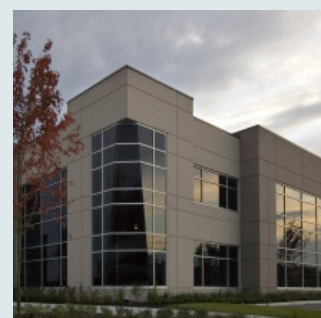


DISTRICT G - The Industrial District



- G-3 · [Location Map and District Description](#)
- G-4 · [District Image](#)
- G-5 · [Site Planning](#)
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July 2026



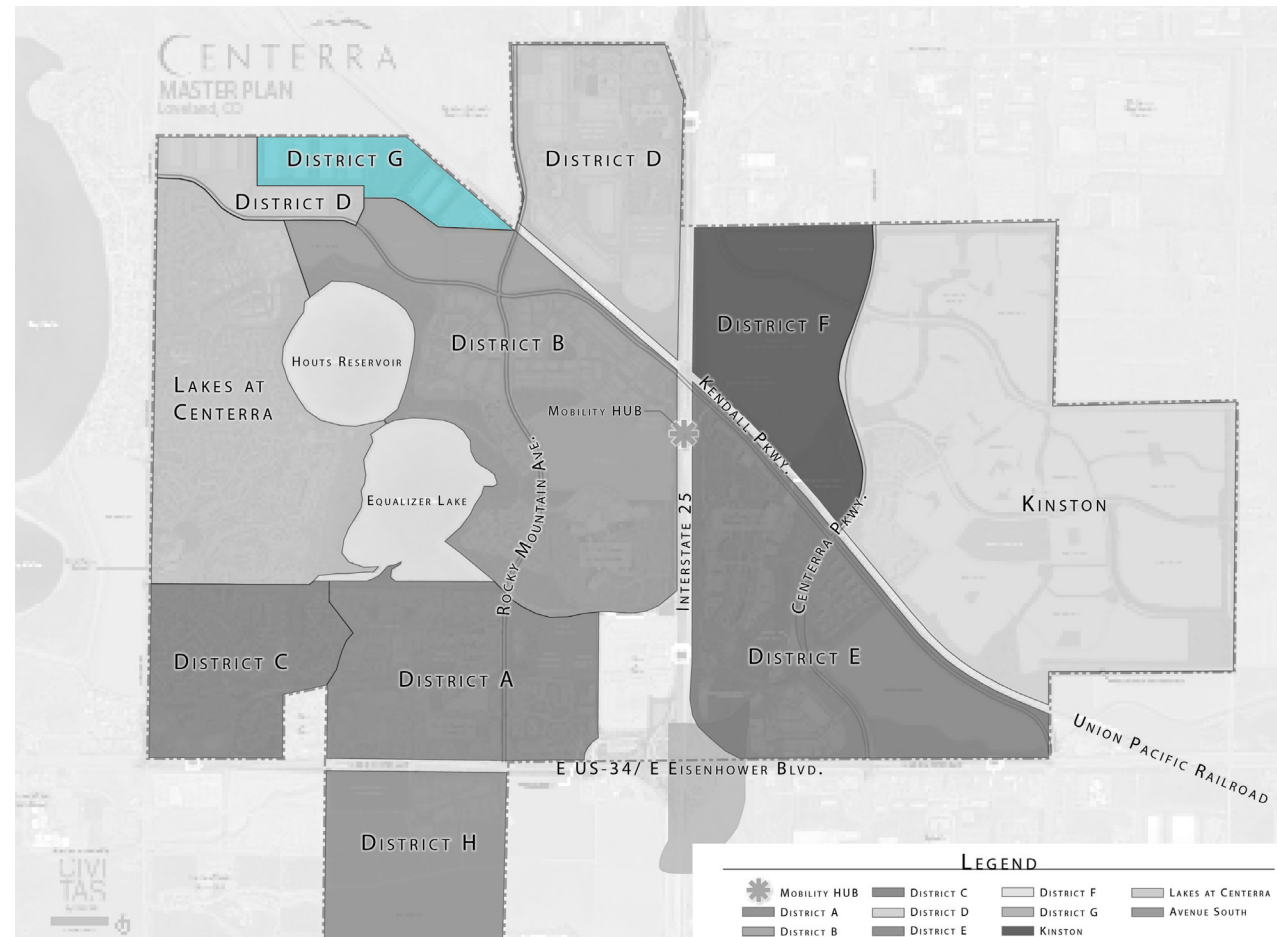
Realberry

Prepared Documents

July 2026

Some images and content supplied by **dtj**
DESIGN





District Description

Located within the northwestern portion of Centerra, District G, the Industrial District, provides an opportunity to establish an employment center that is compatible with the neighboring airport and includes a variety of uses oriented towards light industrial, light manufacturing, flex-office, research and development, commercial, office-showroom, and warehouse/distribution pursuits in a Master-Planned context. These uses will act as a transition from the airport property on the north to the office and mixed use dominated areas of Centerra to the south.

