



**Discovery West Live Work Townhome Commercial Space Signage  
Updated March 7, 2024**

**Tenant Signage:**

Each commercial space may have a total of one (1) Wall sign and one (1) Suspended Blade sign per tenant identifying the leased/occupied space on the main ground floor level. Tenants may also have one street level storefront Window (window or glass door) sign. All exterior and interior signage (visible from building exterior), including neon signs, shall be submitted for approval by the ARC. All signage must be in good condition and maintained.

**Wall signs**

- a) Wall sign must be located in the inset sign area on the front façade of the building facing The Corner (plaza) or Skyline Ranch Road. The sign must be affixed to the owner-provided background located within the inset area (see Figure 1). The maximum size of the wall sign shall not exceed 30 square feet or extend beyond the inset sign area of approximately twelve (12) feet wide and two feet 6 inches (2' 6") tall. Tenant signage must fit within these dimensions.
- b) Wall signs will be externally illuminated (lit by downward facing exterior fixtures). Exterior light fixtures will be installed and maintained by the building owner.

**Suspended blade signs**

- a) Two-sided suspended blade signs no larger than 40" wide x 14" tall, suspended from the existing channel awning of each commercial space will be provided by owner, as depicted in Figure 1.
- b) The bottom of the suspended blade sign will be a minimum of 8 feet from the ground.
- c) Suspended blade signs must be faced with vinyl lettering.
- d) Suspended blade signs will not be separately lighted.

**Window signs**

- a) Maximum sign area shall be 4 square feet. Window signs are not allowed in second or third story windows (i.e., the residential part of the unit).
- b) Window signs may be vinyl lettering on the glass or neon signs on the interior.

### Sandwich board signs

- a) One sandwich board is permitted to be placed in front of each commercial space (within 10 feet of the commercial space) during business hours only. Sandwich boards must be taken down no later than the close of business in the commercial space each day. Sandwich boards shall not be larger than 2 ft by 3 ft, must be professionally fabricated, and must be placed on private property, out of the public right of way.

### Temporary and Event Signs

- a) Temporary signs may be permitted based on ARC approval.
- b) Event signs may be permitted based on ARC approval.
- c) Banners are considered temporary or event signs.

### For Sale and For Lease Signs

- a) One “for sale” or “for lease” sign is permitted for each retail space.
- b) Maximum sign size 3 ft by 3 ft and shall be placed in front of the retail space on private property or inside the unit.
- c) “For sale” or “for lease” signs must have a white or cream background with orange lettering (Pantone #159).

### Other Signs

- a) Temporary cultural and public service posters, when posted inside the commercial space and not in the windows or on the door, shall be permitted.
- b) Temporary promotional or special window signs posted inside the commercial space shall be permitted for 14 days and shall not be larger than 4 square feet – longer time frames require ARC approval.
- c) Hours of operation and “Open” signs are permitted in/on the front window and/or front door to the commercial space. No flashing signs are allowed.

Figure 1

30 sq ft wall sign



2' 6" x 12" aluminum mesh background with 1 1/2" square tube frame and low profile LED downlights.  
 .25" aluminum tenant logo

Existing channel awning

Tenant IS Signage

Double faced 14" x 40" aluminum suspended sign with 1" square tube frame and supports



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