

# SIGN PROGRAM COVER SHEET

SIGN PROGRAM NO. 90-139

**TO BE COMPLETED BY THE PLANNING COMMISSION**

SIGN ADDRESS (include N, S, E, W) 3055-3085 S. Archibald

RELATED ITEMS 4112-S

RECEIVED BY Al Crase DATE \_\_\_\_\_

**TO BE COMPLETED BY APPLICANT**

OWNER Kittel Properties TELEPHONE 833 1216

MAILING ADDRESS 1000 Quail St Suite 190

CITY, STATE, ZIP CODE Newport Beach, CA 92660

REPRESENTATIVE Frances Marge TELEPHONE same

MAILING ADDRESS same

CITY, STATE, ZIP CODE same

**BACKGROUND INFORMATION**

ZONE: C1 EUCLID OVERLAY DISTRICT? YES  NO

FRONTAGE: SITE: \_\_\_\_\_ BUILDING/TENANT SPACE: \_\_\_\_\_

SIDE FRONTAGE (CORNER LOT): SITE: \_\_\_\_\_ BLDG./SPACE: \_\_\_\_\_

REAR (PUBLIC ENTRANCE FROM ALLEY/PARKING LOT): \_\_\_\_\_

SITE/SURROUNDING PROPERTY CONDITIONS: \_\_\_\_\_

**PROPOSED/EXISTING SIGNS**

	WALL (sq.ft.)	FREESTANDING (sq.ft.) (height)	OTHER (Master ID, Freeway, etc.)
EXISTING SIGNS			
PROPOSED SIGNS			
CODE LIMITS			

PROPOSED SIGN LOCATION NOTES:  
Paid Club # 1283

**ACTION**

COUNTER	PLANNING COMMISSION
DATE: <u>10/11/90</u>	MEETING DATE: _____
ACTION: <u>Approved</u>	ACTION: _____
PLANNER: <u>[Signature]</u>	

Paid Club # 1283

ARCHIBALD RANCH TOWN CENTER

SIGN PROGRAM

SECTION I.	GENERAL NOTES
SECTION II.	SHOP TENANT SIGN CRITERIA
SECTION III.	HUGHES MARKET SIGN CRITERIA
SECTION IV.	THRIFTY SIGN CRITERIA
SECTION V.	PYLON SIGN CRITERIA
SECTION VI.	MOBIL OIL SIGN CRITERIA
SECTION VII.	MONUMENT WALL SIGN CRITERIA
SECTION VIII.	BUILDING F SIGN CRITERIA
SECTION IX.	MISCELLANEOUS SIGNS

## ARCHIBALD RANCH TOWN CENTER

### SIGN PROGRAM

#### GENERAL NOTES:

1. The purpose of this criteria is to establish the minimum sign standards necessary to insure coordinated, proportional exposure for all businesses in the center. Performance shall be strictly enforced and any non-conforming signs shall be removed by the business operator or his sign contractor at their expense.
2. Each business operator shall submit to the Developer two (2) copies of a detailed shop drawing of his proposed sign indicating conformance to these criteria, such submittals shall include but not be limited to pertinent dimensions, details and color call-outs.
3. The business owner shall pay for all signs and their installation and maintenance.
4. The business owner shall submit Developer approved drawings to City of Ontario Planning Department and all other agencies requiring approval and shall pay for the required approvals and permits.
5. All work shall be of excellent quality. Developer reserves the right to reject any work determined to be of insufficient quality by Developer or Project Architect.
6. All signs and their installation must comply with local building and electrical codes. Local sign ordinances should be consulted for requirements not covered in this criteria.
7. Business owner shall be responsible for penetrations, leaks, and/or defacement caused by his sign contractor.
8. No animated, flashing, or audible signs will be permitted.
9. No exposed tubing lamps will be permitted.
10. No exposed raceways, cross overs, conduits, conductor, transformers, etc., shall be permitted.
11. Sign contractor shall provide necessary fastenings and bracings to securely install the sign.

12. Business owner shall maintain signage in clean, functional and operational condition. If owner vacates, he shall be responsible to remove sign and repair, paint and seal fascia to original condition.

13. Where not specifically covered by this sign criteria, the Ontario Zoning Code Article 26 "Signs" shall take precedence, this will include but not be limited to directional signs, handicap signs, flags, banners, and grand opening signs.

# Sign Criteria

# MCG

**PROJECT:** ARCHIBALD RANCH TOWN CENTER  
ARCHIBALD AVENUE & RIVERSIDE DRIVE  
ONTARIO, CALIFORNIA  
MCG PROJECT NO. 88.202.50

**DATE:** JANUARY 23, 1990

**REVISION:** AUGUST 20, 1990

## A. INTRODUCTION

The intent of this Sign Criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing signage environment with proportional exposure for all tenants at the above mentioned project.

Performance of this Sign Criteria shall be rigorously enforced and any nonconforming signs shall be removed by the tenant or his sign contractor at their expense, upon demand by Owner.

Exceptions to these standards shall be reviewed by the Owner and Architect. However, based upon our field experience, deviations will generally result in serious inequities between tenants. Accordingly, the Owner, through the Architect, will retain full rights of approval of any sign used in the center.

## B. GENERAL OWNER/TENANT REQUIREMENTS

1. Each tenant shall submit to the Owner for written approval, two (2) copies of the detailed shop drawings of his proposed sign indicating conformance with the sign criteria herein outlined, Send to:

Archibald Ranch Town Center  
1000 Quail Street, Suite 190  
Newport Beach, California 92660

2. The tenant shall submit a sign drawing approved by the Owner and/or Architect to the appropriate City authority for approval prior to the start of any sign construction or fabrication.
3. The tenant shall pay for all signs, their installation (including final connection, transformers and all other labor and materials) and maintenance. Tenant shall maintain signage in clean, functional and operational condition.
4. The tenant shall obtain and pay for all necessary permits.
5. The tenant shall be responsible for fulfillment of all requirements of this sign criteria.
6. The Owner shall provide primary electrical service terminations at the center of the allowed signage area as follows:

Individual Letter Cans: Interior wall or canopy.

7. It is the responsibility of the tenant's sign company to verify all conduit and transformer locations and service prior to fabrication.
8. The location of all signs shall be per the accompanying design criteria.
9. One "sign space" shall be allowed for each tenant (except as otherwise approved in writing). The tenant shall verify his sign location and size with Owner prior to fabrication.
10. All shop tenants are required to have signage per the accompanying design criteria.
11. Special signs which vary from this sign criteria must first be approved by the Owner and respective City authority.
12. The maximum allocated sign area for the aggregate of all permanent signs (except exempt and convenience signs) shall be as noted herein.
13. NOTE! No sign shall be constructed until approved building permits from City Planning and Building and Safety Departments are received.
14. Final approval of all signs shall be contingent upon installation and visual inspection by owner. Owner reserves the right to reject any work determined to be of insufficient quality.

C. GENERAL SIGN SPECIFICATIONS

1. No exposed raceway, crossovers, conduits, conductors, transformers, etc., shall be permitted.
2. All lettering shall be restricted to the "net sign area". See accompanying design criteria for specific information.
3. No projection above or below the "net sign area" will be permitted (except as otherwise approved in writing).
4. All signs and their installation must comply with all local building and electrical codes and bear a U.L. label placed in an inconspicuous location. Local sign ordinances should be consulted for requirements not covered in this criteria.
5. For purposes of store identification, tenant will be permitted to place upon each entrance to its demised premises not more than 144 square inches of gold leaf or decal application lettering not to exceed 2 inches in height, indicating hours of business, emergency telephone, etc. The number and letter type shall be subject to Owner's approval. (See Door Signage Design Criteria, Page 7). No other window signage shall be allowed.
6. Typical Internally Illuminated, Individual Letter Sign Specifications:
  - a. For each use or occupancy, one building sign per frontage shall be allowed and signs shall be attached in designated areas only.
  - b. Net sign area shall not exceed one (1) square foot for each linear foot of leasehold width and shall not exceed ninety (90) square feet.
  - c. The face of the individual letters and logos shall be constructed of acrylic plastic (3/16" thick minimum) and fastened to the individual channelized metal letter in an approved manner. PROVIDE GOLD TRIM.
  - d. The "copy" (letter type), logos and their respective colors shall be submitted to the Owner and Architect for written approval prior to fabrication.

- e. Individual shop logos may be located anywhere within the "net sign area", provided their heights does not exceed the height of the "net sign area".
  - f. Sign contractor shall provide necessary fastening and bracing to securely install sign (for wind loads, etc.), all fasteners exposed to weather shall be galvanized.
  - g. No more than two rows of letters are permitted, provided their maximum total height does not exceed the height of the "net sign area".
  - h. Tenants shall display only their established trade name of their basic product name, e.g. "John's Jeans", or combination thereof.
  - i. Internal illumination to be 60 milli-amp neon installed and labeled in accordance with the "National Board of Fire Underwriters Specifications".
7. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and any defacement of the fascia shall be patched to match adjacent finish.
  8. Upon notice to vacate tenant shall be responsible to remove sign and repair, paint and seal fascia to original condition.