DISTRICT IMAGE



District Characteristics

1.0 SITE PLANNING

- 1.1 Loading docks located internal to the site, screened from public view.
- 1.2 Individual site developers shall incorporate Master Developer/Metro District established context, streetscape, landscape, and connectivity etc. in individual site design.
- 1.3 Allow vehicular passage between individual parcels. Reciprocal Access Agreements are desired, designed to allow the passage of vehicles and pedestrians between adjacent parcels.
- 1.4 Safety bollards shall be finished in a neutral color complementary to the building's base colors. Safety yellow is prohibited unless otherwise approved by the DRC.

2.0 ARCHITECTURE

- FLEX OFFICE AND RESEARCH AND DEVELOPMENT:
- 2.1 Contemporary architecture characterized by durable building materials and modern fenestration.
 - 2.2 Stand-alone architecture often times containing start-up or incubator uses.
 - 2.3 Smaller-scaled structural bays composed of piers, spandrels, and window area oriented towards the public realm.
- LIGHT AND HIGH BAY INDUSTRIAL:
- 2.4 Contemporary architectural expressions characterized by durable building materials.
 - 2.5 Large building masses divided by structural bays into a series of individual components.
 - 2.6 Easily identifiable building entrances with optimum transparency.
 - 2.7 Dock-high doors screened from public view through effective site planning, and the use of landscaping, berming, and screen walls.
 - 2.8 Durable building materials including concrete, masonry, glass, stucco, and standing seam metal.

3.0 LANDSCAPE ARCHITECTURE

- 3.1 Use of landscaping to screen and soften building architecture.
- 3.2 Landscape medians and islands break-up large expanses of pavement in parking fields.

4.0 SIGNAGE

- 4.1 Signage characterized by monument and wall signage, reflecting a contemporary architectural image.

Vignettes



Fig. 1 - Orient building entries towards the streetscape. Notice how the entrance pavilion functions as an identifiable icon, visible from the public realm of the streetscape.



Fig. 2 - Create and define pedestrian gathering areas. Notice how the building frames the outdoor seating area.



Fig. 3 - Orient distinct building entrances towards the public realm. Notice how the articulated and easily-identifiable building recess "announces" entrance.



Fig. 4 - Use dense parkstrip landscaping to buffer large industrial buildings. Notice how the street tree clusters and ample earth berm screens the building from public view.

