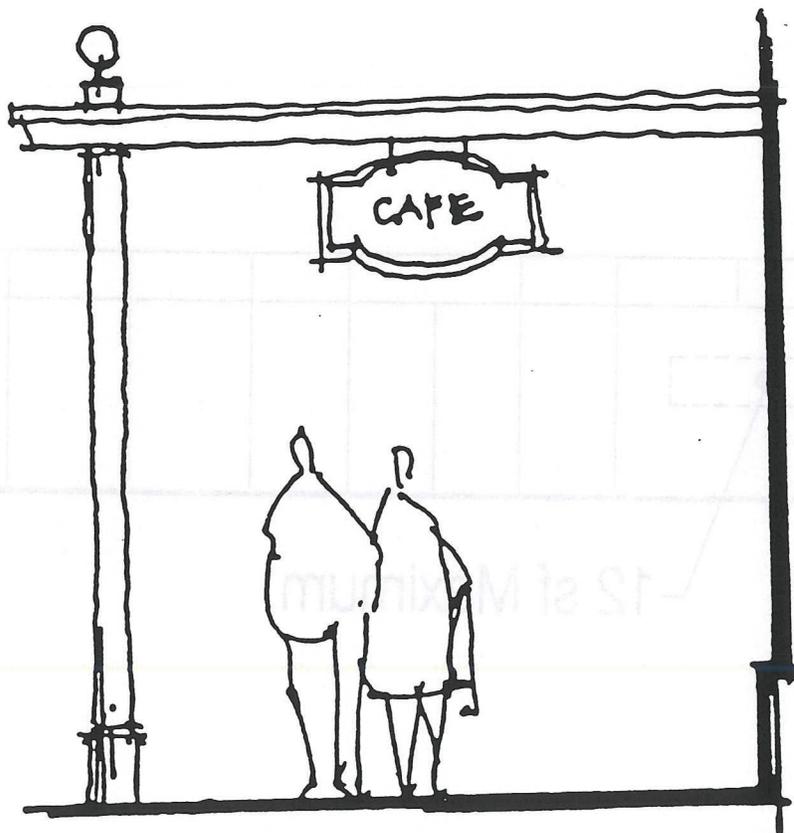
Business Hanging Sign

Figure 19



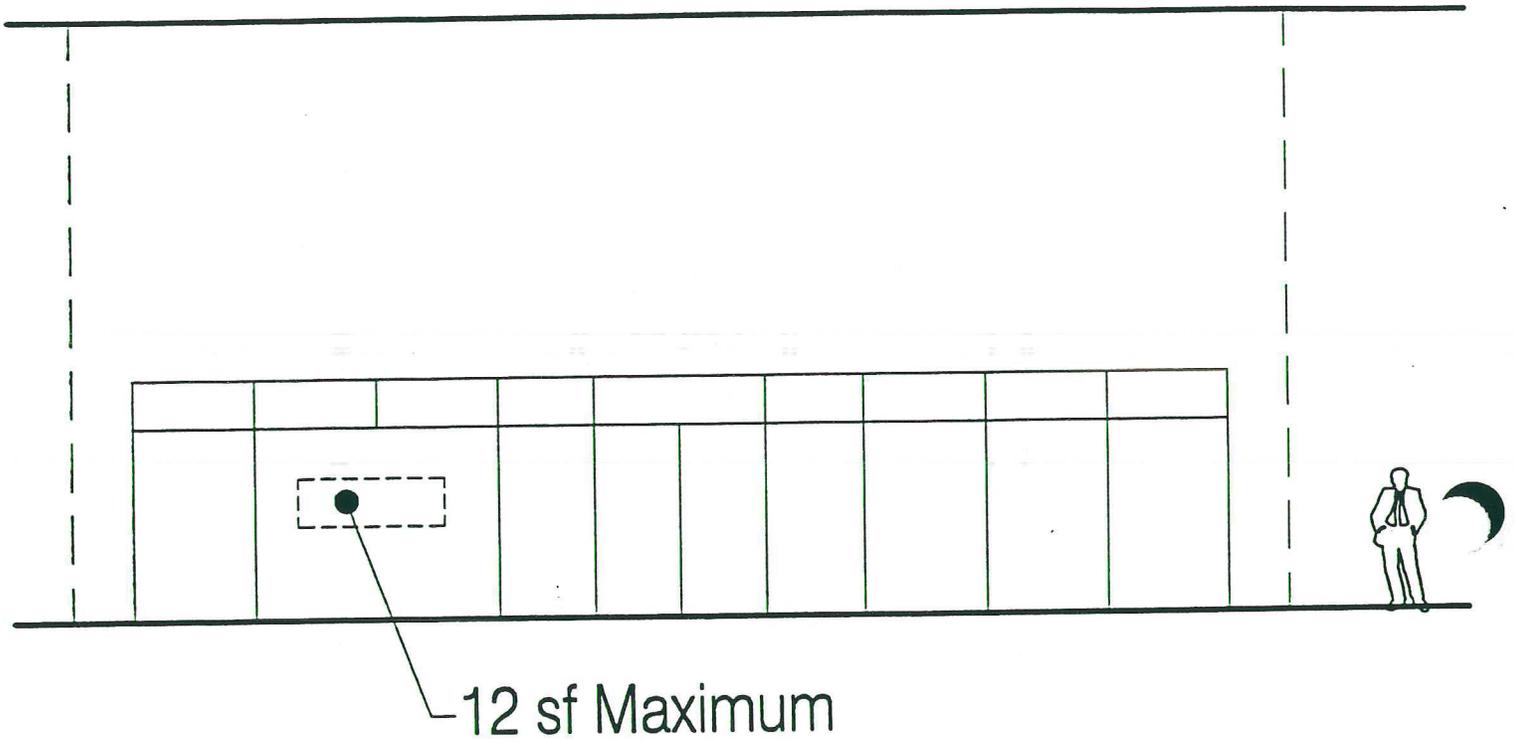
Business Hanging Sign

Alternate Figure 19



Business Window Sign

Figure 20



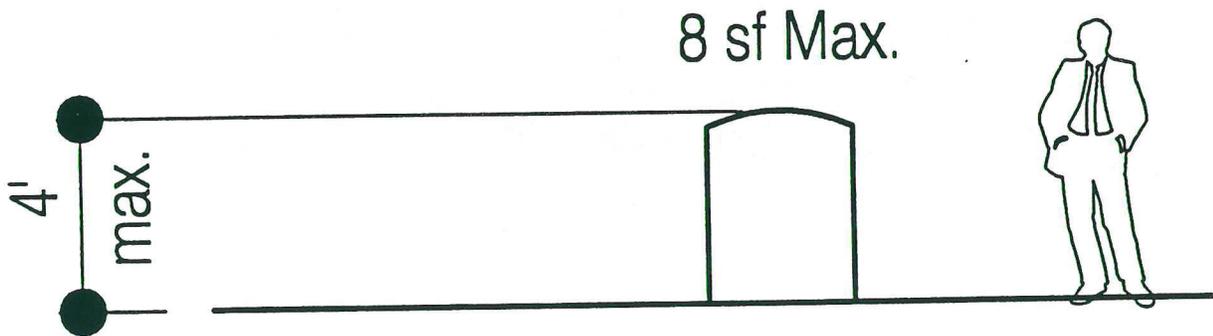
Business Window Sign

Alternate Figure 20