#### D. PROHIBITED SIGNS

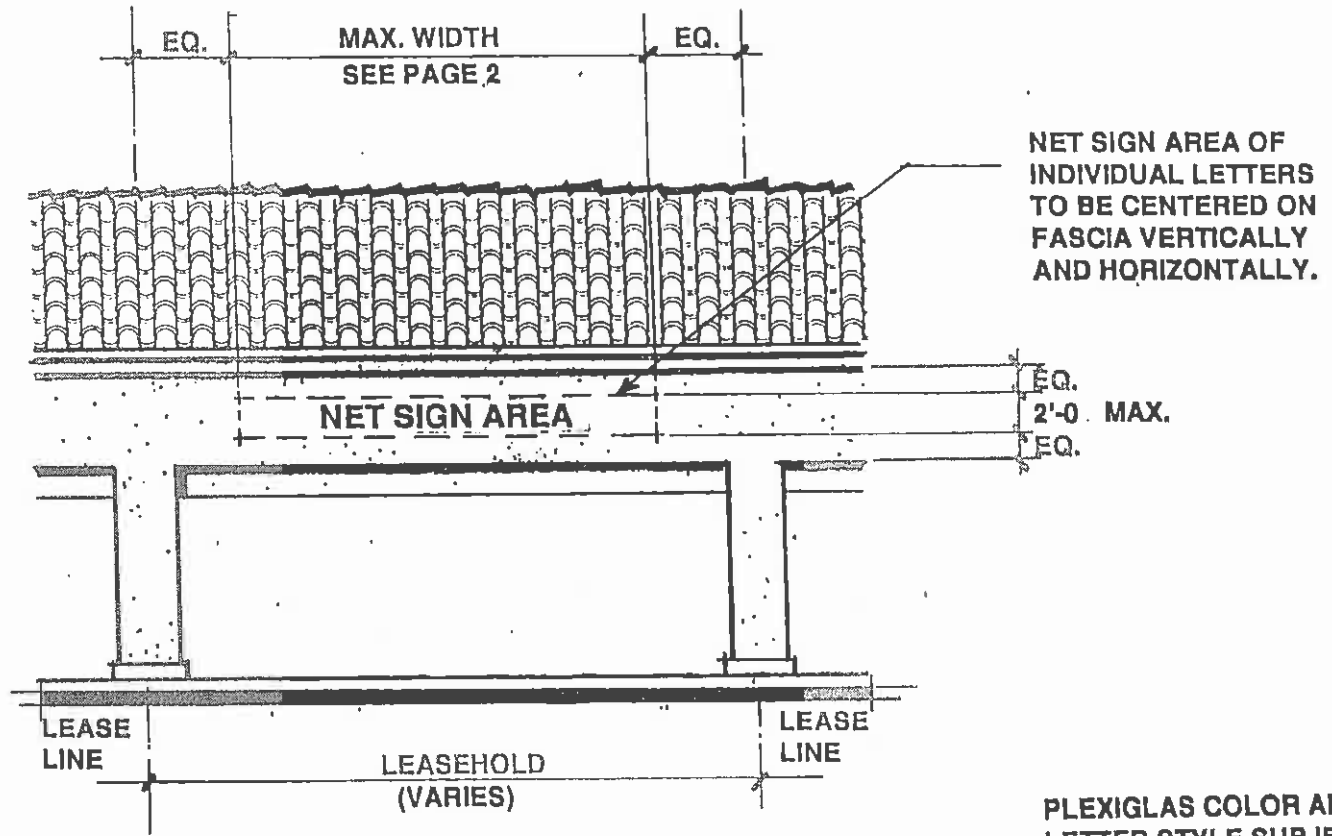
1. Signs Constituting a Traffic Hazard:  
No person shall install or maintain a cause to be installed or maintained any sign which simulates or imitates in size, color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER", or any other words, phrases, symbols, or characters in such a manner to interfere with, mislead or confuse traffic.
2. Immoral or Unlawful Advertising:  
It shall be unlawful for any person to exhibit, post or display cause to be exhibited, posted or displayed upon any sign, anything of an obscene, indecent, or immoral nature or unlawful activity.
3. Signs or Doors, Windows or Fire Escapes:  
No window signs will be permitted except as noted herein. No sign shall be installed, relocated, or maintained so as to prevent free ingress to or egress from any door. No sign of any kind shall be attached to a stand pipe except those signs as required by code or ordinance.
4. Animated, Audible or Moving Signs:  
Signs, consisting of any moving, swinging, rotating, flashing, blinking, scintillating, fluctuating or otherwise animated light are prohibited.
5. Off-Premise Signs:  
Any signs, other than a directional sign, installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located, is prohibited.
6. Vehicle Signs:  
Signs on or affixed to trucks, automobiles, trailers, or other vehicles which advertise, identify, or provide direction to a use or activity not related to its lawful making of deliveries of sales or merchandise or rendering of services from such vehicles, is prohibited.

7. Light Bulb Strings and Exposed Tubing:  
External displays, other than temporary decorative holiday lighting, which consist of unshielded light bulbs, and open, exposed neon or gaseous light tubing, are prohibited. An exception hereto may be granted by the Architect when the display is an integral part of the design character of the activity to which it relates.
8. Banners, Pennants, and Balloons Used for Advertising Purposes:  
Flags, banners, or pennants, or a combination of same, constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Owner and City approval, subject to Ontario Zoning Code, Article 26, "Signs".
9. Signs in Proximity to Utility Lines:  
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines than that prescribed by the laws of the State of California are prohibited.

E. MISCELLANEOUS NOTES

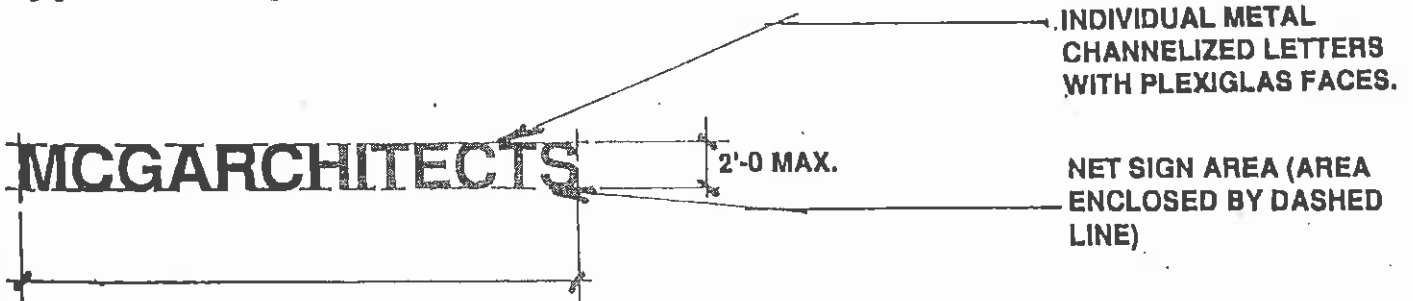
1. The provisions of this Exhibit, except as otherwise expressly provided by this Exhibit, shall not be applicable to the identification signs of Department Stores or other occupancy designated by the Landlord as a "Major" or "Special" tenant that may be located in the Shopping Center, it being understood and agreed that these occupants may have their usual signage on similar buildings operated by them in California; provided, however, there shall be no rooftop signs which are flashing, moving, or audible and provided said sign is architecturally compatible and has been approved by the Architect.
2. Where not specifically covered by this sign criteria, the Ontario Zoning Code, Article 26, "Signs" shall take precedence.





Typical Shop Elevation

PLEXIGLAS COLOR AND LETTER STYLE SUBJECT TO ARCHITECT'S AND OWNER'S APPROVAL. PROVIDE GOLD CAP



NOTE: INDIVIDUAL METAL CHANNELIZED LETTERS TO BE INTERNALLY ILLUMINATED WITH 60 MILLI-AMP NEON AND INSTALLED IN ACCORDANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS SPECIFICATIONS.

## Typical Shop Sign Criteria

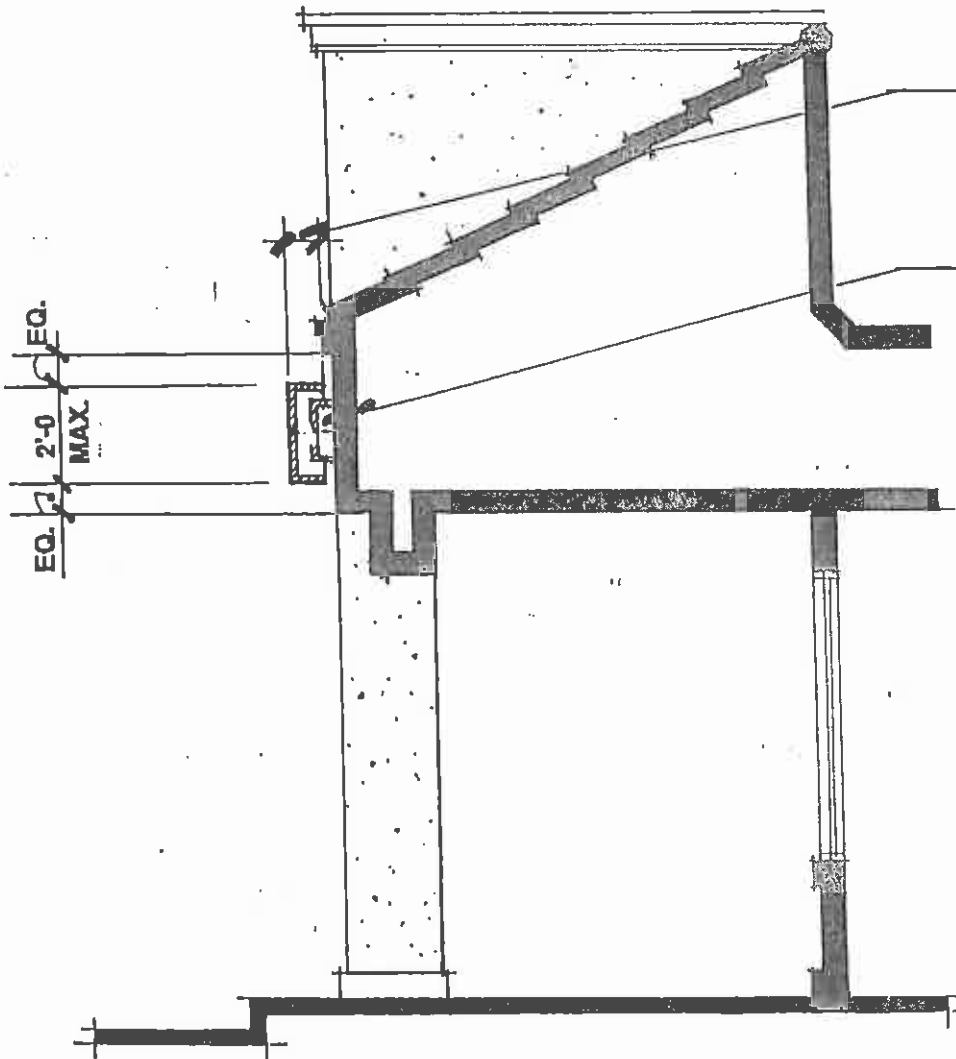
II

# MCG

MCClellan/Cruz/Gaylord & Associates  
Architecture • Planning • Interiors  
Pasadena • Newport Beach