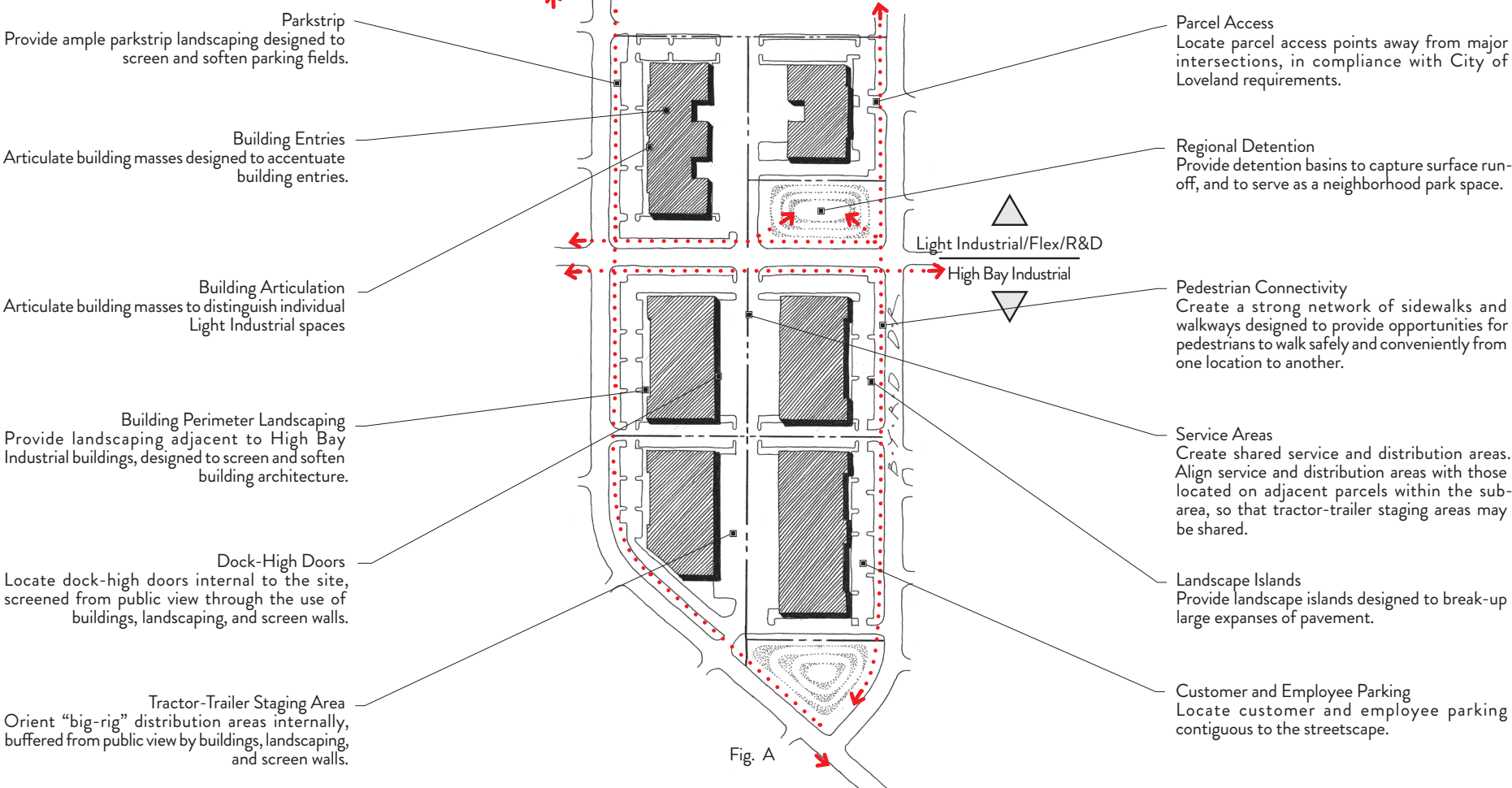


Fig. 5 - Screen service areas. Notice how the screen wall, coupled with landscaping, buffers the loading dock.



Fig. 6 - Create pedestrian promenades designed to link individual businesses.

Conceptual Site Plan - Light/High Bay Industrial/Flex/R&D



Guidelines and Standards (S)

SITE PLANNING

5.0 BUILDING SITING AND ORIENTATION

- 5.1 Locate office portions of Light Industrial and High Bay Industrial buildings contiguous to roadways, designed to frame the streetscape (fig. 19).
- 5.2 Locate Light and High Bay Industrial buildings to accommodate convenient on-site parking adjacent to buildings (fig. A).
- 5.3 Locate Light Industrial buildings to accommodate both street-oriented patron parking and rear-oriented employee parking (fig. A).
- 5.4 Locate High Bay Industrial buildings towards the roadway designed to screen rear-oriented warehouse and distribution facilities (fig. A).
- 5.5 Take advantage of mutual benefits such as shared driveways, and service aisles (fig. A).
- 5.6 Locate building entries so they are easily identifiable from site access points (fig. 1, 3).
- 5.7 Articulate buildings to accommodate ceremonial building entries (fig. 1, 3).

6.0 ACCESS AND DRIVEWAYS

- 6.1 Limit parcel access points along arterial roadways to enhance traffic flow and minimize the disruption of landscaping and medians (fig. A).
- 6.2 Align secondary internal street driveway access points with access to properties across the street, whenever possible (fig. A).

7.0 DISTRIBUTION, SERVICE, DELIVERY, AND STORAGE AREAS

- 7.1 S Avoid placing distribution, service, delivery, and storage areas where they are visible from public streets (fig. A).
- 7.2 S Restrict the location of distribution, service, delivery, and storage facilities to defined areas to the rear or side of buildings (fig. A).
- 7.3 S Locate accessory structures behind building.
- 7.4 S Locate distribution, service, delivery, and storage areas out-of-view from adjacent roadways, entry drives, internal streets, pedestrian walkways, and formal open space (fig. 5, A).
- 7.5 Provide separate parking areas for "big-rig" distribution vehicles, delivery trucks, and service vehicles located away from street-oriented employee parking lots and pedestrian walkways (fig. A).
- 7.6 Create shared service areas. Align service areas with those on adjacent parcels so that service drives may be shared (fig. A).
- 7.7 S Do not locate service, delivery, and storage areas in setback areas.
- 7.8 Use building placements and decorative architectural screen walls, coupled with landscaping, to screen distribution, service, delivery, and storage areas from public view (fig. A).
- 7.9 S Service, delivery, and storage areas shall be constructed and maintained according to the following requirements:
 - No materials, supplies, or equipment, including trucks or other motor vehicles, shall be stored on-site, except inside a closed building or behind decorative

screen walls to prevent visibility from public view (public row, open space trails, neighboring properties or dissimilar use).

- Distribution, service, delivery, and storage areas (including dock-high doors) shall be screened (fig. 5).
- Screen walls shall harmonize with the architectural style of the adjacent building, constructed of similar complimentary materials and finishes (fig. 5).

- 7.10 S Safety bollards shall be finished in a neutral color complementary to the building's base colors. Safety yellow is prohibited unless otherwise approved by the DRC.

8.0 COMMUNICATION DEVICES

- 8.1 S Locate transmission and receiving telecommunication equipment (i.e., satellite dishes) at ground level, behind Light and High Bay Industrial structures or on the roof, screened from public view.

