



934394

Kathleen Neel – Summit County Recorder

3 Pages

2/24/2010 12:19 PM

DF: \$0.00

Summit Center Sign Program
Approved By The Snake River Planning Commission
February 18, 2010

A. General Provisions

I. Sign Materials

Unless otherwise stated, signs shall be composed of materials that complement the architecture and/or materials used in the building associated with the sign. Signs may be wood or sandblasted foam resembling wood, and shall be of a professional quality.

II. Sign Colors

Unless otherwise stated in this Sign Program or approved by the Planning Department, the sign colors shall complement the exterior colors found in the Summit Center. Typically, colors will be a background of Black Forest, lettering Golden Buff, and a border of Farmhouse. Similar alternate colors may be approved by the Planning Department.

III. Sign Definitions

All sign definitions are per the Summit County Land Use and Development Code ("Code").

IV. Lighting Standards

Whenever exterior lighting is provided, it shall be designed and installed so that direct rays are confined to the sign with no off-site glare. The illumination shall be downcast and bright enough to make the sign clearly legible without producing glare, and shall not interfere with motorist vision.

V. Relationship to Sign Regulations of the Code

The following sections of the Sign Regulations contained in Chapter 9 of the Code shall prevail in regards to any matters pertaining to signage in the Summit Center: 1) Authority; 2) Applicability; 3) Sign Permits; 4) Sign Programs; 5) Exempt Signs; 6) Political Campaign Signs; 7) Ideological Signs; 8) Review Procedures for Sign Permits; 9) Review Procedures for Sign Programs; 10) Prohibited Signs and 10) Administration and Enforcement.

VI. Sign Permit Review

All signs, except those exempted by the Code, must be approved for and receive a sign permit with the County.

VII. Regulatory Signs

Signs required by the Manual for the Uniform Control of Traffic Control Devices are permitted. Directional and regulatory signs for common public amenities through the site are permitted, as well as signs to designate parking or delivery zones.

VIII. Address Lettering

Numbers and letters for addresses shall be a minimum of five (5) inches high with a minimum stroke width of one-half (.5) inch and shall contrast with the background.

IX. Sign Locations

The Tenant Identification Monument Sign shall be located on the south side of the entrance in a location not to obstruct the view exiting the Summit Center. The four (4) ground mounted Tenant Identification signs shall be placed in the landscape planter in front of the businesses to identify two (2) businesses per sign. This is to be located between the parking area and the building. The two (2)

wall mounted signs per business shall be centered between the light fixtures of the facade of the building. No signs will be permitted on the West side of the building.

- X. Tenant Identification Sign Content:** Any tenant identification signs shall only be used to advertise tenants or the service of the tenant. "For Rent", "For Lease", or similar signs may only be used if the sign style and color are consistent with the other tenant signage.

B. Sign Types

I. Sign Type A: Entry/ Tenant Directory Sign

- a. Location: To be located a minimum of five (5) feet from road right-of-way on the South side of the driveway in to the Summit Center.
- b. Maximum Size: May be double-sided. Design shall show consistency with the graphic depicted in Section C (Entry/Tenant Directory Sign Conceptual Design).
- c. Maximum Height: The sign structure shall not exceed twelve (12) feet from grade. The lettering for each tenant sign shall not exceed 9" in height.
- d. Maximum Number: One (1).
- e. Illumination: May be externally illuminated with fully cut-off fixtures. Illumination is permitted from dusk until 2 a.m.
- f. Tenant Identification: Each tenant may utilize a maximum of one 9" x 36" tenant space regardless of the number of units the tenant occupies in the building.
- g. Lettering Style: The style and color of all tenant signs shall be consistent.

II. Sign Type B: Tenant Identification Signs

- a. Location: Wall mounted on the side of the building facing north or south. Only one sign per business per side is allowed.
- b. Maximum Size: Eight square feet per sign. Minimum sign thickness shall be 1.5".
- c. Maximum Number: Two per tenant.
- d. Illumination: May be externally illuminated.