5" DEEP METAL  
CHANNEL LETTERS  
BAKED-ON ENAMEL  
FINISH AT FACE &  
RETURNS FRAZEE  
#5731W

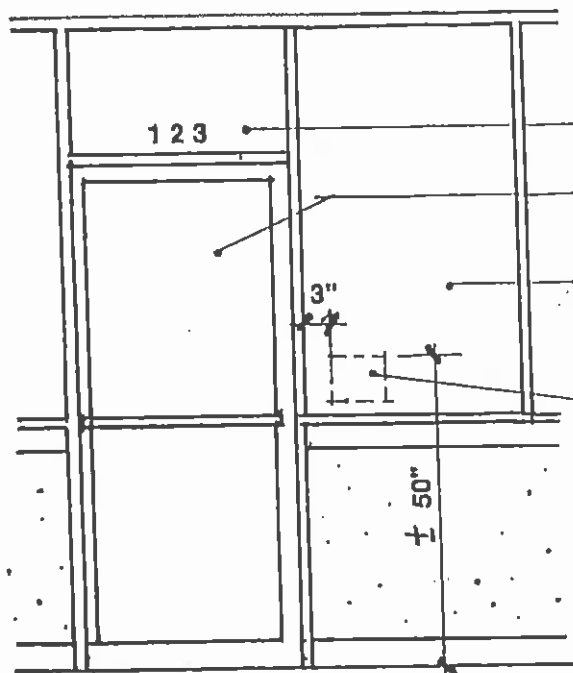
60 MILLI AMP NEON  
ILLUMINATION,  
COLOR SUBJECT TO  
ARCHITECT'S  
APPROVAL



Typical Shop Canopy Section

Ilsc.

\* THIS SIGN CRITERIA SUBJECT TO CITY OF ONTARIO



TENANT ADDRESS NUMBER (CENTERED) SHALL BE QUIK-ALIGN-3 HELVETICA MEDIUM REVERSE DIE CUTS, AS DISTRIBUTED BY BRADY SIGNMARK DIVISION, "WHITE". NUMBER, SIZE AND HEIGHT AS REQUIRED BY GOVERNING AGENCIES.

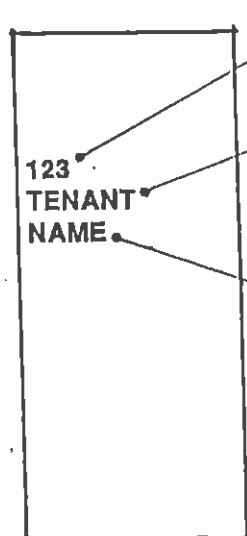
STOREFRONT DOOR

FIXED GLASS (IN STOREFRONT)

LOCATION OF TENANT INFORMATION NOT TO EXCEED 144 SQ. IN.

STOREFRONT SECTION AT 3' HIGH

## Typical Tenant Address Signage



TENANT ADDRESS NUMBER

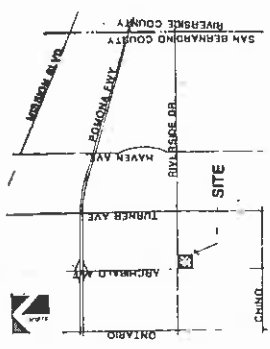
DOOR SHOWN IS TYPICAL FOR NON-CUSTOMER TYPE DOOR FOR RECEIVING MERCHANDISE, ETC. OCCURS GENERALLY AT REAR OF CENTER. (VERIFY WITH LEASE PLAN EXACT LOCATIONS FOR INDIVIDUAL TENANTS)

TYPICAL TENANT NAME ONLY. (TWO LINES PERMITTED, IF REQUIRED.) 6" HIGH WITH 1/2" SPACING BETWEEN LINES. NOTE: ALL LETTERING AND NUMERALS SHALL BE PAINTED OR ADHESIVE VINYL AS SHOWN IN ELEVATION ABOVE. TYPICAL COLOR SHALL BE WHITE ON DARK DOORS - BLACK ON LIGHT DOORS.

## Typical Loading Door Signage

Ilsc:

LAND AREA • 300,000 SQ. FT. (6.8 ACRES)  
 BUILDING AREA • 83,404 SF  
 LAND/BUILDING RATIO • 3.52/1  
 PARKING REQUIRED • SEE CALCULATIONS BELOW  
 PARKING PROVIDED • 442



A PROJECT FOR •

**ARCHIBALD RANCH  
 TOWN CENTER CO.**

A PROJECT BY •

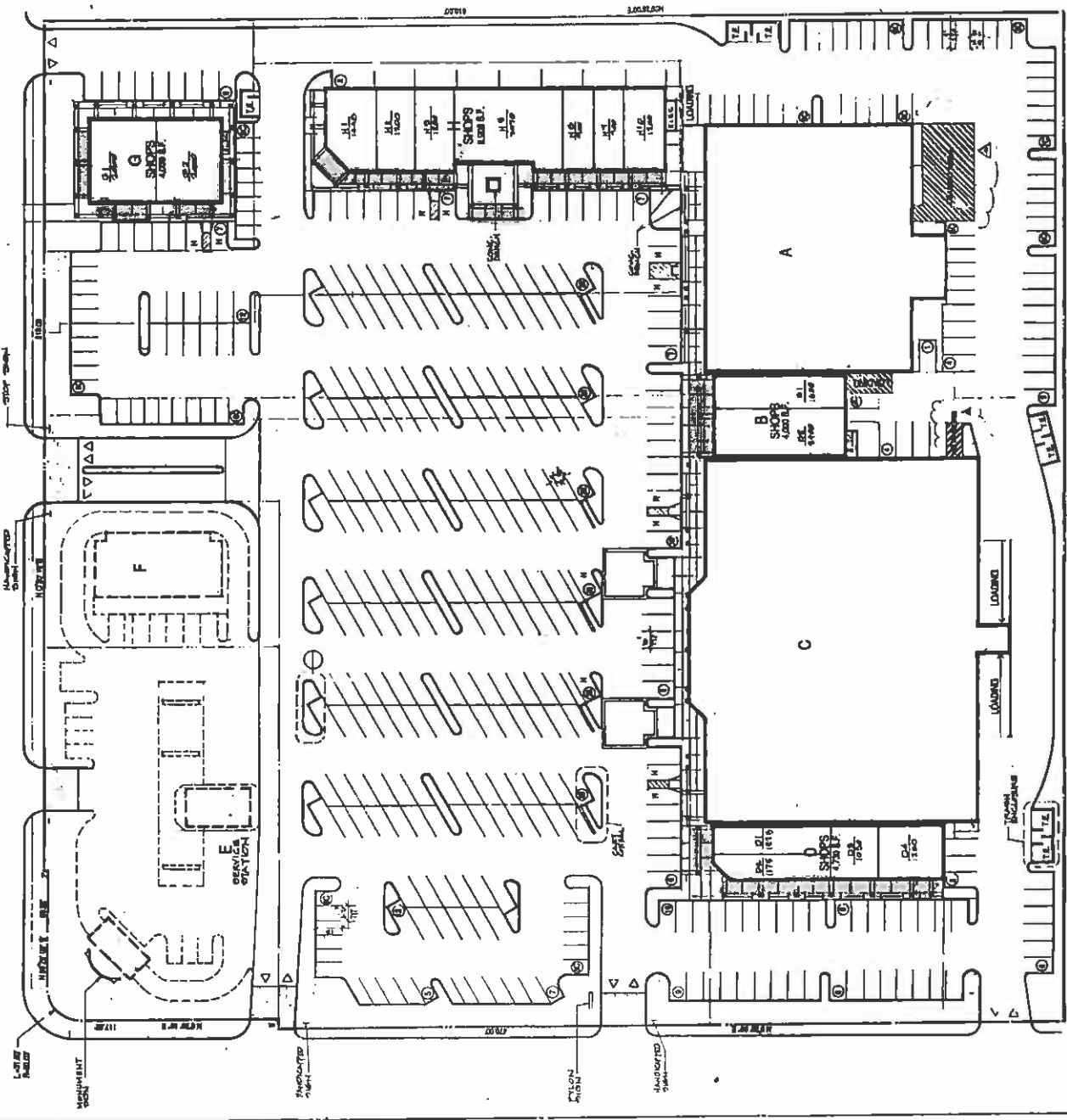
**C K PROPERTIES / JOVAL DEVELOPMENT**  
 1000 QUAIL ST., # 100  
 NEWPORT BEACH, CA 92660  
 (714) 833-1210 (213) 547-9086 90371