Vignettes



Fig. 7 - Distinguish the building entry. Notice how the entrance tower pavilion punctuates the roofscape, functioning as an identity icon while clearly identifying the building entry.



Fig. 8 - Layer building planes to increase façade variety and visual interest, creating a layered effect that adds rich shadow patterns.



Fig. 9 - Use building recesses to add visual interest to façades. Notice how the distinctive, deeply set building recess, coupled with a trellis element, creates rich shadow patterns, enhancing façade variety.



Fig. 10 - Use building projections to increase facade variety and visual interest. Notice how the building projections coupled with the cornice elements create ample facade articulation.

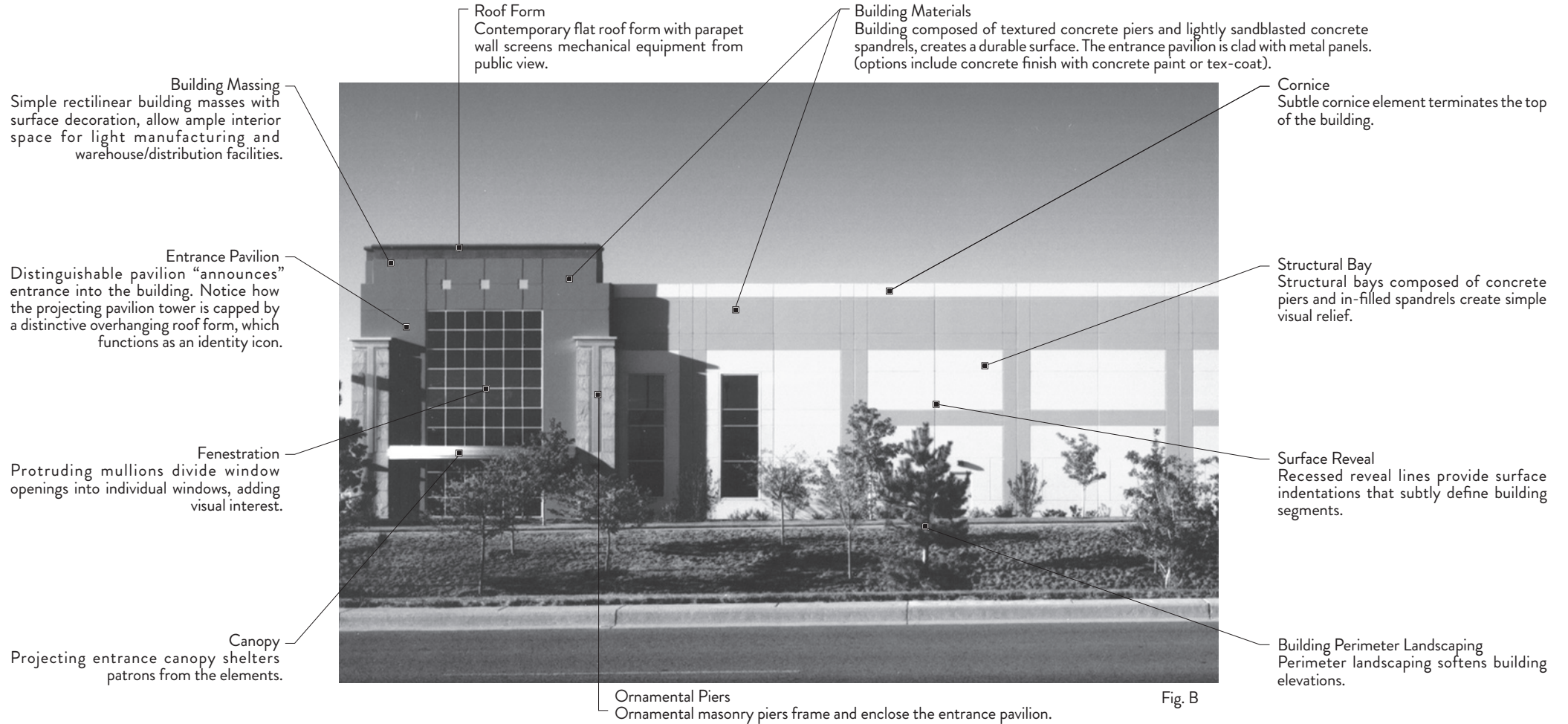


Fig. 11 - Segment building facades into a series of individual structural bays composed of piers; spandrels, and window openings.



Fig. 12 - Create a distinctive cap, designed to terminate the top of the building. Notice how the distinct protruding cornice element creates a distinguishable building cap.

