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9 Pages

6/25/2021 12:16 PM

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## **Mountain View Plaza Sign Program**

### **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. Faces must incorporate sandblasted and/or carved wood and/or signfoam simulated to look like wood backgrounds with cut-through translucent copy and/or decorative elements.

#### **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 Mountain View Plaza or the natural colors found in the surrounding environment. An example of this would be a sign with white or yellow letters on a dark green background. Complimentary contrast colors may be used within reason.

#### **III. Sign Locations**

Unless otherwise stated, signs shall be located where appropriate, as determined by the applicant, in consultation with the Mountain View Plaza Sign Committee and the Planning Department, through the sign permit review process.

#### **IV. Sign Definitions**

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

#### **V. Lighting Standards**

All illumination of signs shall be turned off at 2AM for the remainder of the night. 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. Illumination is not to exceed 200-foot lamberts and shall be harmonious with surrounding area. The illumination should not interfere with motorist’s vision.

#### **VI. 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 Mountain View Plaza: 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.

The categories listed in this document define the principal signage proposed for the project. These categories are not intended to restrict signage that has not been defined. Signage that may be appropriate and permitted in the Summit County Code may be permitted. Before installation of any signage not specifically addressed in this document, such signage shall be reviewed by a representative of the Mountain View Plaza Sign Committee.

**VII. Sign Permit Review**

All signs, except those exempted by the Code, must be approved for and receive a sign permit with the County. The Mountain View Plaza Sign Committee shall approve all signs before they are submitted for a County permit.

**VIII. 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. Signage as required by State or County authorities, municipal districts and utilities are exempt from this sign program.

**IX. 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. Such signage shall be installed by each tenant in the location stipulated by the owner's representative.

**X. Special Signage**

Except as provided herein, or as approved by a representative of the building's owner, no special seasonal displays, advertising placards, banners, pennants, names, insignias, trademarks, or other descriptive material shall be affixed or maintained upon the glass panes and supports of the show windows and doors, or upon the exterior walls of buildings.

**B. Sign Types**

**I. Sign Type 1: Principal Project Sign**

- a. Location: Ground mounted near south property line, east of the Tower building. To be located a minimum of five (5) feet from road right-of-way.
- b. Maximum Size: May be double-sided. Sign area, counted only on one (1) side not to exceed a total of 118 square feet.
- c. Maximum Height: Fourteen (14) feet from grade.
- d. Maximum Number: One (1)

**- Principal Project Sign Tenant Directory Signs**

- a. Location: Changeable panel tenant information sign to be installed immediately below and integrated into the Principal Project Sign. Special event signage will be permitted
- b. Maximum Size: May be double-sided. Sign area counted only on one side. One sign up to 14" x 112" per tenant regardless of the number of units the tenant occupies in the building. Maximum lettering height is 11".
- c. Maximum Number: One (1) per tenant.

**II. Sign Type 2: Principal Entry Sign**

- a. Location: Ground mounted near south property line, east of the Tower building. To be located a minimum of five (5) feet from road right-of-way.
- b. Maximum Size: May be double-sided. Sign area, counted only on one (1) side, not to exceed a total of 65 square feet.
- c. Maximum Height: Fourteen (14) feet from grade.
- d. Maximum Number: One (1)

**- Principal Entry Sign Tenant Directory Signs**

- a. Location: Changeable panel tenant information sign to be installed immediately below and integrated into the Principal Entry Sign.
- b. Maximum Size: May be double-sided. One sign up to 9" x 74" per tenant regardless of the number of units the tenant occupies in the building.
- c. Maximum Number: One (1) per tenant.

**III. Sign Type 3: Tenant Storefront Signs**

- a. Location: Wall mounted sign hung as indicated by "C. Tenant Storefront Signage" on architectural drawings, pages 6-9. No more than one (1) per tenant per façade.
- b. Maximum Size: Sign area, counted only on one (1) side not to exceed a total of 29.5 square feet. Sign lettering shall not exceed 22" in height.
- c. Maximum Height: N/A.
- d. Maximum Number: One (1) sign per each business. Individualized designs and colors permitted.

**IV. Sign Type 4: Office Storefront Signs**

- a. Location: Wall mounted sign hung as indicated by “D. Office Storefront Signage” on architectural drawings, pages 6-9. No more than one (1) per tenant per façade.
- b. Maximum Size: One sign up to 12” x 72” per tenant regardless of the number of units the tenant occupies in the building.
- c. Maximum Height: N/A.
- d. Maximum Number: One (1) sign per each business.  
Individualized designs and colors permitted.