A COMMERCIAL PROJECT AT •

SEC OF ARCHIBALD AVE. & RIVERSIDE DR

**ONTARIO, CA.**

RIVERSIDE DRIVE



ARCHIBALD AVENUE

**SITE PLAN**  
 LEASING: KITTRELL PROPERTIES  
 ATTN. LOU BERGNA (714)833-1216

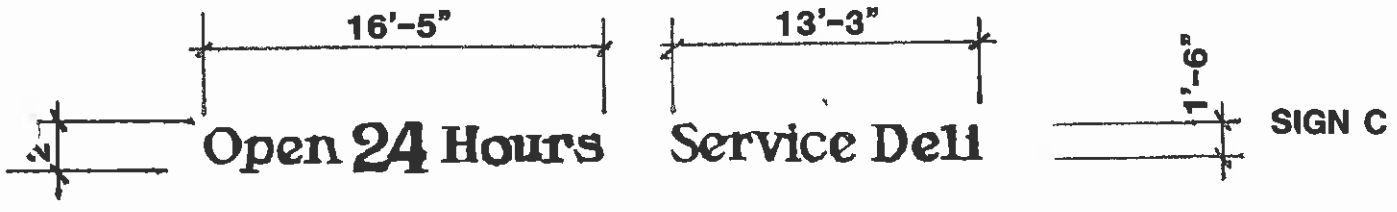
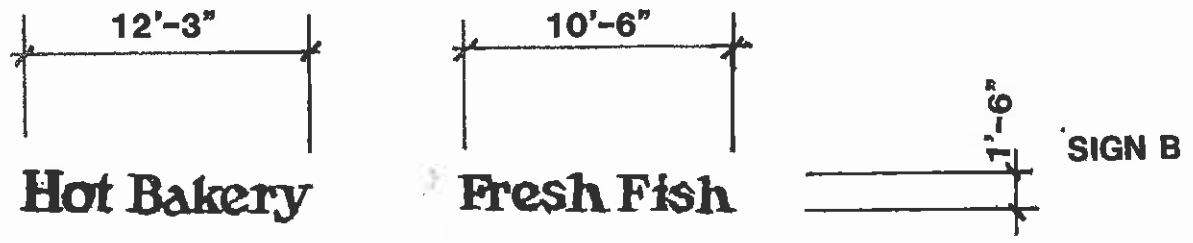
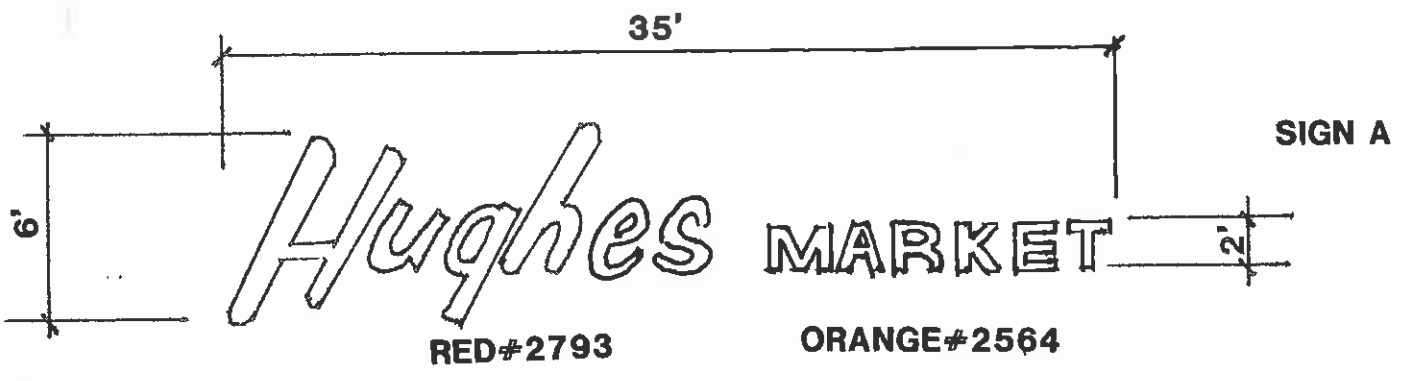
SECTION V I SECTION III SECTION IV SECTION V

ARCHIBALD RANCH TOWN CENTER

SIGN PROGRAM

HUGHES MARKET SIGN CRITERIA:

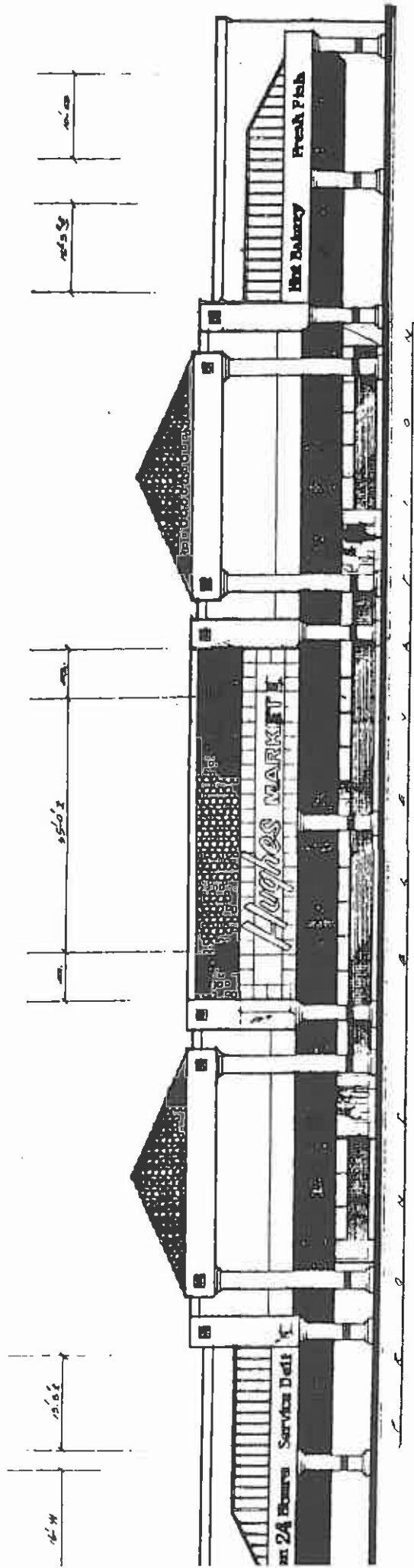
1. Subject to General Notes, Section 1.
2. Internally illuminated channel letters.
3. Gold trim cap on all letters.
4. Maximum 6' high on primary sign, maximum 24" high on secondary signs (4).



**SIGN A**  
FABRICATED METAL CHANNEL LETTERS WITH INTERIOR  
RED NEON ILLUMINATION

**SIGN B&C**  
FABRICATED METAL CHANNEL LETTERS WITH INTERIOR  
WHITE NEON ILLUMINATION NO. 2793 RED PLEX FACES

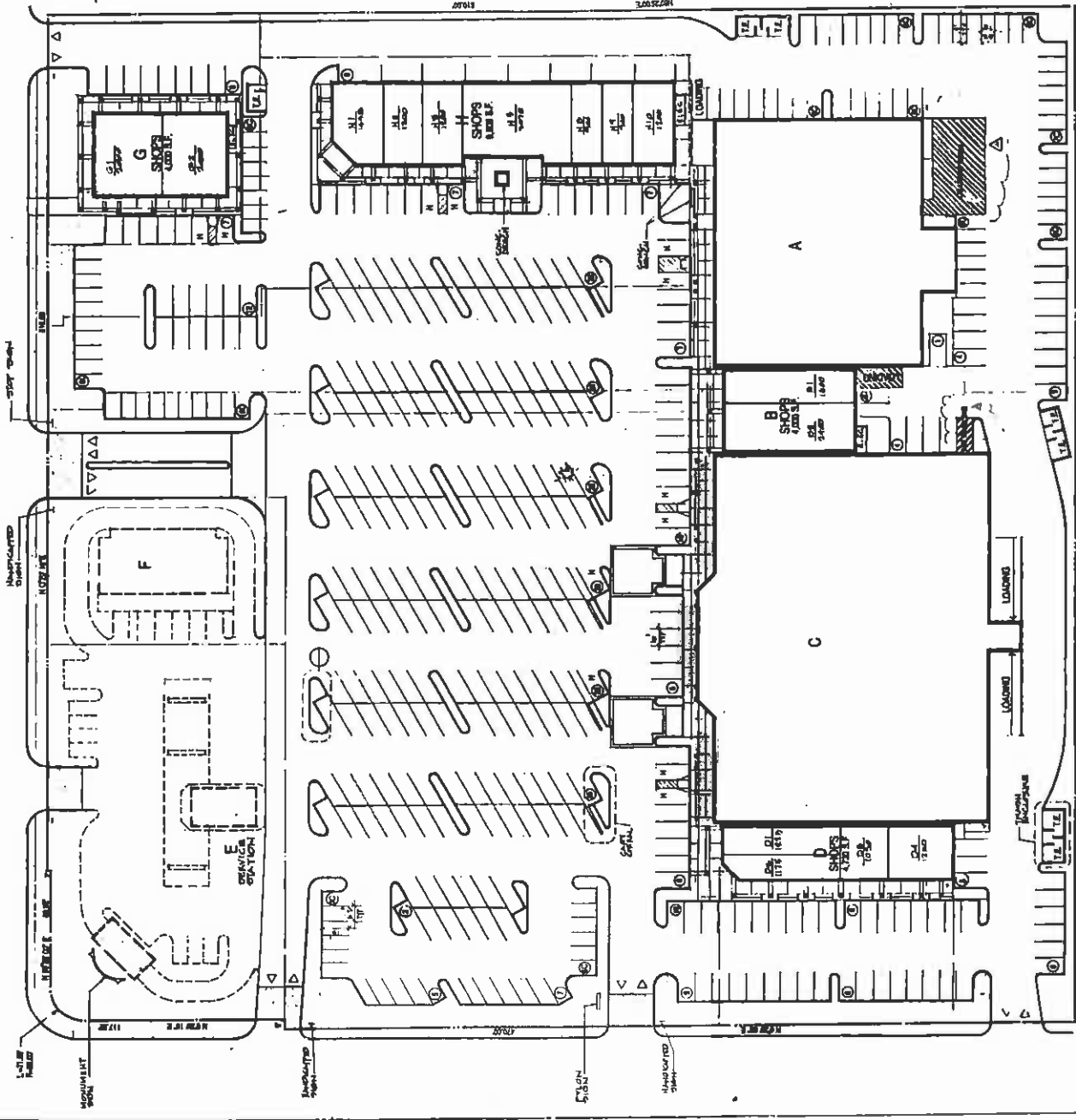
**GOLD TRIM CAP ON ALL LETTERS**



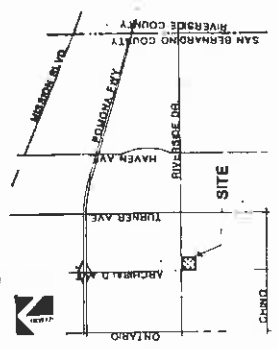
HUGHES MARKET  
BUILDING ELEVATION

BUILDING AREA • 83,404 SF  
 LAND/BUILDING RATIO • 3.52/1  
 PARKING REQUIRED • SEE CALCULATIONS BELOW  
 PARKING PROVIDED • 442

RIVERSIDE DRIVE



ARCHIBALD AVENUE



A PROJECT FOR •

ARCHIBALD RANCH  
 TOWN CENTER CO.