Prototypical Elevation



Guidelines and Standards (S)

ARCHITECTURE

9.0 BUILDING MASSING

- 9.1 Create a simple ground floor building base of heavier, larger or darker building materials designed to visually anchor the building to the ground plane (fig. 10, B).
- 9.2 Crown the building with a distinguishable cap, designed to visually terminate the top of the building (fig. 7, 12, B).
- 9.3 **S** Distinguish the ground floor base from upper story facades. Increase ground floor height, based upon the following requirements:
- Minimum Ground Floor Height: 16 Feet.
- 9.4 **S** Where adjacent to the public right-of-way, facades in excess of one hundred feet (100') in length must incorporate architectural features and/or treatments to diminish apparent building mass. The following techniques may be utilized for the purpose of reducing the apparent massing and scale of buildings:
- Variations in building material, color and texture.
 - Variations in parapet height.
 - Variations in wall articulation.
 - Use of belt courses or horizontal trim bands of contrasting color and/or texture.
 - Use windows, trellises, arcades, columns, pilasters, canopies, porticos, awnings, brackets or other architectural features as approved by the Centerra DRC.
- 9.5 - Primary building entrances, for the use of customers and visitors, shall be easily identified through the use of architectural features and design. Where possible, primary entrances, those utilized by customers and visitors, shall be located where clearly identifiable from primary driveways. The following techniques may be used to enhance building entrances:

- The use of canopies, porticos, arcades, arches, overhangs, at the entrance location.
- The use of architectural details that are integrated into the building structure and design, such as tile work and moldings, recesses and/or projections, raised corniced parapets, articulated roof forms, outdoor patios, and display windows at the entrance location.
- The use of integral planters or wing walls that incorporate landscaped areas and/or places for sitting at the entrance location.

10.0 ROOF FORM

- 10.1 Use distinguishable roof forms. Use the following roof forms to create a identifiable roof cap:
- Vault
 - Flat roof with a distinctive cornice (fig. 12 and B)
 - Flat roof with a large protruding roof overhang (fig. 7)
- 10.2 Where visible from the public right-of-way, the roofline should be designed as to denote building elements and functions such as pedestrian, customer and visitor entrances.
- 10.3 Variations in the roofline shall be utilized to reduce the apparent massing and scale of buildings and continuous rooflines.
- 10.4 Metal roofs shall have a matte finish to reduce glare.
- 10.5 Where adjacent to the public right-of-way, rooflines in excess of one hundred feet (100') in length shall incorporate architectural features and/or treatments

to diminish apparent building mass and continuous rooflines. The following techniques may be utilized for the purpose of reducing the apparent massing and scale of buildings:

- Variations in roof planes and the use of sloped roofs.
- Use of belt courses or horizontal trim bands of contrasting color and/or materials at the roofline.
- Use of canopies, eaves, cornices, caps, parapets, or other architectural features as approved by the Community Development department.

10.6 Sloped Roof colors shall be muted or otherwise be compatible with the dominant building color.

10.7 **S** Conceal rooftop mechanical equipment. All rooftop mechanical equipment shall be contained within the pitched roof structure, completely screened within a penthouse, or screened by a roof parapet that harmonizes with the architectural style of the building (fig. 12, B). Rooftop mechanical units, dishes, and other miscellaneous equipment shall be screened from public view including surrounding public right-of-ways, surrounding public or Common Open Space and neighboring properties or they must be an integral part of the building design. Parapets or other architectural screening solutions shall be used. Screen material shall be of the same or compatible material texture and color to the building architecture or metal panels painted to match. Screening shall be equal to or taller than the element being screened unless specifically approved by the Centerra DRC and administratively by the City of Loveland. Integrated roof forms and mechanical screens are required.

11.0 BUILDING FAÇADES - FRONT AND SIDES

- 11.1 Express and distinguish both horizontal floor lines and vertical structural piers (fig. 10, B).
- 11.2 Visually segment the building into a series of structural bays composed of a column/ pier and spandrel designed to visually segment an otherwise massive façade into a series of individual units. May use scoring patterns (fig. 10, 12, B).
- 11.3 **S** Discourage unarticulated architecture. Boxy and monotonous facades that lack a sense of scale shall not be permitted on sides subject to public view.
- 11.4 **S** Avoid flush building surfaces. Continuous all glass curtain walls dropped straight into the ground plane without transition shall not be permitted.

12.0 BUILDING FAÇADES - REAR LOADING DOCKS

- 12.1 **S** Continue same materials and colors from front and side elevations.
- 12.2 **S** Organize overhead doors and loading docks in simple clean and consistent lines (fig. 1).
- 12.3 **S** Use consistent color band across doors to minimize visual clutter of numerous openings. (fig. 2).
- 12.4 Massing breaks, recesses and projections are not required but use of color and scoring patterns are strongly encouraged to reduce the impact of the large single plane wall.
- 12.5 **S** Screen walls must be used to minimize views of the loading docks and overhead doors from public view. Screen walls shall be architectural extensions of the main building (fig. 3, 4, 5).