**V. Sign Type 5: Tenant Arcade Signs**

- a. Location: Ceiling mounted sign hung within the arcade walkway in front of each storefront as approved by a representative of the building’s owner.
- b. Maximum Size: Not to exceed 12” x 72”. Sign lettering shall not exceed 10” in height.
- c. Maximum Height: N/A.
- d. Maximum Number: Up to two (2) coordinated signs per each business.  
Individualized designs and colors permitted.

**VI. Sign Type 6: Tower Signs**

- a. Location: Wall mounted sign hung as indicated by “E. Tower Signage” on architectural drawings, pages 5-7. No more than one (1) per tenant per façade.
- b. Maximum Size: Sign area, counted only on one (1) side not to exceed a total of 29.5 square feet. Sign lettering shall not exceed 22” in height.
- c. Maximum Height: N/A.
- d. Maximum Number: One (1) sign per each business.  
Individualized designs and colors permitted.

**VII. Sign Type 7: Window/Door Signs**

- a. Location: Glass surface of windows/doors.
- b. Maximum Size: No More than 10 square feet or 40% of total glass area per business.
- c. Maximum Height: N/A
- d. Maximum Number: N/A

**VIII. Sign Type 8: Non-customer Door Signage**

- a. Location: Each tenant has a non-customer door for receiving merchandise.

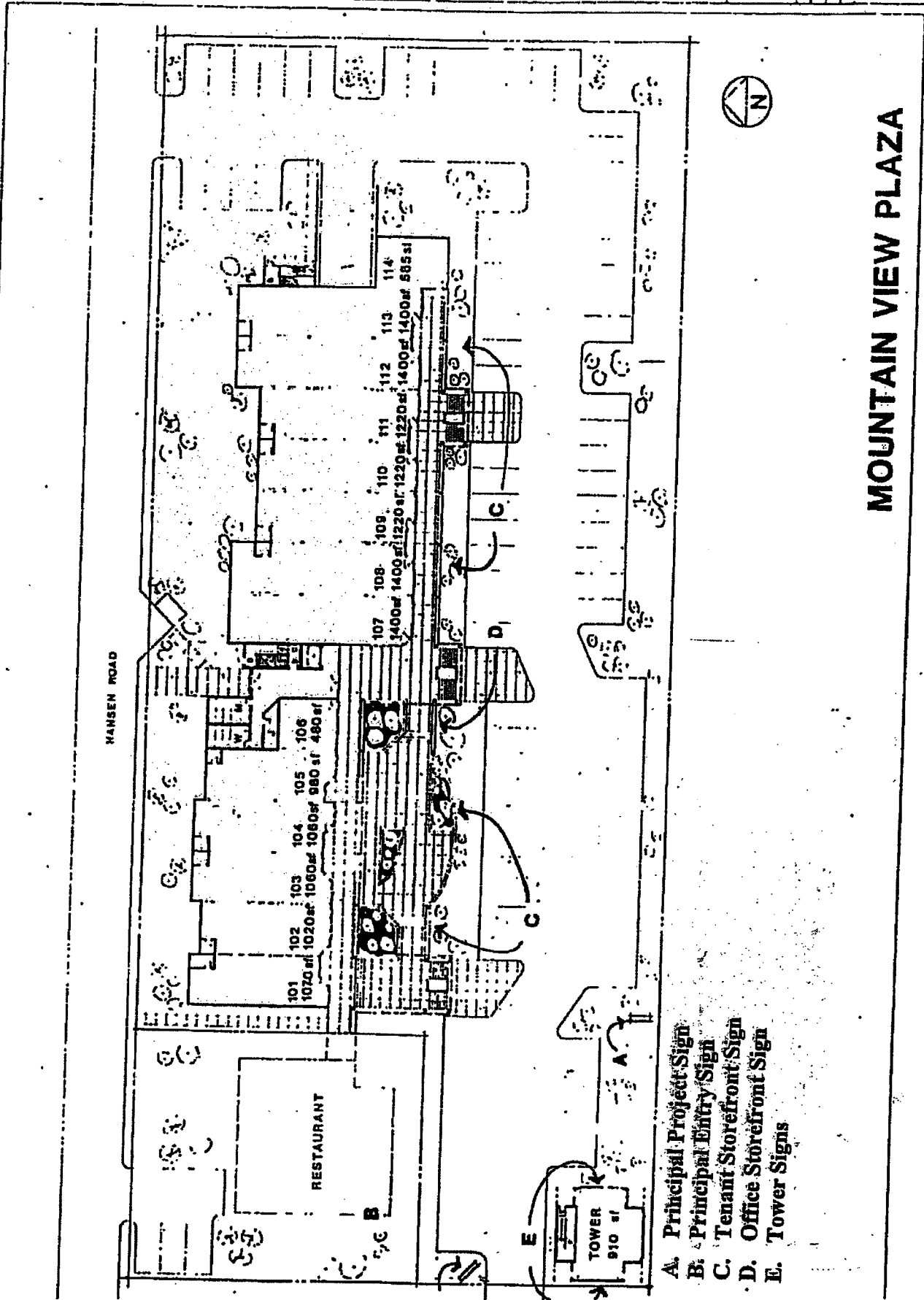
- b. Maximum Size: Each tenant may place their business name and address in 2" high block letters. If two or more tenants share a door, they may each place their business name and address in 2" high block letters.
- c. Maximum Height: 2" high block letters.
- d. Maximum Number: One (1) per tenant using door.