A PROJECT BY •

C K PROPERTIES / JOVAL DEVELOPMENT  
 1000 QUAIL ST. #190  
 NEWPORT BEACH, CA 92660  
 (714) 833-1218 (213) 547-0088

A COMMERCIAL PROJECT AT •

SEC OF ARCHIBALD AVE. & RIVERSIDE DR

ONTARIO, CA.



**SITE PLAN** LEASING: KITTRELL PROPERTIES  
 ATTN. LOU BERGNA (714)833-1216

SECTION VI

SECTION IV

SECTION V

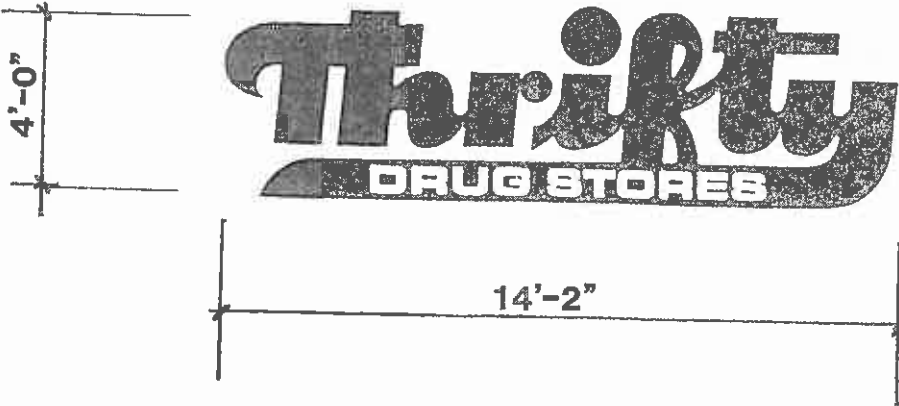


ARCHIBALD RANCH TOWN CENTER

SIGN PROGRAM

THRIFTY SIGN CRITERIA:

1. Subject to General Notes, Section I.
2. Internally illuminated channel letters.
3. Maximum height 48" on primary sign, 18" on secondary signs (2).
4. Gold trim cap on all letters.



**SIGN A**



**SIGN B**



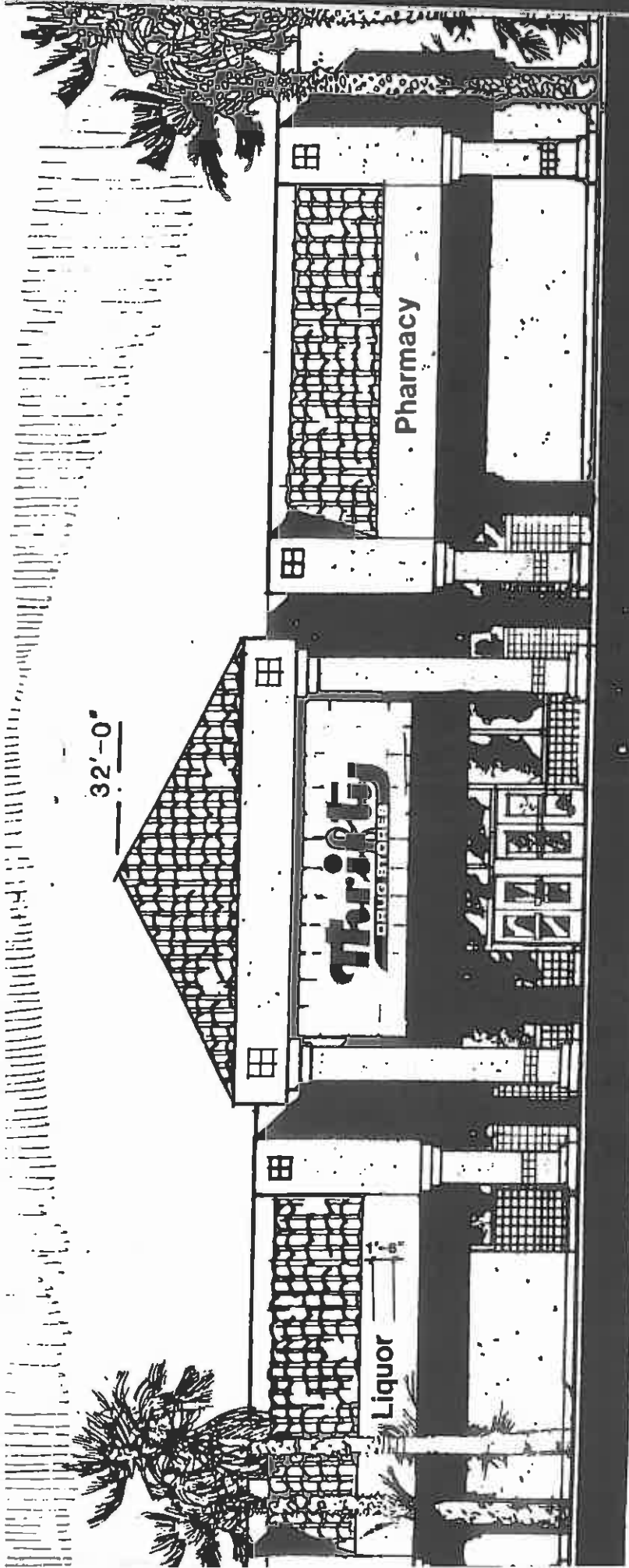
**SIGN C**

**SIGN A**  
 BRICATED METAL CHANNEL LETTERS WITH INTERIOR  
 WHITE NEON ILLUMINATION NO. 2793 RED PLEX FACES

**SIGN B & C**  
 BRICATED METAL CHANNEL LETTERS WITH INTERIOR  
 RED NEON ILLUMINATION

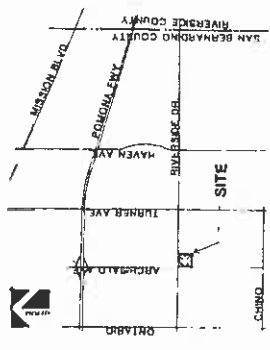
**ADD TRIM CAP ON ALL LETTERS**

**WORD CONTENT MAY VARY**



THRIFTY DRUG STORE  
BUILDING ELEVATION

LAND AREA • 581SF (8.48AC)  
 BUILDING AREA • 83,404 SF  
 LAND/BUILDING RATIO • 3.52/1  
 PARKING REQUIRED • \*SEE CALCULATIONS BELOW  
 PARKING PROVIDED • 442