Vignettes



Fig. 1 - Overhead Doors and Loading Docks



Fig. 2 - Color Band



Fig. 3 - Screenwall



Fig. 4 - Screenwall



Fig. 5 - Screenwall

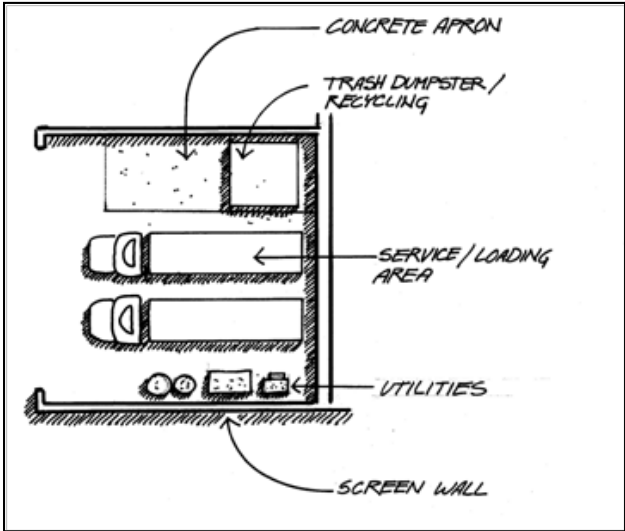


Fig. 6



Fig. 7 - Trash Enclosure



Fig. 8 - Trash Enclosure

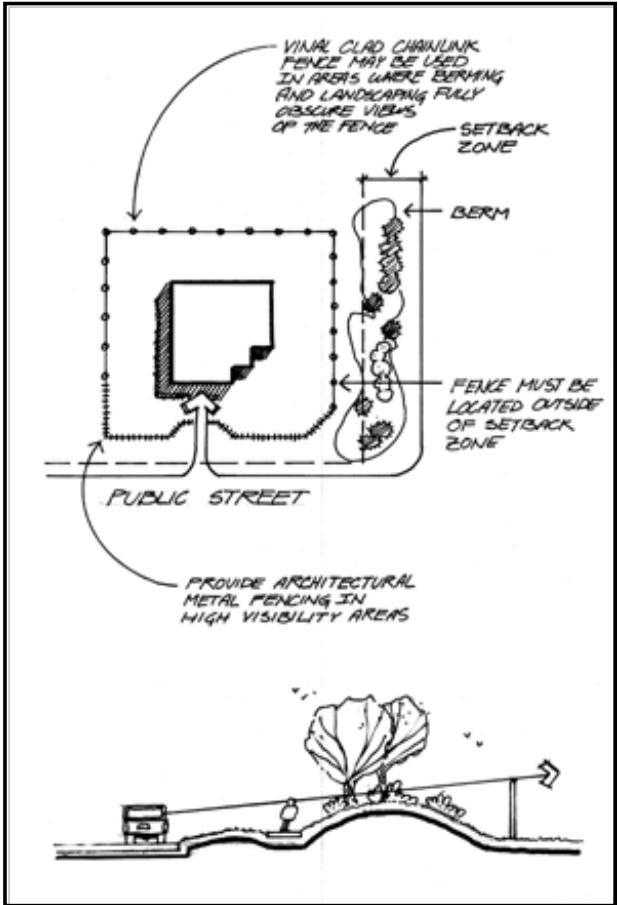


Fig. 9

Guidelines and Standards (S)

13.0 BUILDING MATERIALS

- 13.1 **S** Use texture and application of color to add visual interest to an otherwise ordinary building surface.
- 13.2 The use of subdued colors typical of the muted native grasses, wood, rocks and soil of the high Colorado plains and Centerra's natural setting are to be used as primary building colors. The use of warm and darker tones, with low reflectivity is recommended. Colors or accents considered by the Centerra DRC to be bold, brash, intense, fluorescent, black or metallic shall not be used, unless approved in writing by the DRC for specific and limited purpose.
- Accent and trim colors shall complement and enhance the effect of the primary building color.
 - Use of bright colors (including bright white) that may streak, fade or generate glare is discouraged.
 - A bright or primary color used for accent elements such as door and window frames, and architectural details is encouraged.
- 13.3 Use material texture, color, control joints, and patterns of materials to add visual interest to building surfaces.
- 13.4 Avoid highly reflective surfaces that generate glare such as mirrored and reflective glass.

- 13.5 **S** The following building materials shall be permitted:

Building Base and Façades:

- Concrete, poured-in-place, pre-cast, and tilt-up (sandblasted or textured)
- Concrete, with light colored aggregate
- Masonry, Brick (i.e., Face Brick, FBX)
- Masonry, Stone (i.e., Ashler-laid, Broken Rangework)
- Masonry, Stone Veneer (i.e., Brownstone, Sandstone, Slate)
- Concrete Masonry Block (i.e. Textured and/or ground face with integral color)
- Metal (such as I-beams, Corten steel, or corrugated metal, subject to DRC review and approval)

Windows:

- Glass, Transparent
- Glass, Lightly tinted (Allowing 80 percent light transmission)

Roofs:

- Metal, Standing Seam
- Metal, Corten Steel
- Rolled metal or rubber membrane roofing (flat roof sections, only). Screened by a parapet wall and associated cornice (corona).