**IX. Sign Type 9: Interior Office Signage**

- a. Location: Located in the interior office corridor.
- b. Requirements: Each tenant may place one sign indicating their business name or logo. All sign designs and locations must be approved by a representative of the building's owner.

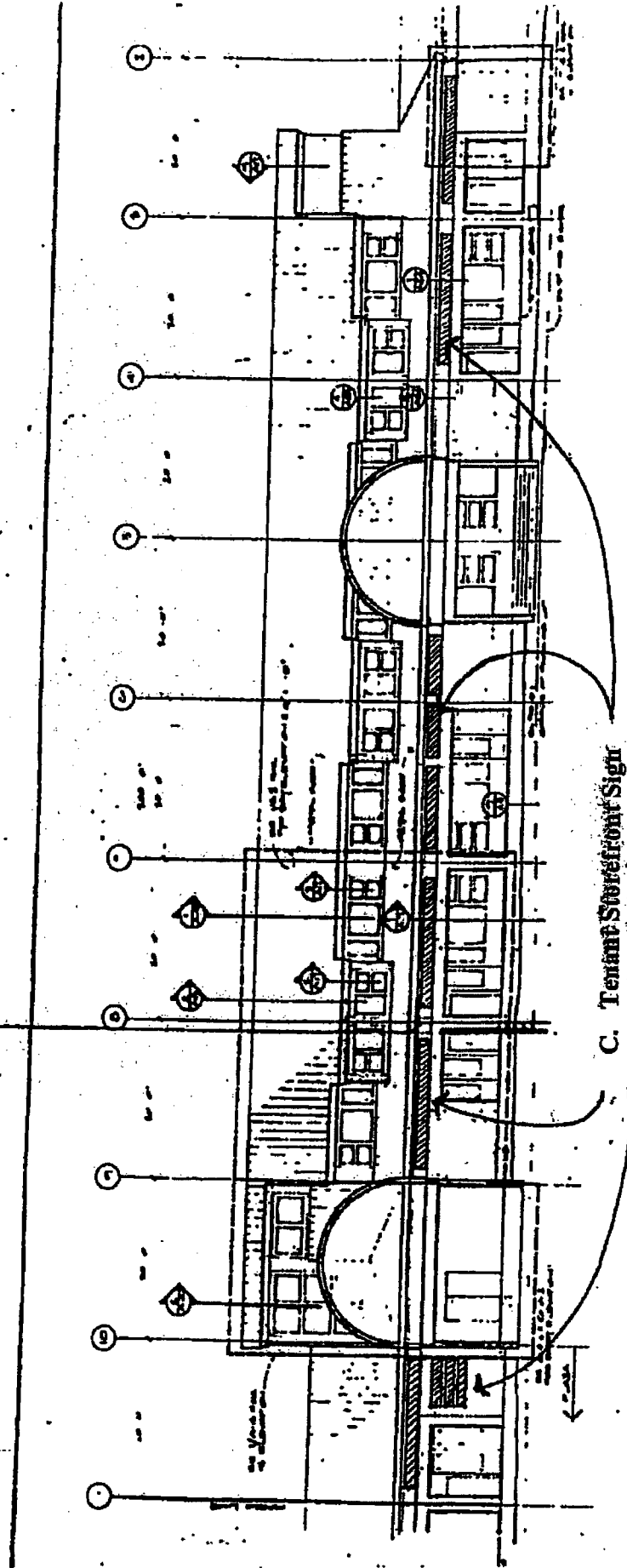
**X. Sign Type 10: Tenant Information Signage**