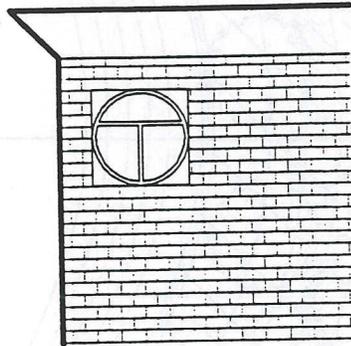
General Directional Signs

Figure 21

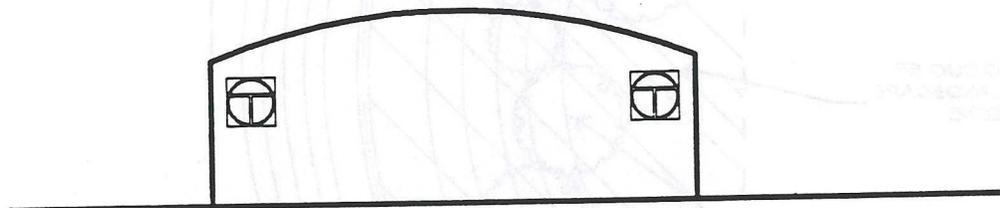


Circle T Identification Signs

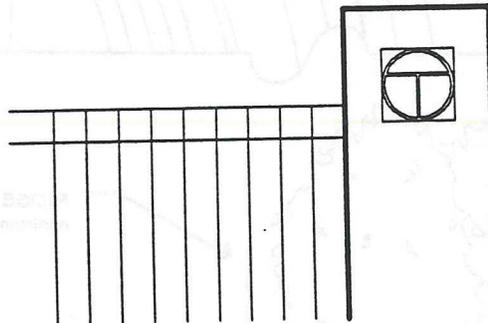
Figure 22



Accent in a building facade.



Accent on a monument sign.



Fencing Detail