14.0 TRASH DUMPSTERS AND OTHER EQUIPMENT ENCLOSURES

SERVICE AREAS:

- 14.1 **S** Loading docks, generators, trash containers, mechanical equipment, service areas and similar shall be screened or located out of view from adjacent streets, dissimilar land uses, pedestrian pathways, and Open Space corridors and are not permitted within setback areas (fig. 6).
- 14.2 **S** Trash enclosures must be fully screened from public view using a masonry wall, tilt-up concrete, or similar and gate using colors to match the Primary Structure. Gate shall be constructed of solid metal panels and finished to match the Primary Structure (fig. 7, 8).
- 14.3 **S** Screening for loading docks, service areas, trash enclosures, etc. shall be a minimum height of six feet (6'), or as tall as the object which is being screened if taller than six feet (6') (fig. 3, 4, 5).
- 14.4 **S** Locate parking areas for outdoor equipment, trucks, research trailers, service vehicles, etc. away from public parking lots and major pedestrian circulation routes. Unless out of view, screen these areas architecturally and/or with landscaping. Materials, supplies, trucks, or equipment being stored on site must be concealed inside a closed building or behind a visual screen approved by the City of Loveland and the Centerra DRC (fig. 6).
- 14.5 **S** Clearly identify all service entrances to discourage the use of main entrances for deliveries.
- 14.6 **S** Where possible, trash containers should be located within the building service area.

15.0 FENCING

SECURITY FENCES/WALLS:

- 15.1 **S** Materials must be compatible with other architectural and landscape elements.
- 15.2 **S** Where security fencing is used in highly visible areas (access points, focal areas, adjacent to Public Roads, Open Space Trails, etc.) the use of architectural metal fencing (wrought iron or similar) is required. The fence must be selected to provide a high degree of visual quality, low maintenance, security, and to present a consistent image.
- 15.3 **S** Chain link fences may be used for security only if significant berming and landscaping can fully screen views of the fence from public view (public R.O.W., Open Space Trails, Neighboring dissimilar uses) at initial installation of the plantings (See Fig. 9). Where chain link fences are used, they shall be vinyl clad (or similar) in a black or dark to medium gray in color. Chain link fencing with integral slats or fabric is not permitted.
- 15.4 **S** Unless approved otherwise, security fences shall be a maximum of six (6) feet tall.
- 15.5 **S** Fences adjacent to public streets must be setback a minimum of fifteen (15) feet, or the minimum required bufferyard widths from the right-of-way unless approved otherwise by the Centerra DRC and the City of Loveland.
- 15.6 **S** Wooden fences are prohibited.
- 15.7 **S** Architectural metal fences in areas visible to the public should be buffered with landscaping. Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms. Fence buffer designs shall be such that a minimum of 30% of the fence is obscured from vision within 3 years after planting. Fencing does not count as a parking lot screening element.

The above criteria do not apply to temporary construction fencing.



Fig. 1



Fig. 2



Fig. 5



Fig. 6 - Pedestrian Lighting



Fig. 8



Fig. 9



Fig. 3



Fig. 4



Fig. 7



Fig. 10



Fig. 11

Guidelines and Standards (S)

16.0 OUTDOOR FURNITURE

- 16.1 Use outdoor chairs, tables, trash receptacles, recycling receptacles, ash urns, etc. to accommodate employee lunchtime and break activities (fig. 1 - 4).
- 16.2 Use plant containers within forecourts, plazas, and along pedestrian promenades to add animation and color (fig. 8 - 11).
- 16.3 **S** Coordinate the style, design and color of all outdoor furniture and site lighting elements to compliment each other and the building architecture (fig. 1 - 11).