- a. Purpose: The purpose of this signage is to provide supplemental informational signage as may be deemed necessary by a representative of the building's owner. This would include such signage as: Tenant Directional Signage, Exterior Building Directions, Property Management and Leasing.
- b. Requirements: Such signage shall conform to the Summit County Sign Code. All sign designs and locations must be approved by a representative of the building's owner.



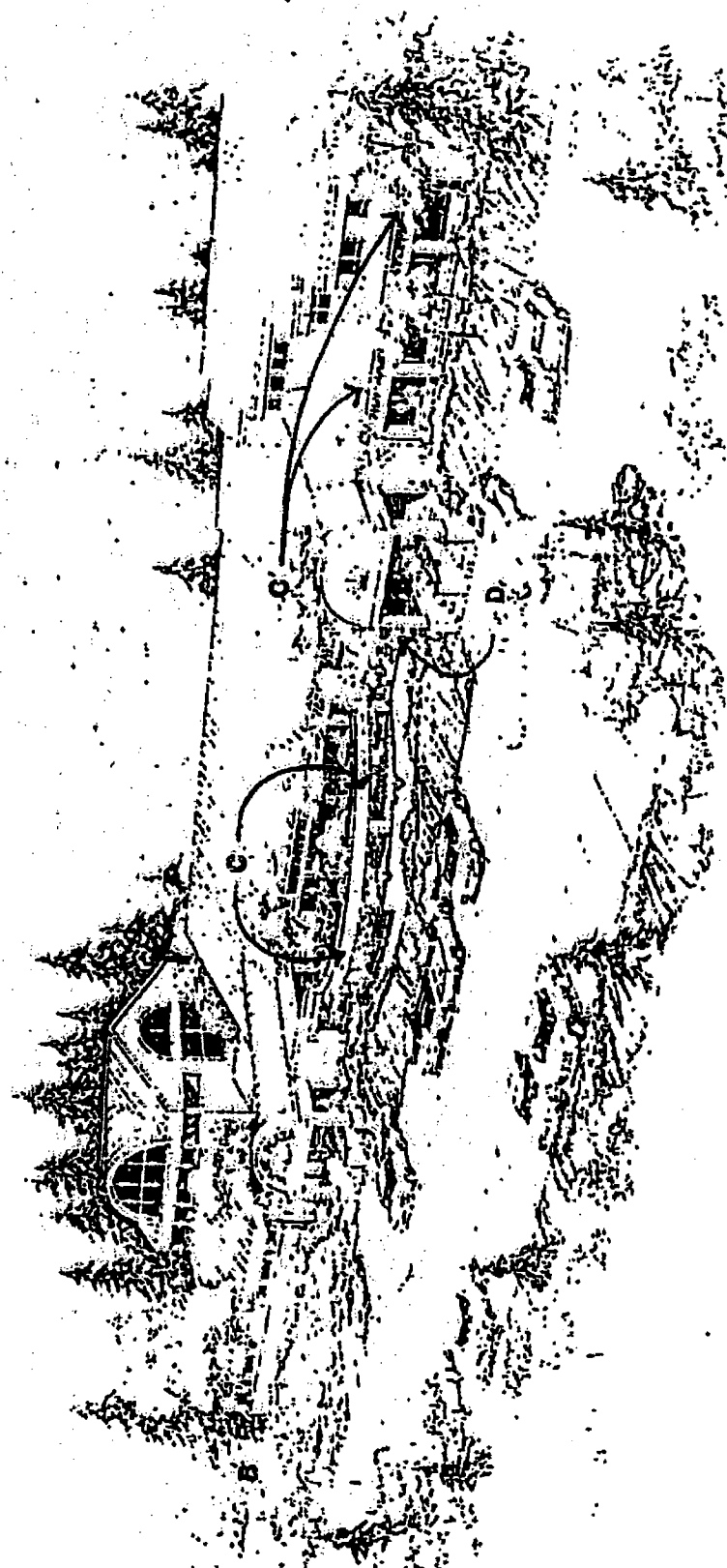
# MOUNTAIN VIEW PLAZA

- A. Principal Project Sign
- B. Principal Entry Sign
- C. Tenant Storefront Sign
- D. Office Storefront Sign
- E. Tower Signs



