

# *Rancho Vistoso*

## A MASTER PLANNED COMMUNITY

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# Sign System Guidelines

Adopted by Oro Valley, Town  
Council July 29, 1987 (OV 157)

Revised December 18, 1996 (OV9-96-6)

- Eliminated **P10** Secondary Directional Sign

Revised July 6, 2011 OV3-11-003

- Subdivision Entryway Sign **P3** Exemption. See notes attached to full description.

Revised February 6, 2013 OV3-12-008

- Sign **T-2** Exempted from the PAD Standards

Revised February 19, 2014 OV3-13-006

- **Sun City** exempted from RV PAD Sign Standards. Oro Valley Zoning Code sign standards apply to all temporary and permanent signs for Sun City HOA controlled properties.

Commercial developments in Rancho Vistoso may have established their own Sign Criteria or Master Sign Programs.

# INTRODUCTION

Signs in this development are controlled by a signage and graphics program.

This program has been carefully planned to provide a strong marketing image that will achieve a harmonious, coherent and high quality visual impact consistent with local laws, regulations and covenants.

The effective use of signs as described in these guidelines will contribute to the vitality and value of the entire development.

As signs are, at least in part, the responsibility of the owner — built, installed and maintained as part of the improvements — we expect you to cooperate in this effort.

These guidelines show the range of signs that can be utilized and the approach to developing them. They describe the types allowed, their design and execution and present standards criteria.

These standards indicate form, materials, colors and typefaces that visually link all signs while reflecting the development's unique architectural character and landscaping.

These guidelines are presented in two parts: Permanent signs, which will remain after marketing of the development has been completed and Temporary signs, which will eventually be eliminated.

Signs for any given parcel must be developed along these guidelines and submitted to the appropriate review committee for approval before implementation.

This committee is responsible for final interpretations of these guidelines but may, at its discretion, modify them to accommodate unforeseen circumstances.

Appropriate signs are to everyone's advantage. As such, the spirit, as well as the wording of these guidelines is important.

## 12/18/96 Amendment Notes:

- 1) The Town of Oro Valley Development Review Board may approve signage for the Rancho Vistoso PAD, which is in compliance with the Oro Valley Zoning Code Revised at the time of the submittal and which meets the spirit and intent of these guidelines. In order for the Development Review Board to grant approval, the proposed signage must be determined to be compatible with the existing signage within the Rancho Vistoso PAD.
- 2) Section 12-102, Sub-sections B & C of the Oro Valley Zoning Code Revised, as amended, are hereby incorporated as a component of these sign guidelines.
- 3) All T-4 Signage, together with all other provisions made by Section 12-601(J) of the Oro Valley Zoning Code Revised, must be approved by the Oro Valley Development Review Board for each subdivision and parcel signage package.
- 4) All temporary Signage (T-type) will be removed per the following schedule:
  - T-1: When 95% of the Parcels within the PAD are fully developed.
  - T-2: When all builders listed on the Signage have completed the marketing of their project.
  - T-3: When the parcel or project progresses to an alternative signage requirement (when T-3 is used for residential parcel marketing, Signage to be removed when 95% of homes are completed).
  - T-4: Per the approval parameters established by the Oro Valley Zoning Code Revised, Section 12-601(J) approval process.
- 5) Amendments to these Sign System Guidelines requires the review and approval of the Town of Oro Valley and the Vistoso Community Association.
- 6) All temporary Signage placed within the Town of Oro Valley Rights-of-Way must be acquired through a vendor approved by the Vistoso Community Association and the Town of Oro Valley.

RANCHO VISTOSO IMAGE STATEMENT

- A. CREATE A UNIQUE COMMUNITY VISUAL ATMOSPHERE
- B. MAINTAIN A VISUALLY QUIET VEHICULAR CIRCULATION SYSTEM
- C. ALLOW EFFECTIVE VISUAL COMMUNICATION TO ASSURE SAFE TRAFFIC FLOW
- D. USE A CONSISTENT MATERIAL AND COLOR PALATE THAT IDENTIFIES THE COMMUNITY AS A UNIT
- E. CREATE A NATIVE SOUTHWEST MOTIF THAT REMAINS CONSISTENT THROUGHOUT THE COMMUNITY
- F. ENHANCE PROPERTY VALUE BY INSTALLING LOW MAINTENANCE HIGH QUALITY SIGN DEVICES

## GLOSSARY OF TERMS

- ACRYLIC:** A plastic material. Usually (but not necessarily) used where transparency is desired.
- BOLLARD:** A small scale version of a pylon (see below).
- BUILDER:** A person or company that purchases or leases parcels of land within the development.
- BUTTRESS:** A support column constructed from masonry materials. The top of the column is not as wide as the base which creates a tapered appearance.
- CAP HEIGHT COPY:** Height of the initial capital or upper case letter in a name.
- CUSTOM SCORED:** Groove or notch in the face of the sign.
- DEVELOPER:** The person or company who has created the entire development.
- DIMENSIONAL GRAPHICS:** Letters, plaques (see below), symbols, etc., which protrude from the face of a sign.
- EASEMENT:** A right held by a person or company for limited use of land owned by someone else (i.e., right of passage).
- FOOTING:** A foundation, usually of concrete, used to secure a sign firmly in the ground.
- FOOTPRINT:** The ground floor area of a building. Does not include parking structures.
- FRONTAGE:** The area in front of a building or lot. Usually the space between a building and the street.
- GRADE:** Ground level.
- HALO ILLUMINATION:** Type of lighting effect produced by recessing a light source inside a hollow letter with an open back. An outline glow around the characters is created by this light bouncing off the background.
- H.I.D.** Type of lighting source defined as High Intensity Discharge (i.e., mercury vapor, high pressure sodium and metal halid).
- LOGO:** A graphic image representing an organization. This image may be words or a symbol or a combination of the two. We will call the symbol part of the "logo symbol" and the words the "logo type".
- MDO:** Medium Density Overlay. A type of plywood with a smooth permanent surface. Used for painted wood signs.
- MODULAR GRID:** A system of horizontal and vertical reference lines used to position typography and graphics on a sign.
- MONOLITH:** A freestanding sign in the form of a single block, usually of large size.

**NON-FERROUS:** Metals not containing iron.

**PAN CHANNEL:** Dimensional letters fabricated to form a pan, a back and two (2) sides. The back is cut out to form the shape of the letter. The sides are strips of the same material fastened to the back. The open end of the pan is usually capped by a letter cut from translucent acrylic known as the face. White neon or low voltage lights are then installed inside letter to illuminate the face. When the face is opaque and the back is open the letter is called a reverse pan channel letter.

**PLAQUE:** A thin, flat ornamental panel or plate. Usually placed on the side of a building or other surface.

**PORCELAIN  
ENAMEL:** Metal coated with a glass-like surface.

**POST AND  
PANEL:** A sign panel supported by two legs.

**PROJECT(S):** Subdivisions or parcels of land within the development.

**PYLON:** A relatively tall or massive structure on the side of a gate or otherwise marking an entrance or approach.

**RACEWAYS:** An elevated surface off of a wall that a line of letters is mounted to. Some raceways house transformers and wires for neon illumination.

**REFLECTIVE  
VINYL:** Vinyl material which reflects light for high visibility.

**SCREEN WALLS:** Wall used to create privacy for the backs of homes located on urban collectors.

**SETBACK:** The location or distance of a sign away from streets, curbs, buildings and/or property lines.

**VENEER:** A skin of more expensive material mounted on another substance.

**WOOD POST:** A post made of clear, all-heart cedar.

Character spacing should be opened for maximum legibility. Examples show suggested character spacing.

Type

Not Acceptable

Type

Acceptable

Type

Preferred when possible

# Permanent Sign System Page 1 of 2

## Sign

Sign Number	Sign Type	Function	Quantity	Dimensions
P-1	Community Entrance Identification	Display community name and identify the entrance for safe flow of traffic into community.	Monument walls on each side of the Boulevard entrances.	See construction drawings. The copy will occupy no more than 60 square feet.