A PROJECT FOR •

**ARCHIBALD RANCH  
 TOWN CENTER CO.**

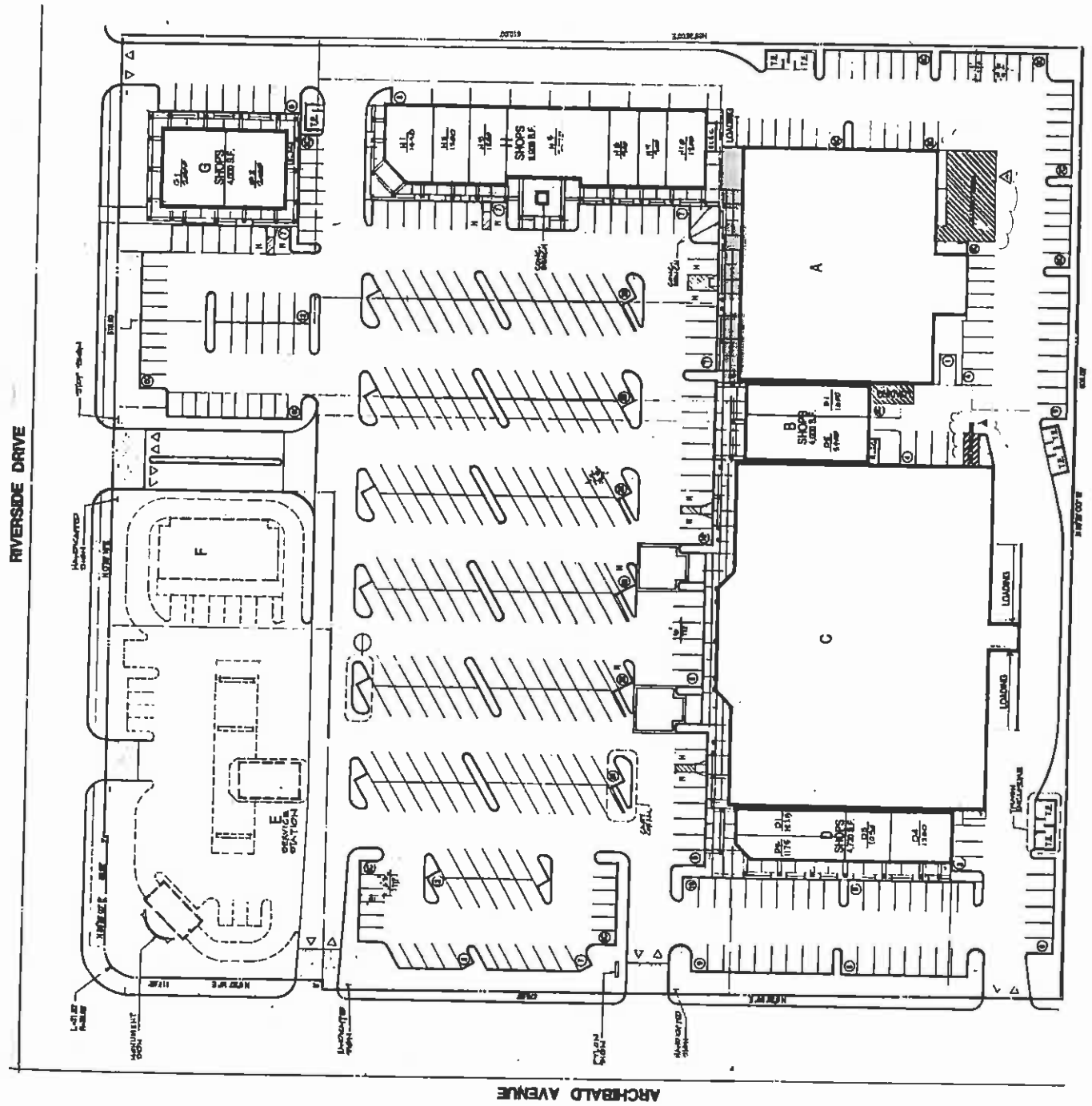
A PROJECT BY

**C K PROPERTIES / JOVAL DEVELOPMENT**  
 1000 QUAIL ST., #190  
 NEWPORT BEACH, CA 92660  
 (714) 833-1216 (213) 547-8086

A COMMERCIAL PROJECT AT •

SEC OF ARCHIBALD AVE. & RIVERSIDE DR

**ONTARIO, CA.**



**SITE PLAN**  
 LEASING: KITTRELL PROPERTIES  
 ATTN: LOU BERGNA (714)833-1216

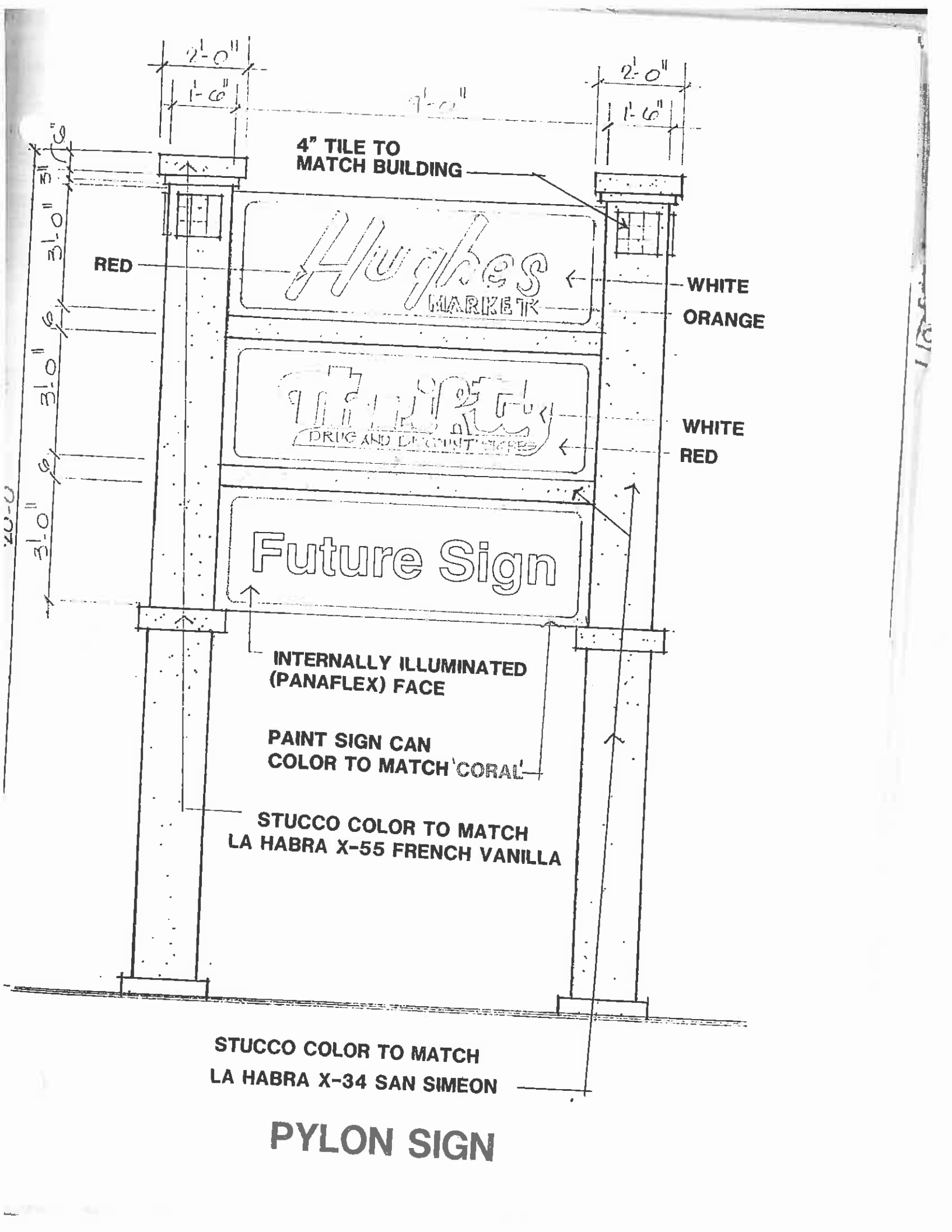
SECTION A

ARCHIBALD RANCH TOWN CENTER

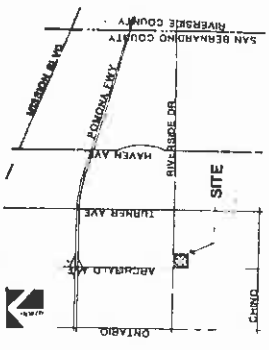
SIGN PROGRAM

PYLON SIGN CRITERIA:

1. A maximum of three panels per side shall be allowed on the pylon.
2. Total area of each side shall not exceed 100 square feet.
3. Location of sign indicated on site plan.
4. Each panel to have internally illuminated panaflex face.
5. Stucco and tile inserts on each side to match shopping center building colors and ceramic tile.



BUILDING AREA 83,404 SF  
 LAND/BUILDING RATIO 3.52/1  
 PARKING REQUIRED \*SEE CALCULATIONS BELOW  
 PARKING PROVIDED 442



A PROJECT FOR •

ARCHIBALD RANCH  
 TOWN CENTER CO.

A PROJECT BY

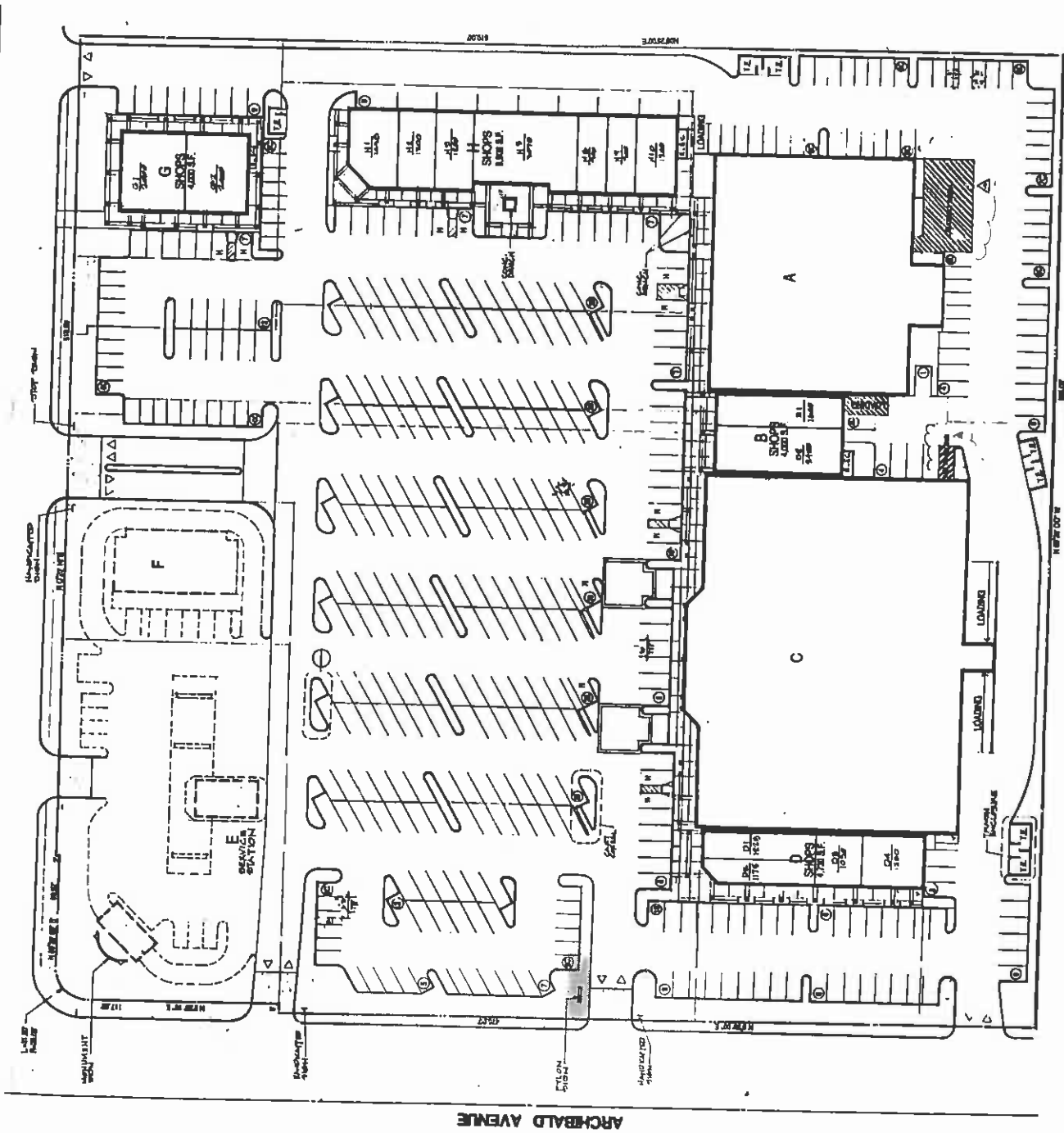
C K PROPERTIES / JOVAL DEVELOPMENT  
 1000 QUAIL ST., #190 302 W. 5th STREET, #302  
 NEWPORT BEACH, CA SAN PEDRO, CA 92660 90371  
 (714) 833-1216 (213) 547-9086