III. Sign Type C: Tenant Identification / Directional Signs

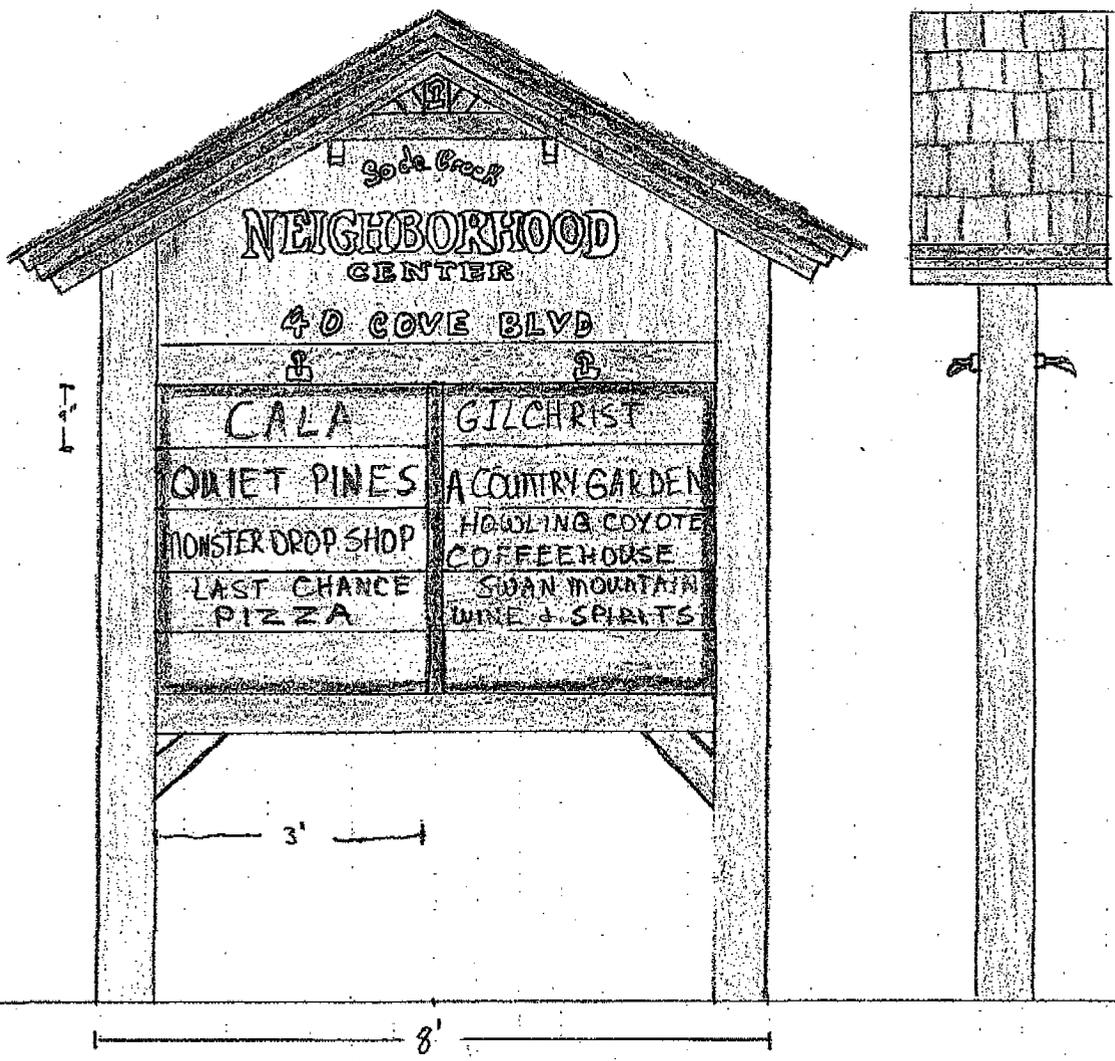
- a. Location: Between the edge of the parking area and the building.
- b. Maximum Size: 3" by 24" per tenant.
- c. Maximum Height: Four feet.
- d. Maximum Number: Four, with two tenants per sign.

IV. Sign Type D: Window/Door Signs

- a. Location: Glass surface of windows/doors.
- b. Maximum Size: No more than 40% of each individual window.
- c. Maximum Height: N/A
- d. Maximum Number: N/A

C. Entry/Tenant Directory Sign Conceptual Design

- 15
- 14
- 13
- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1



SCALE
1/2" = 1'