P-2	Commercial Office Area Entrance Identification	Display commercial office area name and identify the entrance for the safe flow of traffic into the area off of Rancho Vistoso Boulevard.	Monument walls on each side of entrance street.	The logo will occupy an area not to exceed 40 square feet with a maximum height of 0'. No part of the logo may be closer to the top of the wall than 1'-0" and no closer than 1'-6" to grade.
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P-3	Residential Subdivision Entrance Identification	Display residential subdivision name and identify the entrance for the safe flow of traffic into the project. (Note: entry signage option for projects of flow neighborhoods of 200 or more units and park entry signage option for projects of 99 Lots/Units or fewer, See P-8) and follow the OVZC Entryway Sign Standard.	Monuments and/or signage on one or each side of each entry from arterial roadway	The logo symbol and logo type will occupy an area not to exceed 40 square feet with a maximum height of 3'-0". No part of the logo may be closer to the top of the wall than 1'-0" and no closer than 1'-6" to grade.
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P-4	Retail Center Entrance Identification	Display Retail Center and identify the entrance for safe flow of traffic.	One (1) double-faced monument placed in entrance median or to the side of heaviest traffic flow. See also P-2 and P-3.	Monolith may be 40 square feet per site with a maximum height of 8'-0".
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P-5	Commercial/Retail Area Entrance Identification	Display building or business name to identify entrance for the safe flow of traffic into individual areas.	One (1) double-faced monolith per entrance.	One (1) side of the monolith may have 20 square feet. Retail areas selling fuel may have an additional 6 square feet for changeable prices. Retail establishments or stores with A.T.M.'s (Automatic Teller Machines) may also receive an additional 6 square feet. Maximum height of sign is 6'-0".
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# Permanent Sign System Page 2 of 2

Sign

Sign Number	Sign Type	Function	Quantity	Dimensions
P-6	Commercial/Retail Tenant Building Signs	Display tenant's name so that traffic can identify goods and services available.	One (1) wall sign per tenant except in corner conditions.	Sign area will not occupy more than 10% of frontage wall area.
P-7	Commercial/Office Tenant Building Signs	Display office tenant name on building facade to confirm business location to on-site traffic.	One (1) building sign per tenant. Developers are encouraged to limit signs to major tenants or offer no exterior tenant identification. One (1) top of building tenant/owner sign per building will be permitted but is discouraged to preserve non-urban look.	Total area of all signs on a single wall cannot exceed 10% of the first floor walls being used. No sign is permitted higher than 12'-0" from grade except top of building sign will be limited to 60 square feet.
P-8	Secondary Residential Area Entrance Identification	Display logo name of a subdivision of 199 family units or less and identify entrances for safe traffic flow. All residential projects may use the P-3 design as an alternative to the P-8 design.	Monuments and/or signage on one or each side of each entry from arterial roadway	Name panel area measures 1'-0" x 5'-4". Top of panel will be at a height of 6'-0" from grade.
P-9	Primary Vehicular Directionals	Display directions to general destinations such as information centers as well as provide direction to specific amenities or projects	Preliminary count of 14 located on major arterials within the PAD. Actual number to be adjusted by the Zoning Administrator as number of arterial and destination locations increase and decrease.	Not to exceed 8'0" H x 6'0" W x 12" D.  (Dual sided acceptable where practical)
<del>P-10</del>	<del>Secondary Vehicular Directionals</del>	<del>Eliminated (Coupled with P-9 Signage through 12/4/96 Amendment)</del>	<del>N/A</del>	<del>N/A</del>
P-11	Traffic Control Signage	Regulates the flow of traffic using Arizona Department of Transportation (A.D.O.T.) symbols. Identifies speed zones and hazards.	Used at all intersections.	All A.D.O.T. standards for height and setback will be used in public areas. On private land, these dimensions may change for aesthetic reasons.
P-12*	Street Signs	Display street names to identify streets for the safe flow of traffic throughout the community.	One (1) for each intersection. Two (2) for intersections at divided roadways. When used in median of divided roadway, One (1) sign per turn lane, mounted on dual posts with break away detail and signage 4 ft x 1 ft)	Type A: Street signs will be 4'-0" wide x 3' high with 6" high x 3'-0" long name panels Type B: Wooden post will be 6" x 6" x 8'-4 high with 6" x 2'-6" sign panels.

# P1 Community Entrance Identification

**FUNCTION:** Display community name and identify the entrance for safe flow of traffic into community.

**QUANTITY:** Monument walls on each side of the boulevard entrances.

**FORM:** Three concentric walls constructed from CMU (concrete masonry unit) with red sandstone veneer.

**DIMENSIONS:** See construction drawings. The copy will occupy no more than 60 square feet.

**MATERIALS:** Brushed brass.

**COLOR:** As defined above.

**TYPOGRAPHY:** Modified Letraset El Greco upper/lower case. The copy will be fabricated dimensional letters (reverse pan channel).

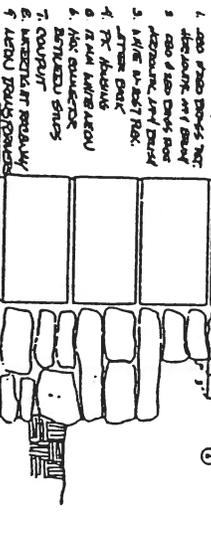
**LAYOUT:** The logo copy is placed in the center section of Wall T wo. The name will be on a single line with the symbol placed between the two words.

**LOCATION:** Generally the monument walls are 5'-0" off the Oracle and Tangerine Roads right of way.

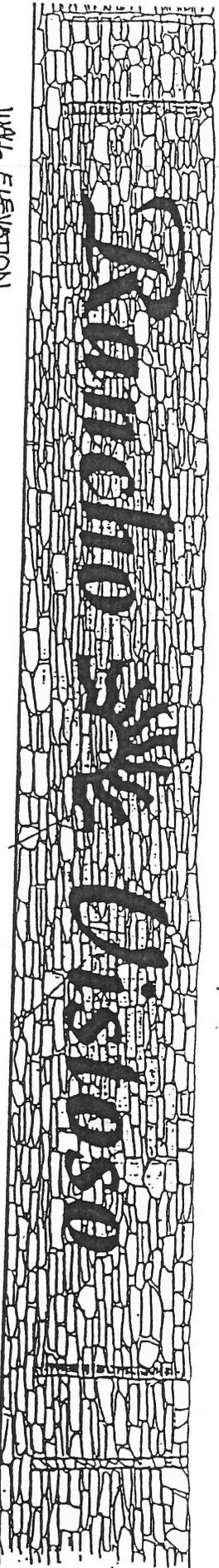
**INSTALLATION:** The dimensional (reverse pan) copy and symbol will be mounted by the use of flex connectors which will back off of letter studs onto studs glued into the sandstone veneer.

**ILLUMINATION:** The logo symbol will be silhouetted with recessed indirect white neon lights.

**LANDSCAPING:** Monument walls are framed from behind by a grove of native Palo Verde trees. The grade immediately in front of the walls will be planted with flowering ground cover.



WALL SECTION: 1/2"  
NOTE: ALL LETTERS, SYMBOLS AND ALL SANDSTONE VENEER SHALL BE AS SHOWN.



WALL ELEVATION

# P2 Commercial Office Area Entrance Identification

**FUNCTION:** Display commercial office area name and identify the entrance for the sole flow of traffic into the area off of Rancho Vista Way southward.

**QUANTITY:** Minimum walls on each side of entrance street.

**FORM:** A single concave curved wall with a length of 36'-0" and a radius of 19'-1" terminated on each end by a sandstone veneer buttress. The wall will have a stucco finish and will be 6'-0" high.

**DIMENSIONS:** The logo will occupy an area not to exceed 40 square feet with a maximum height of 3'-0". No part of the logo may be closer to the top of the wall than 1'-0" and no closer than 1'-6" to grade.

**MATERIALS:** Brushed brass, brushed copper and/or painted copper.

**COLOR:** As defined above. Green patina copper may also be used as secondary element.

**TYPIGRAPHY:** Modified Lezard Et Green upper/lower case.

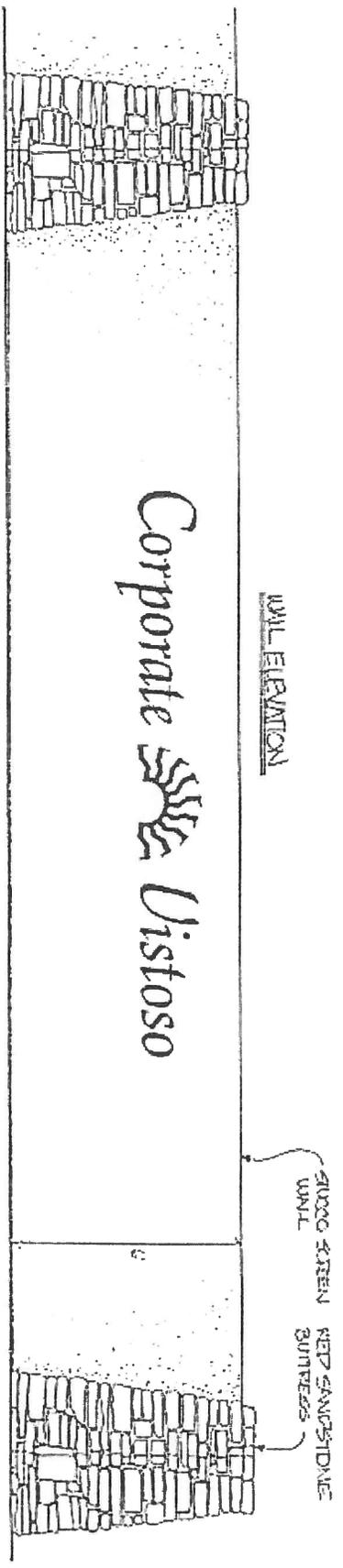
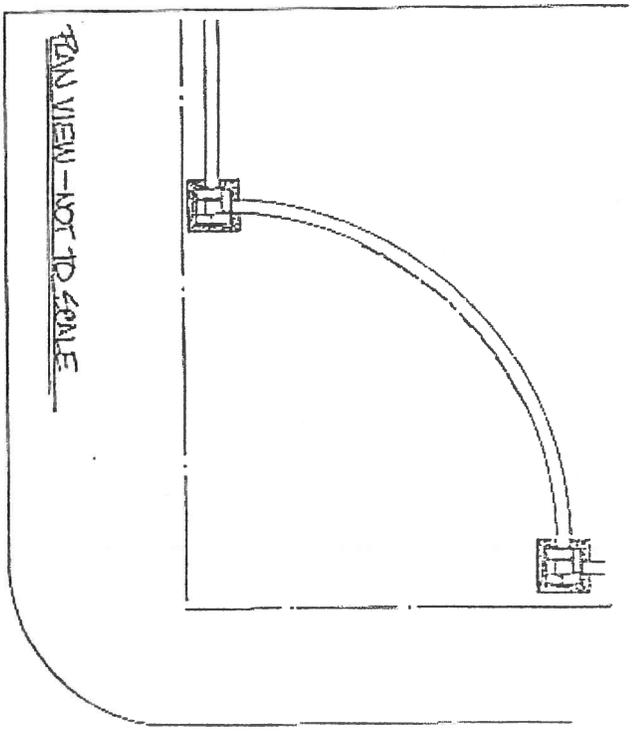
**LAYOUT:** Single line with logo symbol same height as upper case with descenders, if any. The name will be centered on the concave wall between the buttresses.

