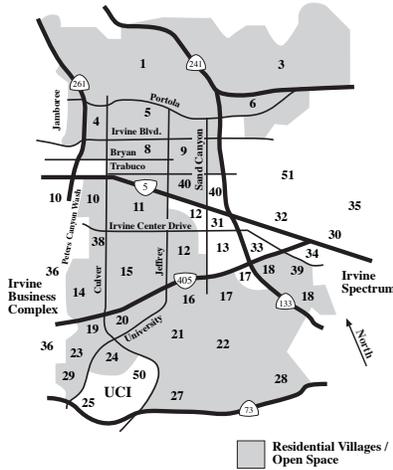


**SIGN TYPE #14
RETAIL/OFFICE CENTER MONUMENT SIGNS
NOT LOCATED IN A RESIDENTIAL VILLAGE**



- Sign purpose: Permanent ground sign to identify a retail/office center and tenants, not located in a residential village.
- Sign use: Used to either identify the center exclusively; or the center and two or three on-site tenants (i.e. exclusive identification of a single tenant is not allowed). See Sign Type #15 for service station monument signs. Only allowed if Sign Type #17 (project wall sign) is not used on the same frontage.
- Sign location: On private property, 10-foot minimum from face of public street curb, 2-foot minimum from back of sidewalk. Outside of sight distance triangle. Minimum 100 feet from another ground sign, unless sign is separated by roadway or project entry.
- Maximum number: One sign per unsignalized project entry; one sign per side of signalized project entry; one sign per street frontage with no vehicular access; and one sign per freeway frontage.
- Maximum sign structure size: 10 feet high above grade at sign midpoint (12 feet high above curb); 15 feet wide.
- Maximum sign panel size: 8 feet high; 10 feet wide; 80 square feet.
- Sign copy: Only name and/or symbol of retail/office center, exclusively (or name of retail/office center and two or three on-site business or organizations) and addresses are permitted. Exclusive identification of a single tenant is not allowed. Only symbol of retail/office center is permitted; symbols of tenants, such as store logos, are prohibited. Brand names and information which makes the sign appear to be advertisement, such as ® and TM, are prohibited.
- Maximum character size: Up to 24 in. high for symbol; up to 18 in. high for letters, numbers, and letterforms; with a 4 inch margin of blank space between sign copy and edge of sign panel.
- Sign material: Plastic is permitted for sign copy only, not for sign background.
- Sign design: Pole signs (i.e. panels mounted on exposed posts) are not allowed.
- Sign illumination: External, low-profile, floodlighting is permitted. Internal-illumination of sign copy is permitted. Internal-illumination of sign background is prohibited. Exposed neon is only allowed at retail and entertainment uses, if not facing a residential project located in a residential village. Exposed raceways are prohibited.
- Permit required? Yes