A COMMERCIAL PROJECT AT •

SEC OF ARCHIBALD AVE. & RIVERSIDE DR

ONTARIO, CA.

**SITE PLAN**  
 LEASING: KITRELL PROPERTIES  
 ATTN. LOU BERGNA (714)833-1216



SECTION VI

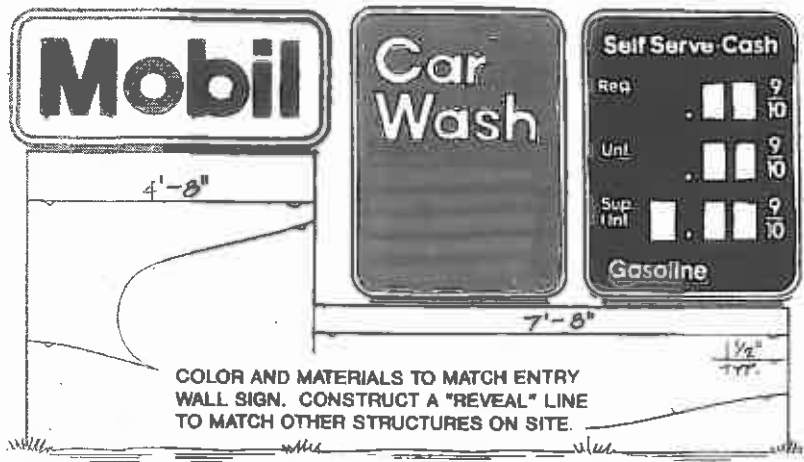
ARCHIBALD RANCH TOWN CENTER

SIGN PROGRAM

MOBIL OIL CORPORATION SIGN CRITERIA:

1. Subject to General Notes, Section 1.
2. Internally illuminated: Mobil ID, Mobil Mart, Pegasus, Car Wash, 3-Unit Price.





MOBIL I.D./3-UNIT PRICE/CAR WASH SIGN

# Mobil Mart

MOBIL MART BUILDING LEGEND

# Mobil

MOBIL BUILDING LEGEND



PEGASUS DISC - 1'-1" DIA.

# Car Wash

CAR WASH BUILDING LEGEND



3-UNIT PRICE SIGN



PEGASUS DISC - 5' DIA.

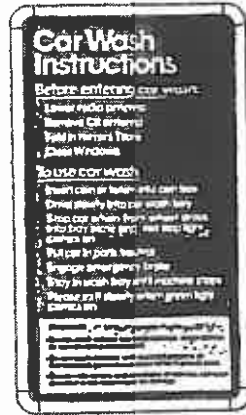
## COLOR SCHEME - I.D. SIGNS

Mobil #18-GCC, Ontario, California

August 30, 1990



I.D.U. UNIT



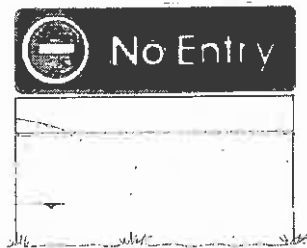
CAR WASH INSTRUCTION SIGN



CLEARANCE SIGN



NO ENTRY SIGN



NO ENTRY MONUMENT SIGN

## COLOR SCHEME - DIRECTIONAL SIGNS

Mobil #18-GCC, Ontario, California

August 30, 1990

ARCHIBALD RANCH TOWN CENTER

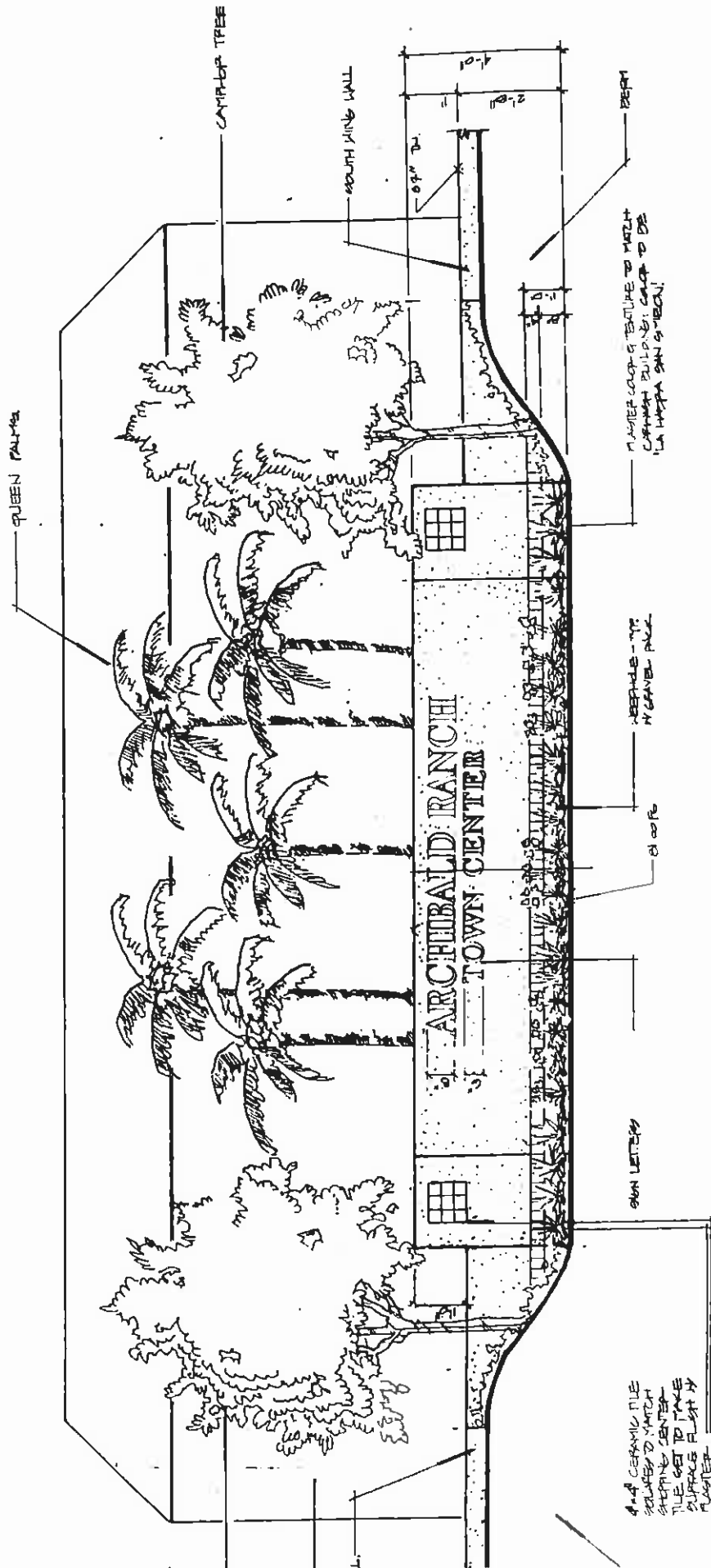
SIGN PROGRAM

MONUMENT WALL SIGN CRITERIA:

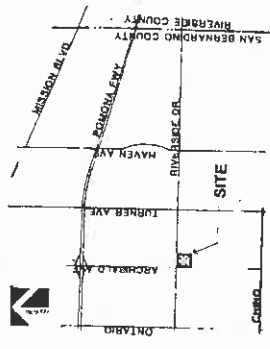
1. Reversed metal channel letters.
2. Letter style: Letraset "Goudy Handtooled".
3. Color: Matthews Base White.
4. First row letters, 8" high, second row letters, 6" high.
5. Illuminated by ground spotlights.