**LOCATION:** Generally, buttresses will be positioned at the right of way line of both streets, creating 45° angle to roadways.

**INSTALLATION:** The dimensional reverse paint copy and symbol will be mounted by the use of Hex connectors which will back off of letter studs onto studs placed into the sandstone veneer.

**ILLUMINATION:** Halo neon or ground lighting using concealed fixtures. Non-high intensity Discharge (H.I.D.).

**LANDSCAPING:** Concave wall framed by a grove of Palo Verde or Mesquite trees with flowering ground cover in front of wall.



# P3 Residential Subdivision Entrance Identification

**Function:** Display residential subdivision name and identify the entrance for the safe flow of traffic into the project. (Note: entry signage option for projects of 199 Lots/Units or fewer, See P-8)

**Quantity:** Monuments and/or signage on one or each side of each entry from arterial roadway

**FORM:** A single concave curved wall with a length of 30'-0" and a radius of 19'-1" terminated on each end by a sandstone veneer buttress. The wall will have a stucco finish and will be 6'-0" high.

**DIMENSIONS:** The logo symbol and logo type will occupy an area not to exceed 40 square feet with a maximum height of 3'-0". No part of the logo may be closer to the top of the wall than 1'-0" and no closer than 1'-6" to grade.

**MATERIALS:** Brushed brass, brushed copper and/or patinated copper.

**COLOR:** As defined above. Green patina copper may also be used as secondary element.

**TYPOGRAPHY:** Modified Letraset El Greco upper/lower case.

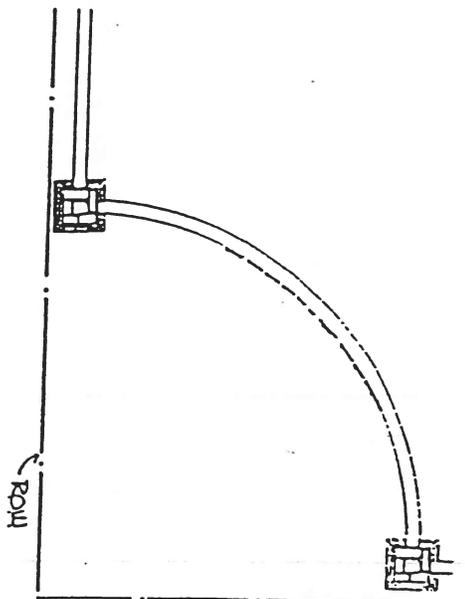
**LAYOUT:** Single line with logo symbol same height as upper case with descenders, if any. The name will be centered on the concave wall between the buttresses.

**LOCATION:** Generally, buttresses will be positioned at the right of way line of both streets, creating 45° angle to roadways.

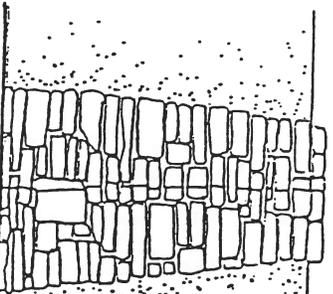
**INSTALLATION:** The dimensional (reverse pan) copy and symbol will be mounted by the use of 1/2" connectors which will back off of letter studs onto studs glued into the sandstone veneer.

**ILLUMINATION:** Halo neon or ground lighting using concealed fixtures. Non-high intensity discharge (H.I.D.).

**LANDSCAPING:** Concave wall framed by a grove of Palo Verde or Mesquite trees with flowering ground cover at grade in front of wall.



P3 Sign type revised July 6, 2011, OV3-11-003, to allow neighborhoods of 200 or more units and park sites to be exempted from the RV PAD Sign Standards and follow the Oro Valley Zoning Code Entryway sign standards.



WALL ELEVATION

*Villa del Sur*

STUCCO SCREEN WALL

RED SANDSTONE BUTTRESS

Note: Sample design shown, alternative designs which incorporate the elements above will be considered by the Development Review Board on a case-by-case basis.

Revi: 1/7/18/06

# P4 Retail Center Entrance Identification

**FUNCTION:** Display Retail Center name and identify the entrance for safe flow of traffic.

**QUANTITY:** One (1) double-faced monument placed in entrance median or to the side of heaviest traffic flow. See also P-2 and P-3.

**FORM:** Double-faced rectangular monolith mounted on 3'-0" high pyramidal sandstone veneer base. May also be same as P-2 and P-3.

**DIMENSIONS:** Monolith may be 40 square feet per site with a maximum height of 8'-0".

**MATERIALS:** Structure must be of non-ferrous materials. Surface should have textured finish of stucco or paint to match.

**COLORS:** Should match all screen walls or Center's primary architectural color. Letter color should be complementary to back ground. White is not permitted.

**TYPOGRAPHY:** Developer is encouraged to use El Greco or another similar Southwestern typeface and symbol.

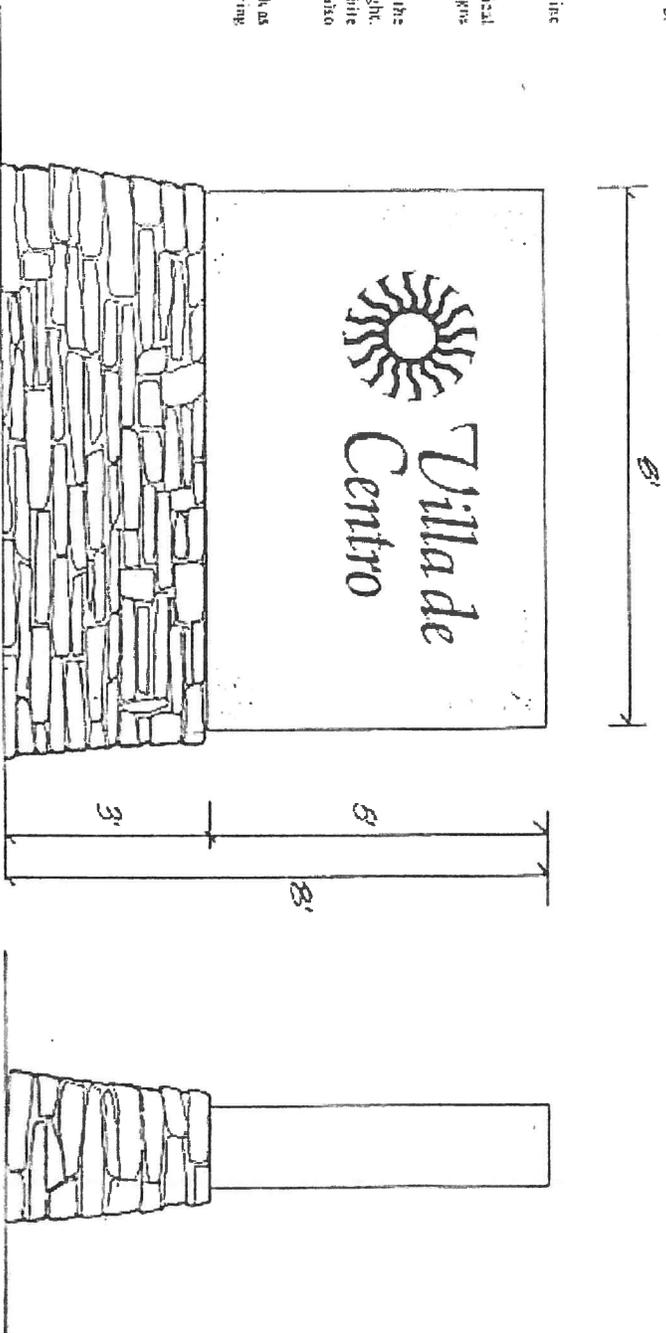
**LAYOUT:** Logo symbol should be no more than 25% of space.

**LOCATION:** Sign should be located 5'-0" behind right of way line and 30'-0" from entrance driveway.

**INSTALLATION:** Pole mounting is recommended for vertical orientation. Horizontal signs may use anchor bolts. All electric signs must have U.L. approval.

