

# Nelson's Grant

## Sign Guidelines (Revised January 11, 2010)

These Sign Guidelines shall govern and direct the placement and design of signage, permanent and temporary, within the commercial and mixed use areas of the community. Signage within the residential areas shall be governed by the requirements of the Nelson's Grant Residential Design Guidelines. All signs must comply with appropriate York County permitting requirements prior to construction. Wherever these guidelines are ambiguous, the York County signage requirements shall apply. The types of signs described within this document shall be as defined in the York County Zoning Ordinance.

1. Permitted Signs: The following signs shall be permitted within Nelson's Grant
  - a. Street and Traffic Signs
  - b. Community Identification Signs
  - c. Free Standing Signs
  - d. Marquee/Canopy Signs
  - e. Monument Signs
  - f. Projecting Signs
  - g. Wall Signs
  - h. Identification Signs
2. Permissible Signs: The following signs shall be permissible within Nelson's Grant subject to county approval and association approval.
  - a. On Premise Directional Signs
  - b. Off Premise Directional Signs
  - c. Portable/Temporary Signs – limited to "A" Frame signs and signs related to promotions or events within the community for a defined period of time.
  - d. Banners – limited to promotions or events within the community for a defined period of time.
3. Street and Traffic Signs – All street and traffic signs shall comply with VDOT requirements. Signs shall be pole mounted on poles of a style and design that are consistent throughout the residential and commercial areas of the community.
4. Community Identification Signs – Project identification signs shall be placed at the entrances to the community. Emphasis will be placed on the primary entrance from Route 17. Colors, materials, type face and logo will be consistent on all project identification signs.
5. Free Standing Signs are permitted to identify different uses or buildings within the community. The intent of these signs is to aid pedestrian and vehicle traffic in finding desired areas within the community. Such signs will be compatible in design, color and material throughout the community and will be of a size and scale appropriate to the location within the community.
6. Commercial Signage (Marquee/Canopy, Wall) – Each commercial tenant shall be allowed one wall sign and one marquee/canopy sign for each entrance. Additional signage is allowable for the purpose of identifying address, hours of operation and name of the business provided the

sign is appropriately designed for the location at the entrance. Design of the wall sign shall be appropriate to the design of the tenant entrance and may include wall mounted lettering or hanging signs and may be internally or externally illuminated. Simple box type signs with flat surfaces are not allowed.

7. Projecting Signs may be located within the community for the purpose of assisting visitors in finding the location of various commercial uses. Signage design will be compatible with the overall architectural theme of the community and may identify multiple or different types of businesses. These signs shall be limited to areas designed primarily for pedestrian circulation.