Wall Sign:

sed metal channel letters 2" deep  
 style: Letraset "Goudy Handtooled"  
 Matthews Base White  
 s 8" high first row: ARCHIBALD RANCH  
 s 6" high second row: TOWN CENTER  
 inated from ground spotlights



LAND AREA • 1,561SF (8.46AC)  
 BUILDING AREA • 83,404 SF  
 LAND/BUILDING RATIO • 3.52/1  
 PARKING REQUIRED • SEE CALCULATIONS BELOW  
 PARKING PROVIDED • 442



A PROJECT FOR •

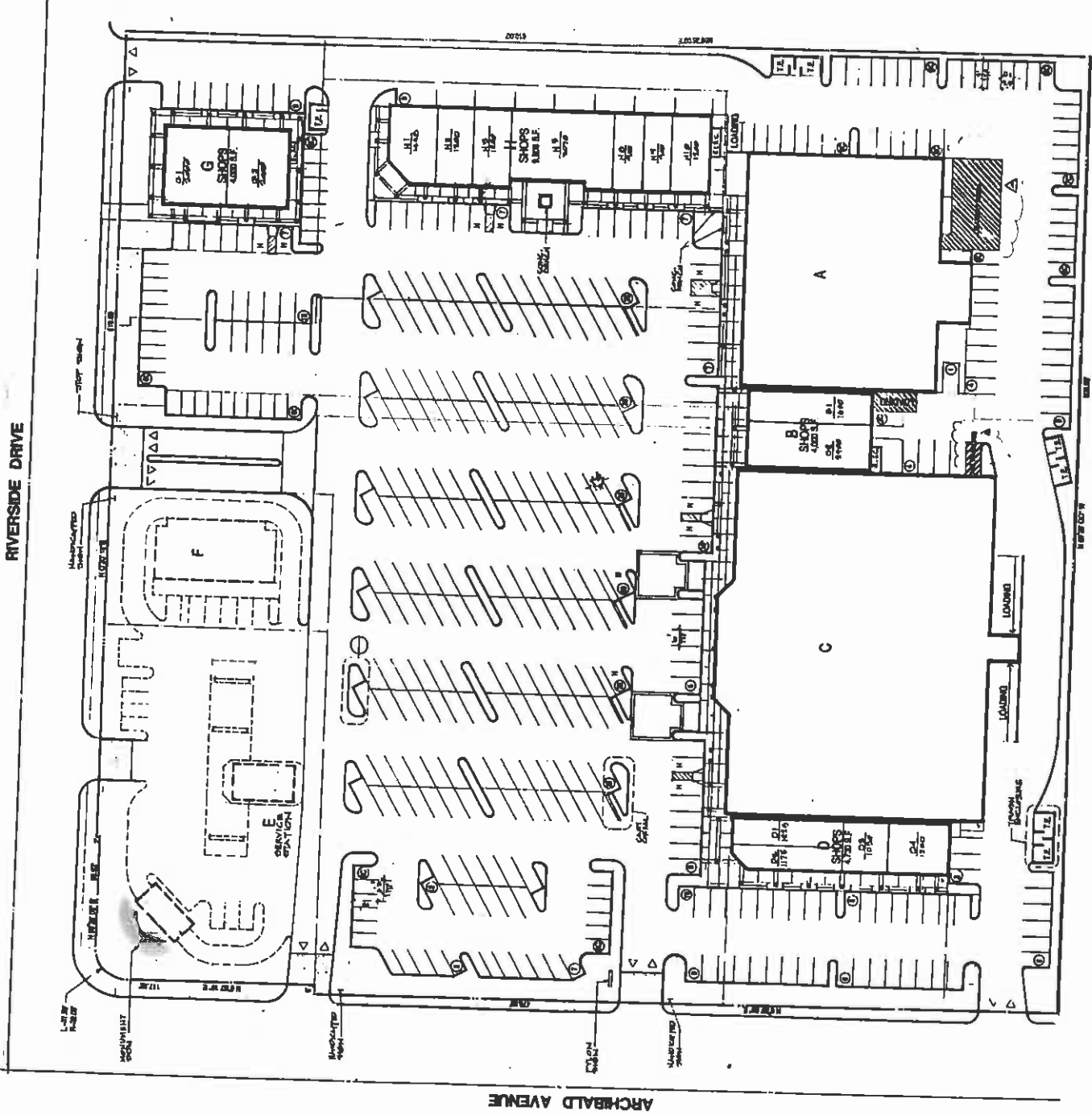
**ARCHIBALD RANCH  
 TOWN CENTER CO.**

A PROJECT BY  
**C K PROPERTIES / JOVAL DEVELOPMENT**  
 1000 CHAIL ST., # 180  
 NEWPORT BEACH, CA 92660  
 (714) 833-1218 (213) 547-8086

A COMMERCIAL PROJECT AT •

SEC OF ARCHIBALD AVE. & RIVERSIDE DR

**ONTARIO, CA.**



**SITE PLAN**  
 LEASING: KITTRELL PROPERTIES  
 ATTN. LOU BERGNA (714)833-1216

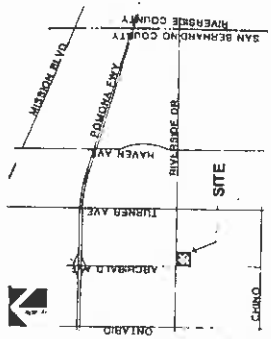
ARCHIBALD RANCH TOWN CENTER

SIGN PROGRAM

BUILDING F SIGN CRITERIA:

1. Subject to General Notes, Section 1.
2. Internally illuminated channel letters.
3. Sign proposal to be submitted at a later date when tenant and building design are determined.

BUILDING AREA • 83,404 SF  
 LAND/BUILDING RATIO • 3.52/1  
 PARKING REQUIRED • SEE CALCULATIONS BELOW  
 PARKING PROVIDED • 442



A PROJECT FOR •

**ARCHIBALD RANCH  
 TOWN CENTER CO.**

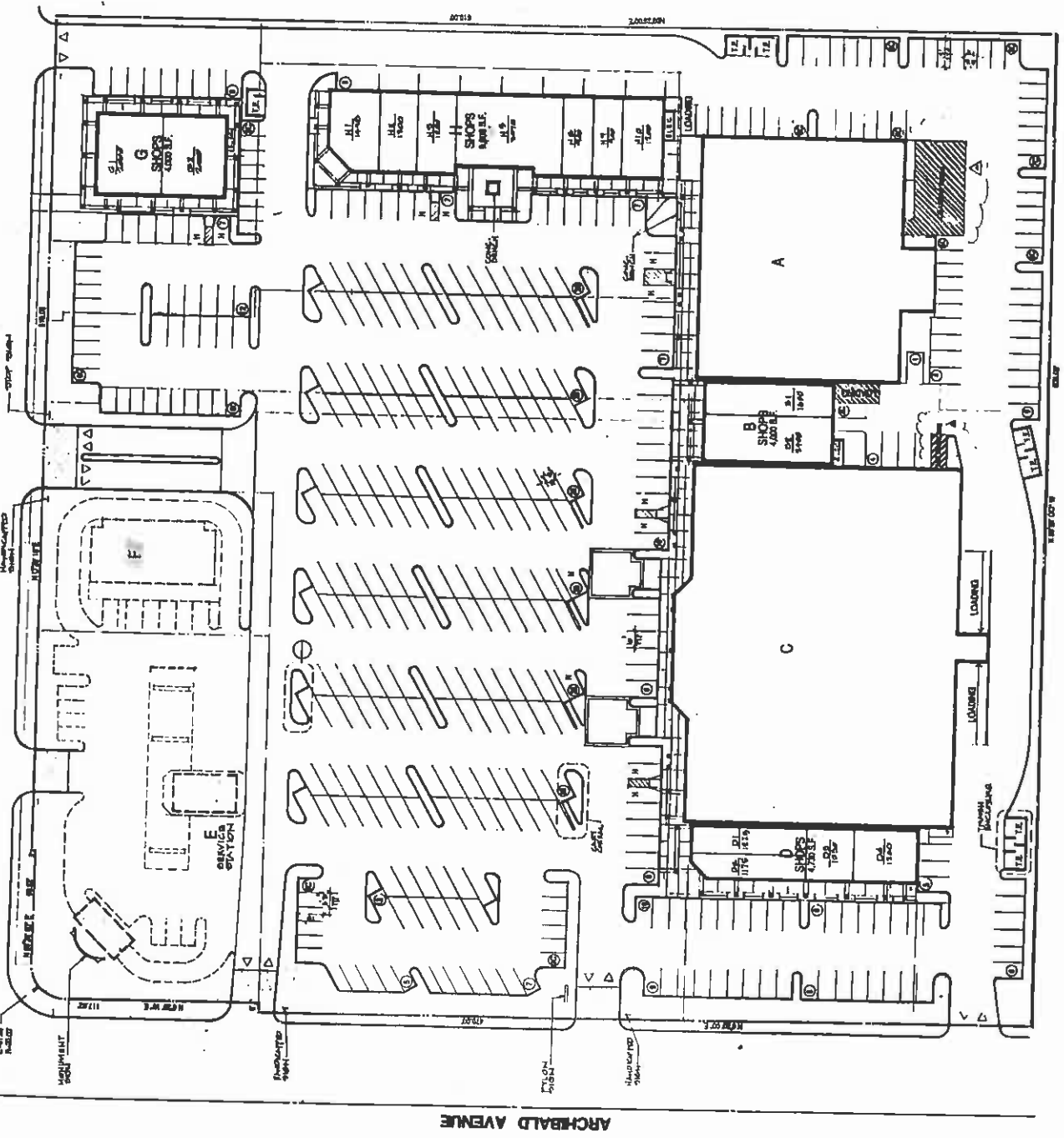
A PROJECT BY

**C K PROPERTIES / JOVAL DEVELOPMENT**  
 1000 QUAIL ST., #100  
 NEWPORT BEACH, CA 92660  
 (714) 833-1216 (213) 547-8096

A COMMERCIAL PROJECT AT •

SEC OF ARCHIBALD AVE. & RIVERSIDE DR

**ONTARIO, CA.**



**SITE PLAN**  
 LEASING: KITTRELL PROPERTIES  
 ATTN. LOU BERGNA (714) 833-1216

ARCHIBALD RANCH TOWN CENTER

SIGN PROGRAM

MISCELLANEOUS SIGNS:

1. Included but to limited to: directional, handicap, flags, banners, and grand opening signs.
2. Miscellaneous signs shall be governed by the Ontario Zoning Code Article 26 "Signs".