**ILLUMINATION:** Monoliths may be internally illuminated but the logo symbol and logo type are the only parts that may emit light. Subdued translucent acrylic colors are strongly recommended. White halo illumination is also permitted. Concealed ground lighting is also permitted (see all I.D.).

**LANDSCAPING:** It is recommended that tall plant material such as Saguaro be grouped with vertically oriented monoliths. Flowering ground cover should be used around the base.



# P5 Commercial / Retail Area Entrance Identification

**FUNCTION:** Display building or business name to identify entrance for the safe flow of traffic into individual areas.

**QUANTITY:** One (1) double-faced monolith per entrance.

**FORM:** Rectangular monolith mounted on 1'-6" high red sandstone veneer base.

**DIMENSIONS:** One (1) side of the monolith may have 20 square feet. Retail areas selling fuel may use an additional 6 square feet for changeable prices. Retail establishments or stores with A.T.M.'s (automatic teller machines) may also receive an additional 6 square feet. Maximum height of sign is 6'-0".

**MATERIALS:** Structure must be of non-ferrous materials. Surface should have textured finish of stucco or textured paint to match.

**COLORS:** Should match all screen walls or area's primary architectural color. Letter color should be complimentary to background. White is not permitted.

**TYPOGRAPHY:** Logo symbols should not overpower logo type. If a new logo is being designed specifically for this project, a Southwest-ern native motif is encouraged.

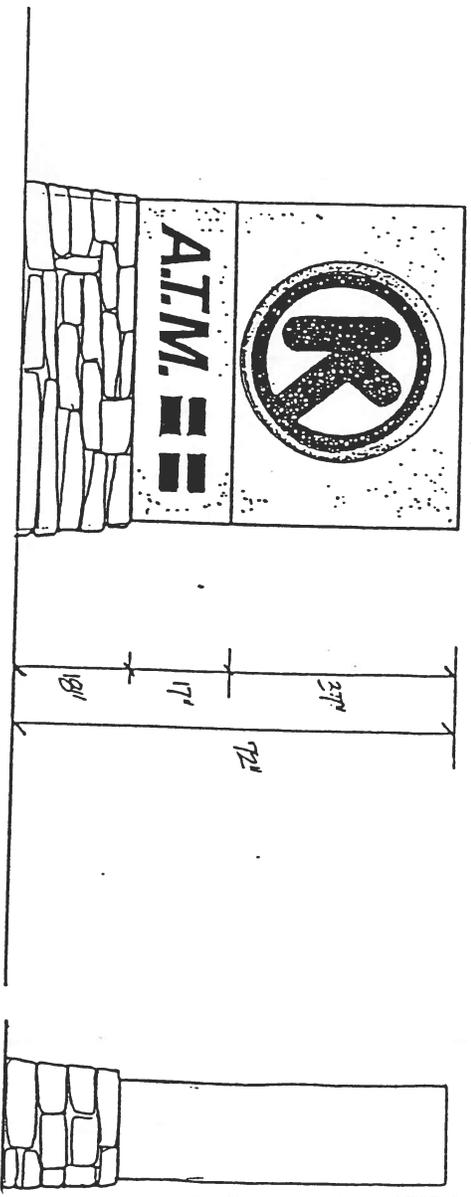
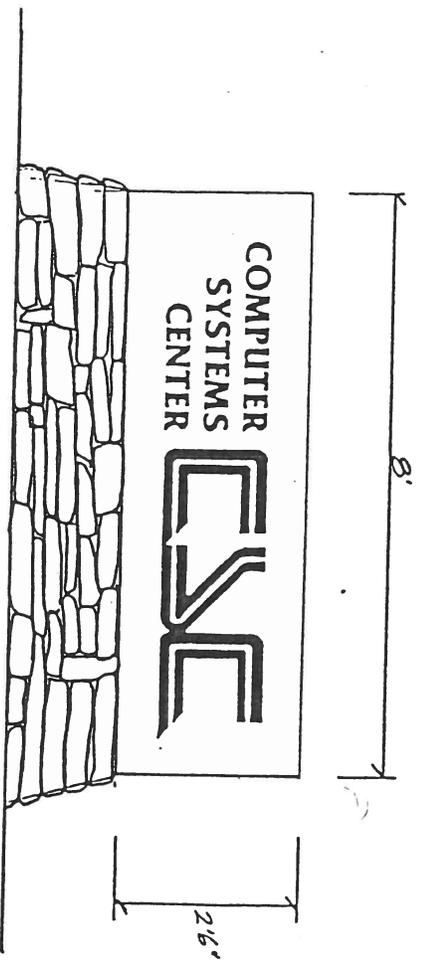
**LAYOUT:** Space around logo should be at least equal to the cap height of the logo type. Good use of "empty space" is encouraged.

**LOCATION:** Sign should be located 5'-0" behind right of way line and 20'-0" from entrance driveway.

**INSTALLATION:** Pole mounting for vertical signs is recommended. Horizontal signs may use anchor bolts. All electric signs must have U.L. approval.

**ILLUMINATION:** Monoliths may be internally illuminated, but the logo type and logo symbol are the only parts that may emit light. Subtle acrylic translucent colors are strongly recommended. White halo illumination or concealed ground lighting is permitted.

**LANDSCAPING:** All plant material should be in scale with the monolith. Flowering ground cover should be used around base.



# P6 Commercial / Retail Tenant Building Signs

**NOTE:** This section does not include courtyard retail conditions that cannot be seen from public right of ways. These sign conditions will be governed by the developer and/or the local merchant's association. No multi-tenant signs are permitted in Retail Centers except for pedestrian directories.

**FUNCTION:** Display tenant's name so that traffic can identify goods and services available.

**QUANTITY:** One (1) wall sign per tenant except in corner conditions.

**FORM:** Depending on the Center's architectural style, pan channel illuminated letters will be allowed. Illuminated awnings will be allowed when style dictates. Exposed raceways are not allowed.

**DIMENSIONS:** Sign area will not occupy more than 10% of frontage wall area.

**MATERIALS:** Pan channel letters shall be fabricated from non-ferrous metals. The face of the sign shall be translucent.

**COLOR:** Subdued complimentary colors are recommended for acrylic faces. White acrylic is not permitted.

**TYPOGRAPHY:** All wall signs in a Center should use the same typestyle. Whenever possible, a consistent size letter should be used.

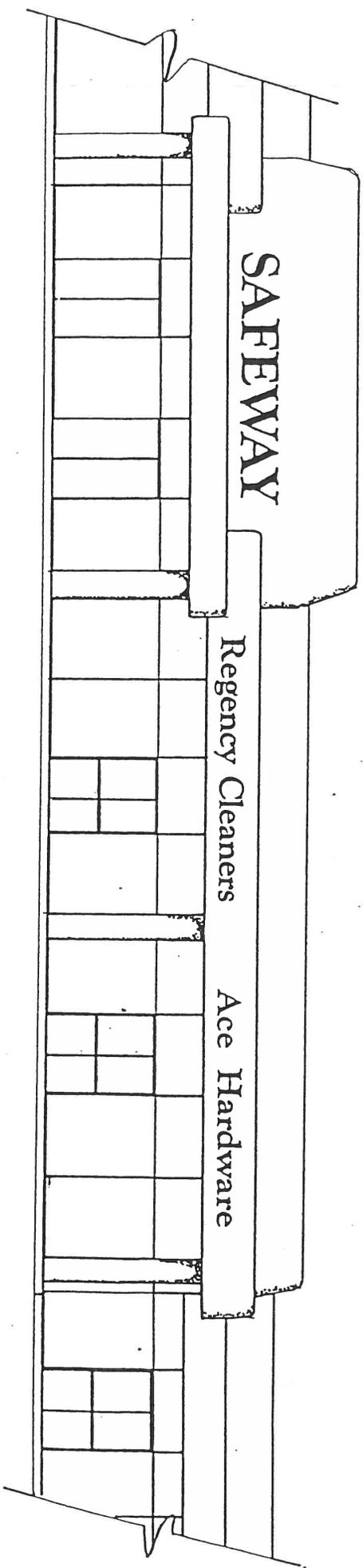
**LAYOUT:** A consistent location on the frontage wall throughout the Center is encouraged.

**LOCATION:** Parapet or soffit of building.

**INSTALLATION:** All electrical components will be U.L. approved. P-K housing will be used to connect neon.

**ILLUMINATION:** Internal illumination will be used for wall signs using individual letters. No internally illuminated wall cabinets will be permitted. Indirect light on fascia for individual letters is permitted. Halo neon letters are also encouraged. Retail signs shall not be illuminated when business is closed.

**LANDSCAPE:** (not applicable)



# P7 Commercial / Office Tenant Building Signs

**FUNCTION:** Display office tenant name on building facade to create business location to on-site traffic.

**QUANTITY:** One (1) building sign per tenant. Developers are encouraged to limit signs to major tenants or offer an exterior tenant identification sign (at top of building) tenant/owner sign per building will be permitted but is discouraged to preserve non-urban look.