C. Tenant Storefront Sign  
 D. Office Storefront Sign

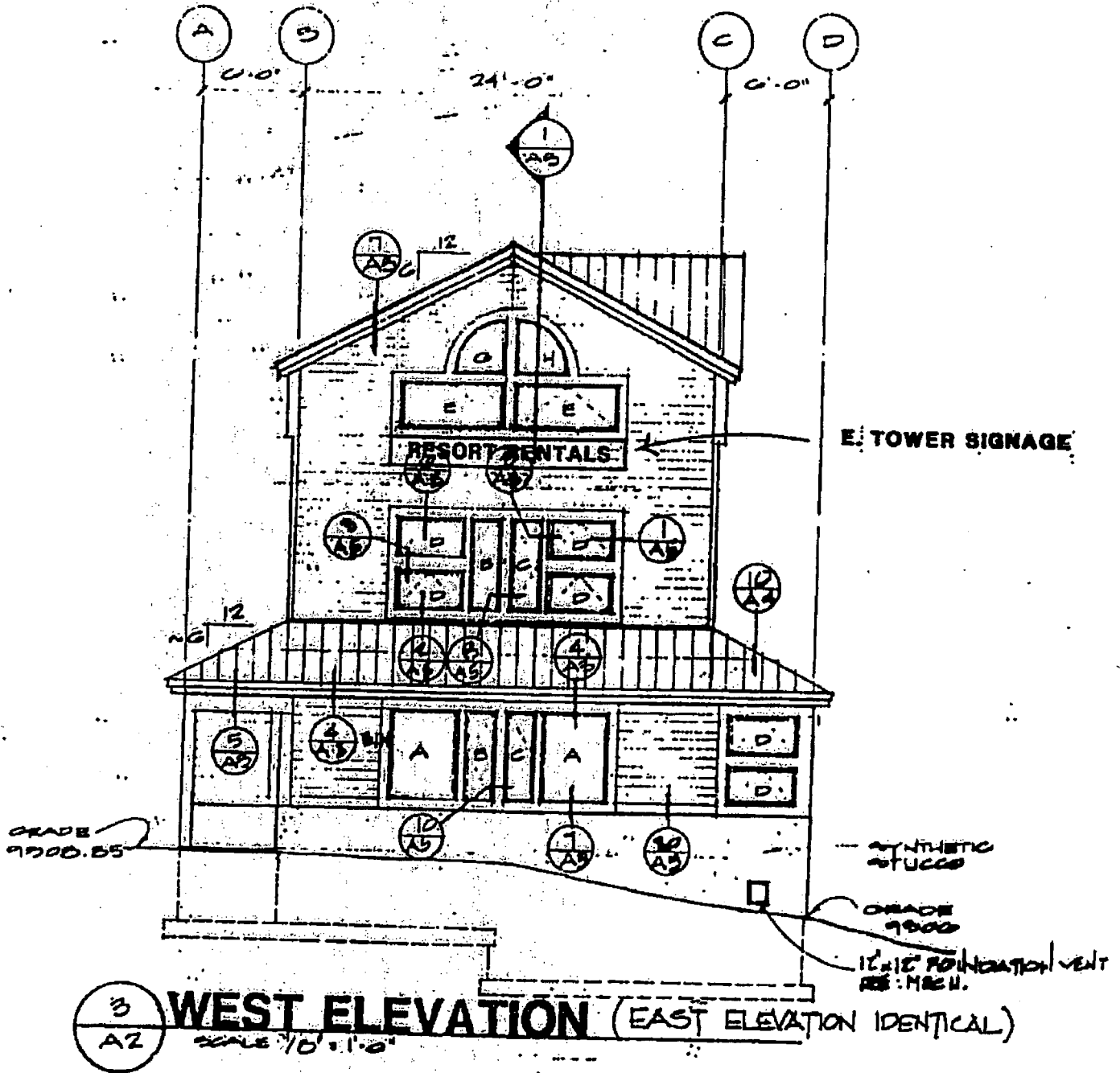
**MOUNTAIN VIEW PLAZA** PHOTO 9



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# MOUNTAIN VIEW PLAZA





**MOUNTAIN VIEW PLAZA**