**FORMS:** Individual dimensional letters

**DIMENSIONS:** Total area of all signs on a single wall cannot exceed 10% of the area on the first floor walls being used. No sign is permitted higher than 32" from grade except top of building signage. Top of building signage will be limited to 60 square feet.

**MATERIALS:** Letters are to be fabricated from non-ferrous architectural metals

**COLORS:** The finish of the letters must match a color used in the architecture or be complimentary and subdued.

**TYPOGRAPHY:** All tenant letters shall be of one (1) typestyle. No symbols permitted.

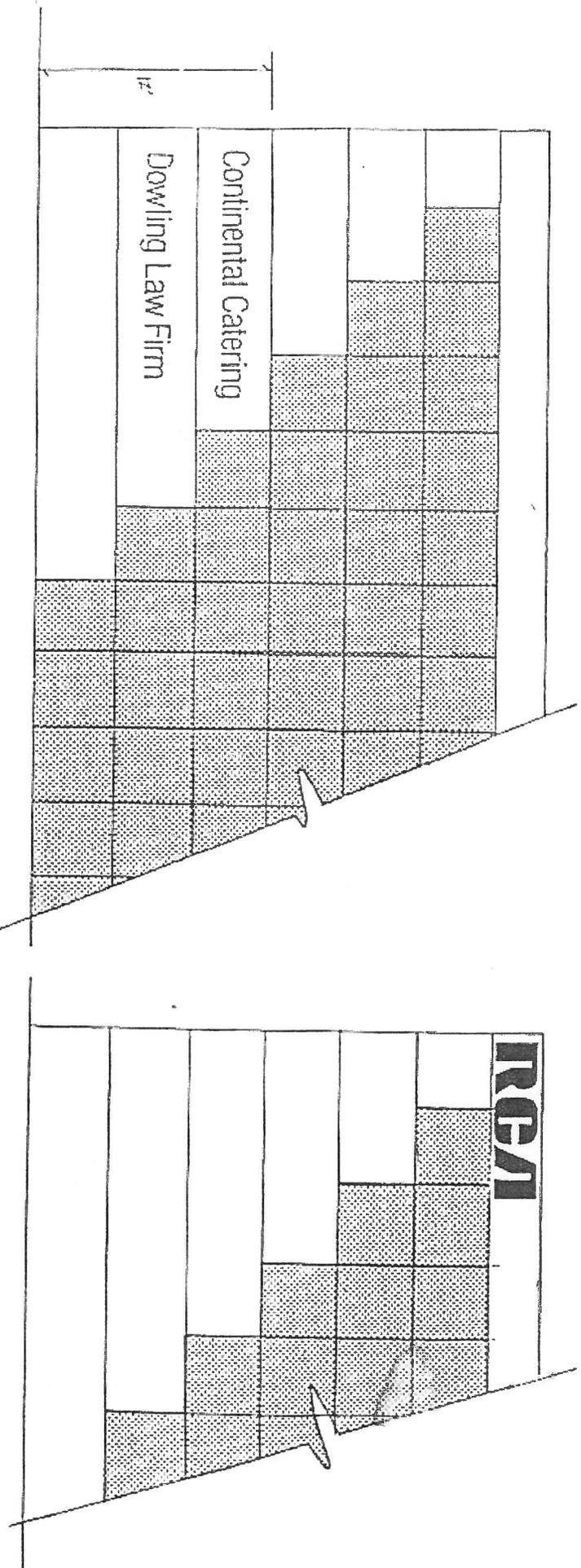
**LAYOUT:** All names should appear at the same level in occupy a single section of the wall with a common reference point (i.e., centerline, left margin)

**LOCATION:** No more than two (2) locations on building per tenant.

**INSTALLATION:** To prevent stains, letters should be mounted to allow rain to drain from behind.

**ILLUMINATION:** No external illumination of tenant names is permitted either from building area lighting. Halo illumination is permitted for top of building signs.

**LANDSCAPE:** (not applicable)



# P8 Secondary Residential Area Entrance Identification

**FUNCTION:** Display residential subdivision name and identify the entrance for the safe flow of traffic into project. (Note: P-8 option may be used when over than 200' long in project.)

**QUANTITY:** Memorials and/or signage on one or each side of each entry from arterial roadway.

**MARKS:** Largest version of a sandstone veneer buttress with a special incl for subdivison name.

**DIMENSIONS:** Name panel area measures 1'-0" x 3'-4". The top of incl will be at a height of 6'-0" from grade.

**MATERIALS:** Sign buttress will be constructed from concrete masonry units with a red sandstone veneer and shall display a fabricated brass and copper logo symbol. Mailed name panel will have a acrylic finish identical to connecting screen wall. The logo type will be unidirectional.

**COLOR:** As defined by materials.

**TYPOGRAPHY:** Mailed letter set #1 Green upper/lower case. Other typewyles may be used with Design Review approval.

**LAYOUT:** The name of the subdivision will be on a single line. The symbol will be positioned above.

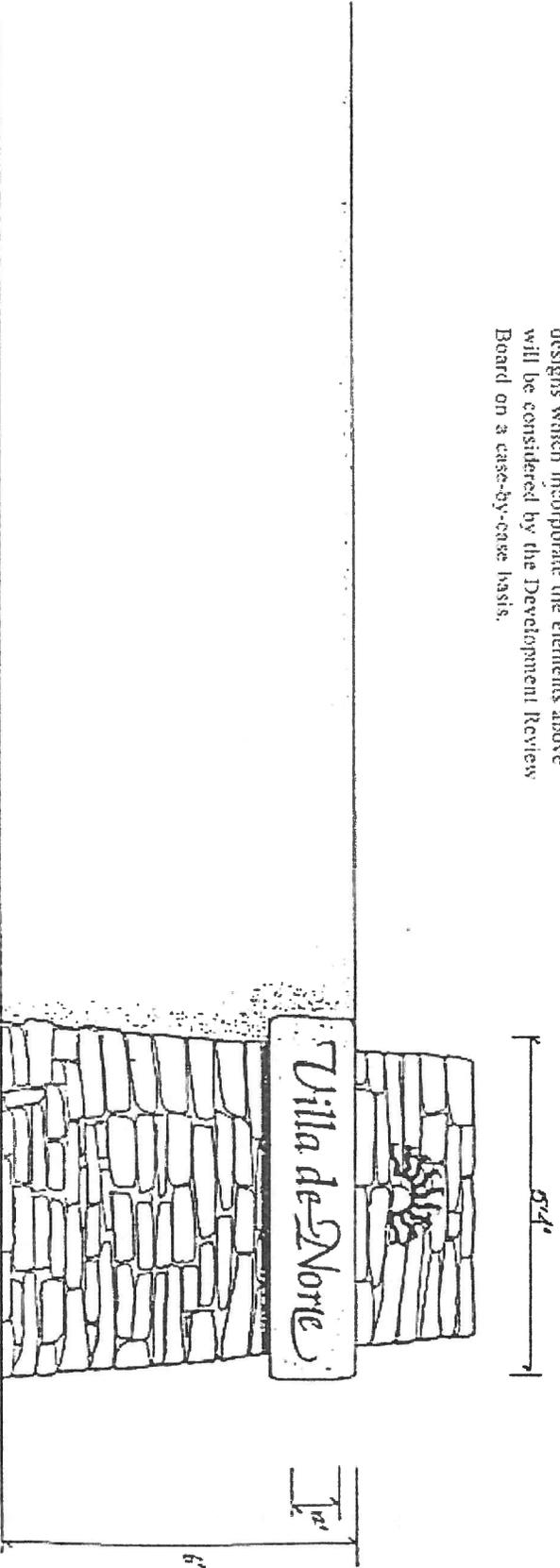
**LOCATION:** Generally, the buttress will be positioned behind the right of way line and 20'-0" from the entrance drive curb.

**INSTALLATION:** Letters should be stud mounted into barrel. Logo will be stud mounted into sandstone.

**ILLUMINATION:** Entire buttress will be ground illuminated with concealed fixtures (non-11.1.13).

**LANDSCAPING:** Buttress should be backed by tree (i.e., Palo Verde) base of buttress should have ground cover plantings.

**Note:** Sample design shown, alternative designs which incorporate the elements above will be considered by the Development Review Board on a case-by-case basis.



# P9 Primary Vehicular Directional

**FUNCTION:** Display directions to general destinations such as information centers as well as provide direction to specific amenities or projects.

**Quantity:** Actual number to be adjusted by the Zoning Administrator as number of arterial and destination locations increase and decrease.

**FORM:** Free standing sign / replaceable aluminum sign panels.

**DIMENSIONS:** Not to exceed 8'0" H x 6'0" W x 12" D.

**MATERIALS:** Synthetic stucco over wood framing. Logo & Rancho Vistoso 1/8" aluminum with faux patina copper finish, white vinyl lettering on sign panel area. Sign panel area removable painted aluminum.

**COLOR:** Tan (Dunn Edwards PC 2490)  
Green (Dunn Edwards DE 425 U1 / Jewel)  
Maroon (Frazee (AC 117N / French Red)

**TYPOGRAPHY:** Combination El-Greco & Goudy, (Upper & Lower Case).

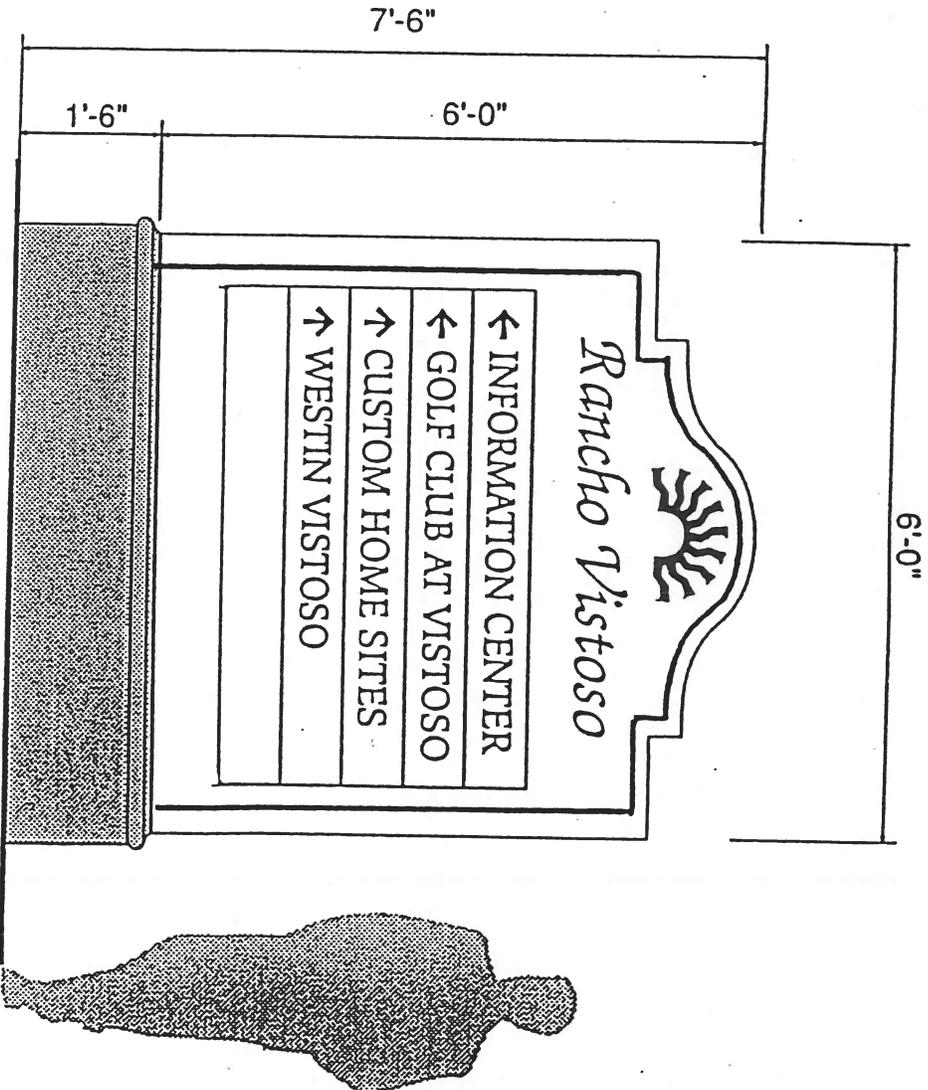
**LAYOUT:** Multiple display panels (6 maximum) for project, amenity, etc. names and directional arrows to the various destinations.

**LOCATION:** Generally 90 degrees from arterial roadway with nearest edge of sign no less than 4 feet behind street curb.

**INSTALLATION:** Sign panels to be mounted to sign with decorative fasteners

**ILLUMINATION:** (Optional) Ground lighting with concealed fixtures, (H.I.D. Type lighting not permitted).

**LANDSCAPING:** Flowering and/or native ground cover at grade.



# P11 Traffic Control Signage

**FUNCTION:** Regulates the flow of traffic using Arizona Department of Transportation (A.D.O.T.) symbols, identifies speed zones and hazards.

**LOCATION:** Used at all intersections.

**DETAILS:** All sign panels will be standard State approved with word letters. Uprights will be 6" x 6" cedar or redwood posts with breakaway detail.

**DIMENSIONS:** All A.D.O.T. standards for height and setback will be used in public areas. On private land these dimensions may change for aesthetic reasons.

**MATERIALS:** Aluminum sign panels with all other components either cedar or redwood.

**COLOR:** Wood components will be stained or painted to match green wall.

**SYMBOLS:** Highway Gothic as used by A.D.O.T. All numbers approved by traffic engineer.

**NOTES:** A.D.O.T. standard signs.

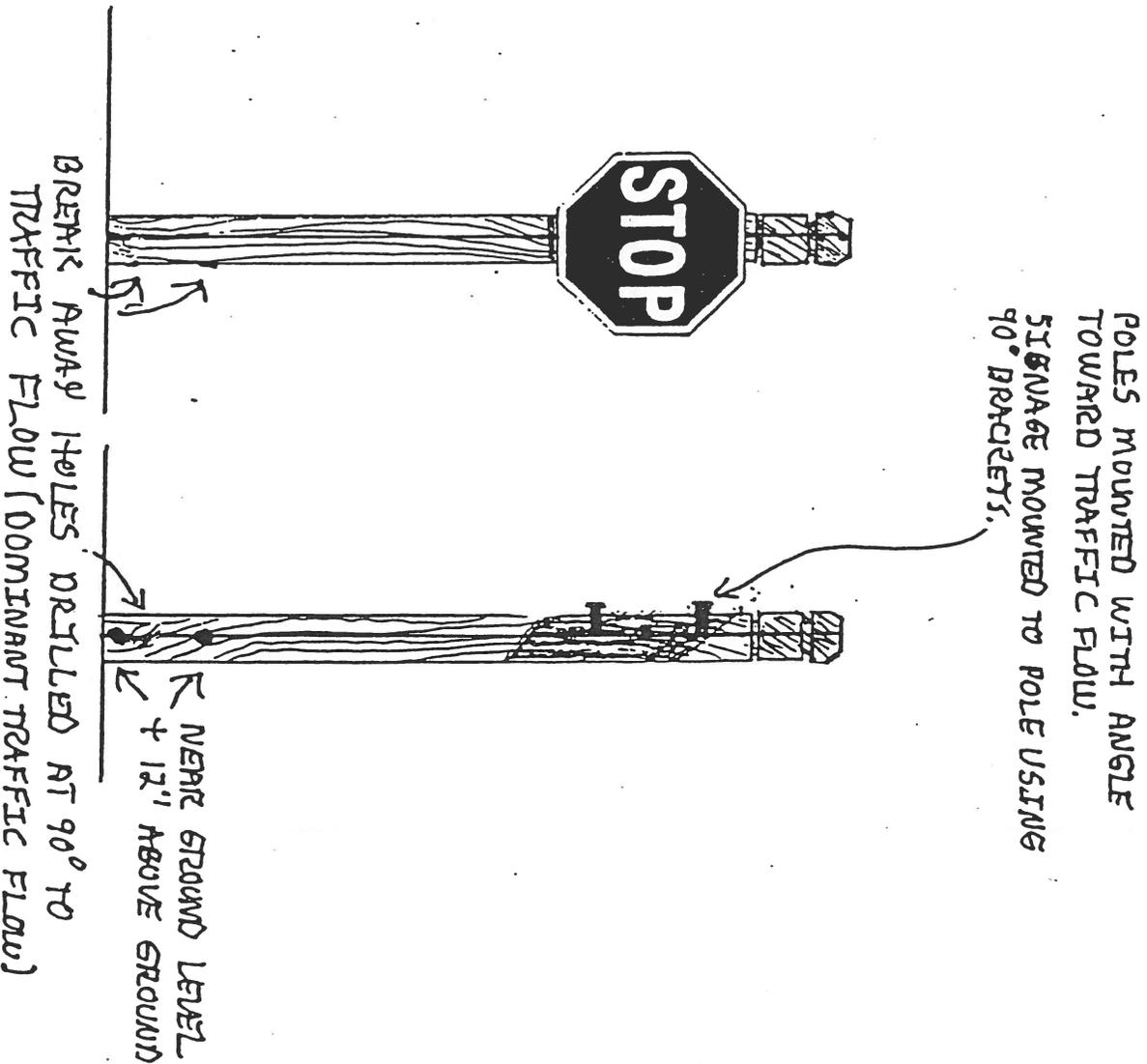
**LOCATION:** A.D.O.T. location specifications.

**INSTALLATION:** Wooden posts set in concrete.

**ILLUMINATION:** Reflective sign panels.

**LANDSCAPING:** (not applicable)

Reference: Manual on Uniform Traffic Control Devices for Streets and Highways published by U.S. Department of Transportation, Federal Highway Administration, 1978.



# P12 Street Signs

**FUNCTION:** Display street names to identify streets for the safe flow of traffic throughout the community.

**QUANTITY:** One (1) for each intersection. Two (2) on Rancho Vistoso Boulevard per intersection.

**FORM:** Two (2) types will exist in the project. Type A: Rancho Vistoso Boulevard will have a hantress type column with four (4) sign panels positioned in the median at each side of cross street. Type B: All other intersections will have wooden post with two (2) sign flags.

**DIMENSIONS:** Type A: Street signs will be 4'-0" wide x 3'-4" high with 6" high x 3'-0" long name panels. Type B: Wooden post will be 6" x 6" x 8'-0" high with 6" x 2'-6" sign panels.

**MATERIALS:** Red sandstone buttress. Sign panels will be oxidized bronze with gold reflective letters. Type B will have a cedar or redwood post with sign flags of 1/4" plate aluminum with custom brackets.

**COLOR:** Type A defined by materials. Type B sign flags painted custom green. Copy to be white reflective vinyl and wood posts to be stained or painted to match screen walls.

**TYPOGRAPHY:** 3" high Casual Bold upper/lower case.

**LAYOUT:** One line centered.

**LOCATION:** Type A will be centered in median. Type B will be located in corner of two (2) intersecting right of way lines.

**INSTALLATION:** Type B: Wooden post mounted in concrete.

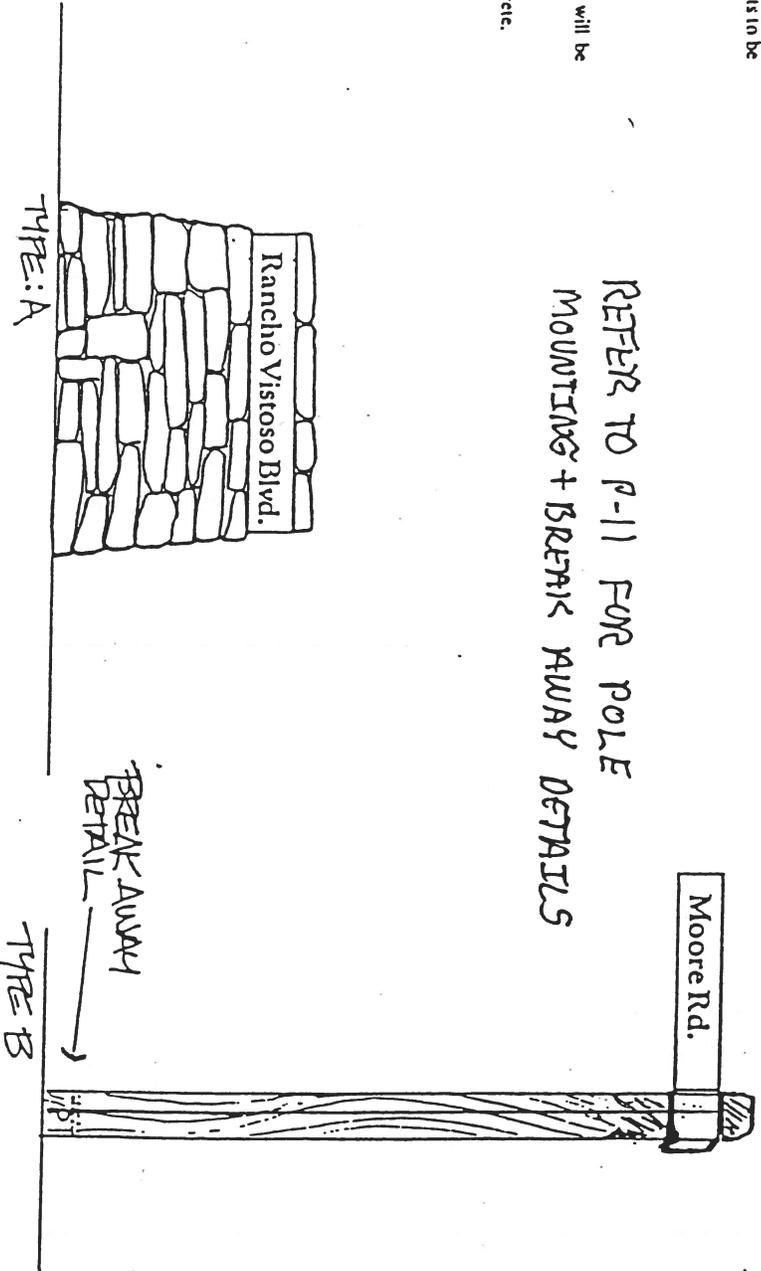
**ILLUMINATION:** Reflective copy.

**LANDSCAPING:** (not applicable)

**Note:** When used in median of divided roadway, One (1) sign per turn lane, mounted on dual posts with break away detail and signage 4 ft X 1 ft)

**Note:** All street signs located on Rancho Vistoso Blvd to include green high visibility base color, all other streets within the PAD to have standard color as defined by the Design Guidelines

REFER TO P-11 FOR POLE MOUNTING + BREAK AWAY DETAILS



Hierarchy

Sign Number	Sign Type	Function	Quantity	Dimensions
T-1	Major Arterial Marketing	Direct traffic into the PAD from major arterials	Not to exceed six (6) on Oracle Road or exceed six (6) on Tangerine Road within the PAD, adjacent the PAD, or on sites previously approved for the arterial marketing signs.	Not to exceed 15'0" H x 10'0" W x 1'4" (Dual sided acceptable where practical)
T-2	Secondary Directional	Direct traffic to specific locations within PAD	Not to exceed one (1) sign at each change of direction needed to direct traffic to specific location with PAD (plus 6 additional locations on straight sections of arterial roadways). Additional signs at each change of direction may be approved by the Zoning Administrator, as new roadways are built.	Not to exceed 8'0" H x 5'0" W x 10" D (Dual sided acceptable where practical)
T-3	On-Site Marketing	Identify parcel usage, specify project type, ownership, land use, etc.	Not to exceed one (1) sign per parcel, per frontage on arterial road. In cases with more than one frontage, additional signs to be on addition arterial frontage roads	Not to exceed 8'0" H x 5'0" W x 10" D (Dual sided acceptable where practical)
T-4	Small Directional	Direct traffic to model complex, sales office, etc.	As determined appropriate by the Town of Oro Valley Development Review Board (Town Sign Code 12-601 J)	Not to exceed 4'0" H x 3'0" W x 8" D (Dual sided acceptable where practical)

# T-1 Major Arterial Marketing

**FUNCTION:** Direct traffic into the PAD from major arterial.

**Quantity:** Not to exceed six (6) on Oracle Road or exceed six (6) on Tangerine Road within the PAD, adjacent the PAD, or on sites previously approved for arterial marketing signs.

**FORM:** Free standing sign with replaceable wood sign panel area. (Dual sided as practical)

**DIMENSIONS:** Not to exceed 15'0" H x 10'0" W x 1'4" D.

**MATERIALS:** Synthetic stucco over wood framing, Logo & Rancho Vistoso 1/8" aluminum with faux palma copper finish, white vinyl lettering on sign panel area. Sign panel area removable painted wood. (Sign boxed front and rear)

**COLOR:** Tan (Dunn Edwards PC 2490) Green (Dunn Edwards DE 425 U1 / Jewel) Maroon (Frazee AC 117N / French Red)

**TYPOGRAPHY:** Combination El-Greco & Goudy, (Upper & Lower Case).

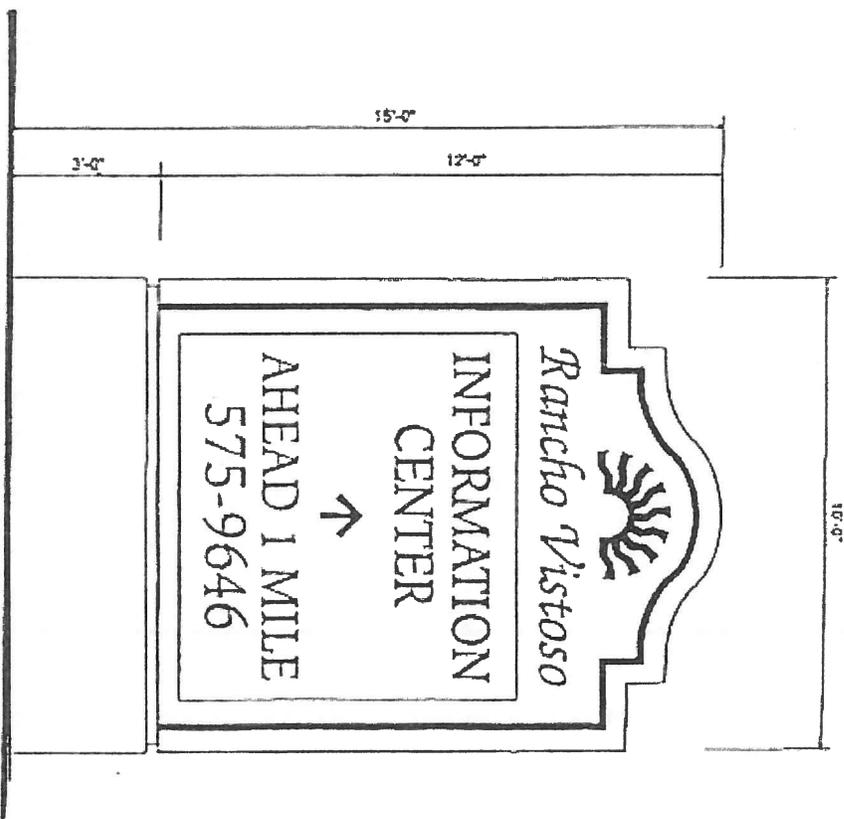
**LAYOUT:** Single display area for general & specific information about the Planned Area Development, directional arrows, contact name & numbers, etc.

**LOCATION:** Angled to be most visible from arterial roadway with nearest edge of sign no closer to Right of Way than 12", (Within Right of Way will appropriate permits)

**INSTALLATION:** Sign panels to be mounted to sign with decorative fasteners

**ILLUMINATION:** (Optional) Ground lighting with concealed fixtures, (H.I.D. Type lighting not permitted).

**LANDSCAPING:** Flowering and/or native ground cover at grade.



# SIGN TYPE T-2 / SECONDARY DIRECTIONAL

~~FUNCTION:~~ Direct traffic to specific locations within PAD.

~~QUANTITY:~~ Not to exceed one (1) sign at each change of direction needed to direct traffic to specific locations within PAD, (plus 6 additional locations on straight sections of arterial roadways).

~~FORM:~~ Free standing sign with replaceable wood sign area. (Dual sided as practical)

~~DIMENSIONS:~~ Not to exceed 8'0" H x 5'0" W x 10" D.

~~MATERIALS:~~ Synthetic stucco over wood framing. Logo & Rancho Vistoso 1/8" aluminum with faux patina copper finish, white vinyl lettering on sign panel area. Sign panel area removable painted wood. (Sign boxed front and rear)

~~COLOR:~~ Tan (Dunn Edwards PC 2490) Green (Dunn Edwards DE 425 U1 / Jewel) Maroon (Frazee AC 117N / French Red)

~~TYPOGRAPHY:~~ Combination El-Greco & Goudy, (Upper & Lower Case).

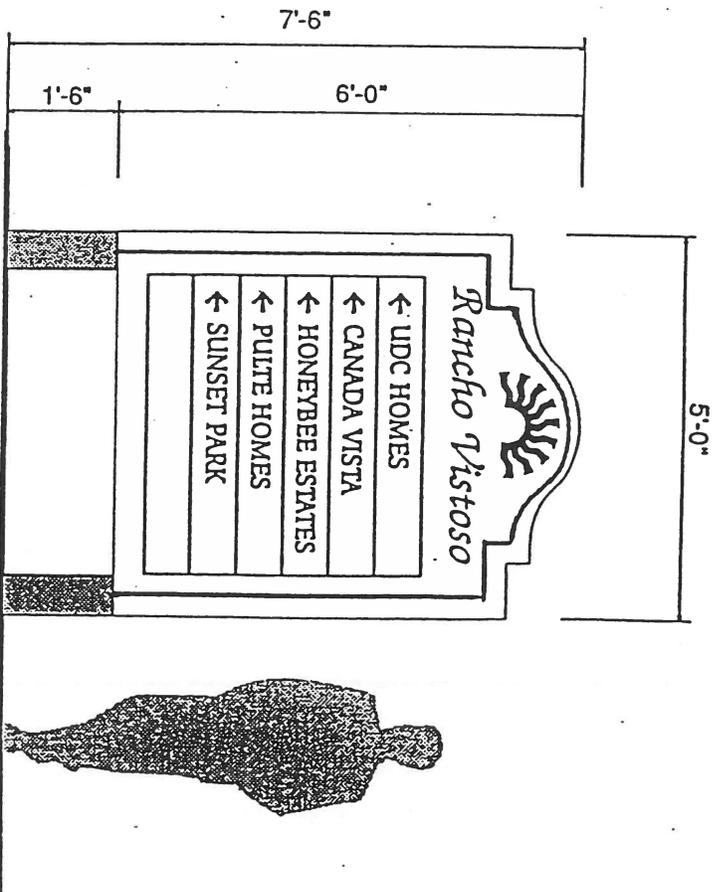
~~LAYOUT:~~ Multiple wood display panels (6 maximum) for project, amenity, etc. names and directional arrows to the various destinations.

~~LOCATION:~~ Angled to be most visible from arterial roadway with nearest edge of sign no closer to street than 4 feet from back of curb.

~~INSTALLATION:~~ Sign panels to be mounted to sign with decorative fasteners

~~ILLUMINATION:~~ No direct illumination.

~~LANDSCAPING:~~ Flowering and/or native ground cover at grade.



February 6, 2013 Town Council approved OV3-12-008 to Exempt T-2 Directional signs from the RV PAD Signs Standards and use the Oro Valley Zoning Code Kiosk Identification signs.

# SIGN TYPE T-3 / ON-SITE MARKETING

**FUNCTION:** Identify parcel usage, specify project type, ownership, land use, etc.

**QUANTITY:** Not to exceed one (1) sign per parcel, per frontage on arterial road. In cases with more than one frontage, additional signs to be on additional arterial frontage roads.

**FORM:** Free standing sign with replaceable wood sign area. (Dual sided as practical)

**DIMENSIONS:** Not to exceed 8'0" H x 5'0" W x 10" D.

**MATERIALS:** Synthetic slucco over wood framing. Logo & Rancho Vistoso 1/8" aluminum with faux patina copper finish, white vinyl lettering on sign panel area. Sign panel area removable painted wood (Sign boxed front and rear)

**COLOR:** Tan (Dunn Edwards PC 2490) Green (Dunn Edwards DE 425 U1 / Jewel) Maroon (Frazee (AC 117N / French Red)

**TYPOGRAPHY:** Combination El-Greco & Goudy, (Upper & Lower Case).

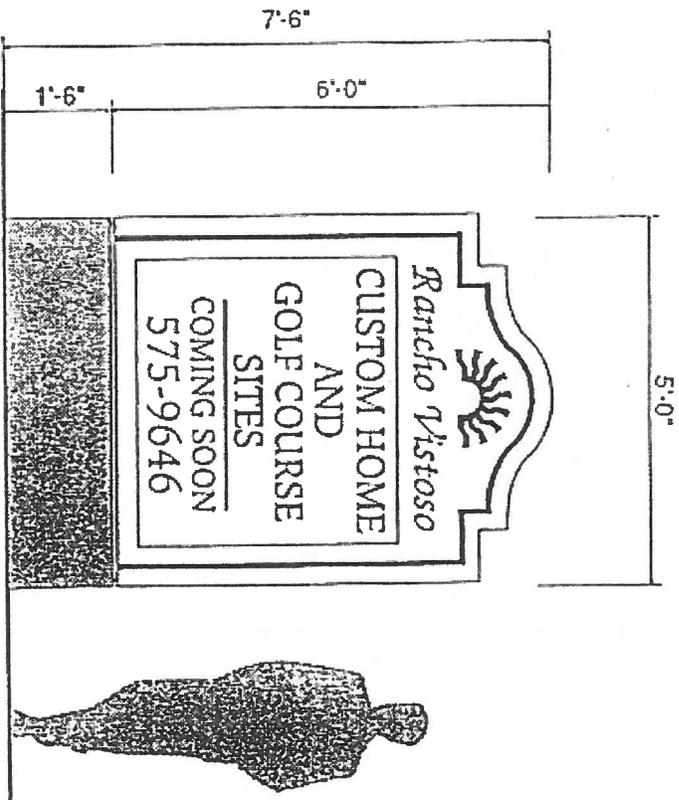
**LAYOUT:** Single display area for general & specific information about the parcel, contact name & numbers, etc.

**LOCATION:** Angled to the most visible from arterial roadway with nearest edge of sign no closer to street than 4 feet from back of curb.

**INSTALLATION:** Sign panels to be mounted to sign with decorative fasteners

**ILLUMINATION:** No direct illumination

**LANDSCAPING:** Flowering and/or native ground cover at grade.



# SIGN TYPE T-4 / SMALL DIRECTIONAL

**FUNCTION:** Direct traffic to model complex, sales office, etc.

**QUANTITY:** As determined appropriate by the Town of Oro Valley Development Review Board (Town Sign Code 12-601 J)

**FORM:** Free standing sign with replaceable wood sign area.  
(Dual sided as practical)

**DIMENSIONS:** Not to exceed 4'0" H x 3'0" W x 8" D.

**MATERIALS:** Synthetic stucco over wood framing. Logo & Rancho Vistoso 1/8" aluminum with faux patina copper finish, white vinyl lettering on sign panel area. Sign panel area removable painted wood. (Sign boxed front and rear)

**COLOR:** Tan (Dunn Edwards PC 2490) Green (Dunn Edwards DE 425 U1 / Jewel) Maroon (Frazee AC 117N / French Red)

**TYPOGRAPHY:** Combination El-Greco & G6udy,  
(Upper & Lower Case).

**LAYOUT:** Single display area for general & specific information about the specific model complex, sales office, etc. directional arrows, etc.

**LOCATION:** Angled to be most visible from arterial roadway with nearest edge of sign no less than 4 feet from back of street curb.

**INSTALLATION:** Sign panels to be mounted to sign with decorative fasteners

**ILLUMINATION:** No direct illumination

**LANDSCAPING:** Flowering and/or native ground cover at grade.