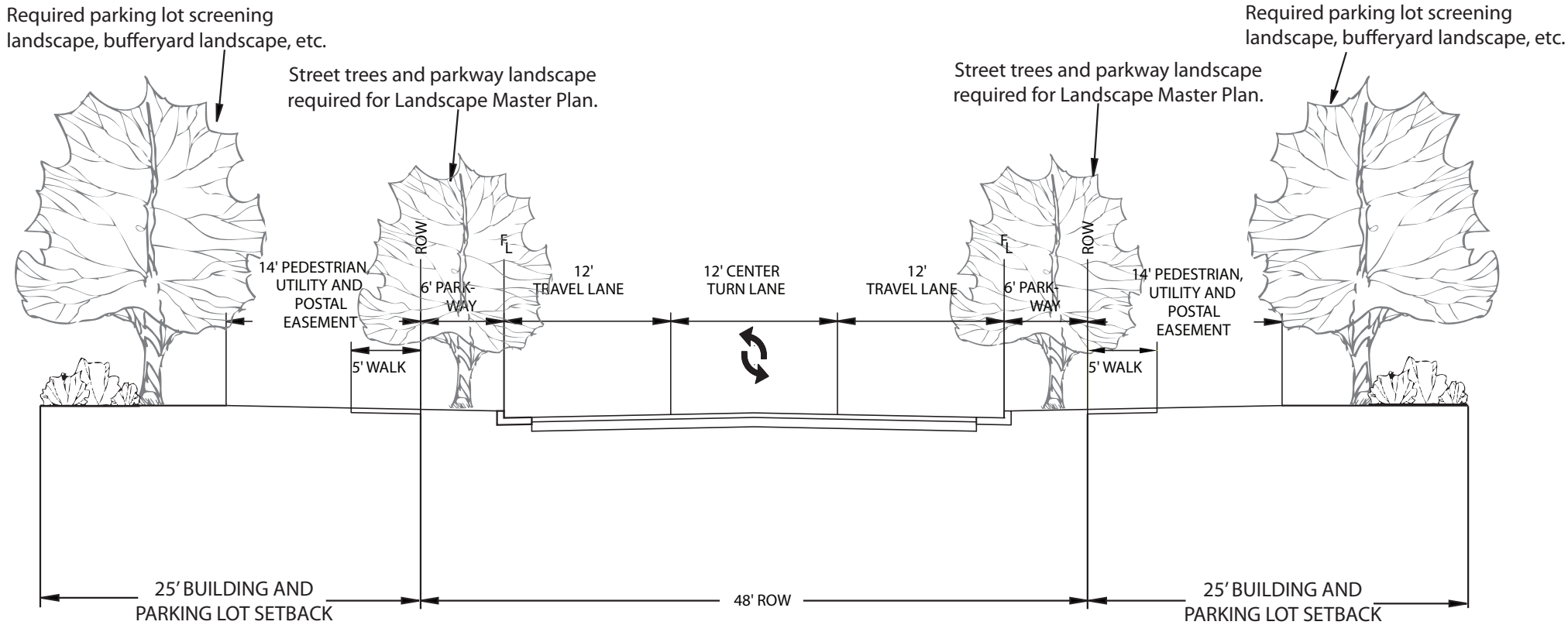


Fig. A - 2-Lane Local Road

Guidelines and Standards (S)

17.0 2-LANE LOCAL ROAD

- 17.1 S Coordinate streetscape landscaping with the overall Centerra Landscape Master Plan for off-site roadways, edge conditions, and common areas.
- 17.2 S 25' building and parking lot setback (fig. A) from street R.O.W.
- 17.3 Design the Public/Private Interface based upon the following guidelines: (Refer to the City of Loveland Street Standards for additional criteria) (fig. A).
- Parkway: 6' wide minimum. Parkway width may vary larger if sidewalk meanders.
 - Sidewalks: 5' wide minimum. Sidewalk may meander between the parkway and utility easement.
 - Walls: Walls shall be placed outside of the landscape buffer yard.
 - Landscaping: See Landscape Master Plan.
 - Parkway Landscaping Responsibility: Landscaping shall be the responsibility of the adjacent property owner.
 - Curb and Gutter: Vertical curb and gutter.

18.0 LANDSCAPING

- 18.1 S Landscaping shall comply with the City of Loveland's Site Performance Standards and Guidelines except as further restricted in these Guidelines.
- 18.2 S All landscaped areas shall have an underground automatic controlled irrigation system.
- 18.3 Maximize the use of xeric/low water use plants and drip irrigation.

19.0 LIGHTING

- 19.1 S All lighting shall comply with City of Loveland's Site Performance Standards and Guidelines except as further restricted in these Guidelines.
- 19.2 S High Pressure Sodium lights are prohibited.
- 19.3 S Maximum Pole Height for site lighting fixtures is 30'.

20.0 Signage

20.1 Purpose

These signage guidelines are intended to create a strong image and reduce visual clutter, while allowing for signs that inform residents and visitors of the various amenities, services, and products within the Centerra Planned Community. Unity of freestanding signs is achieved by the repetition of design elements including buff sandstone columns and bases that are consistently battered, arched-top sign faces, in some cases lettering style, and illumination source, and a limited palette of sign face colors. Building mounted wall signs are also strictly regulated in terms of size and appearance.

20.2 Applicability

This criteria applies to exterior signs including: wall mounted tenant identification signs, door signage, address signage, dock signage, as well as free-standing monument signs within District G.

Each tenant who desires to add exterior signage is responsible for ensuring that the signage criteria within this section is adhered to and that the approval of the Centerra Design Review DRC is received prior to submitting an application to the City of Loveland for a sign permit, making such additions or modifications, and installing the signs.

In addition to the signage criteria detailed in this section, the following additional standards apply to the premise:

- Centerra District G Design Guidelines
- Centerra General Signage Design Guidelines
- Centerra Planned Sign Program
- City of Loveland Municipal Sign Code, Title 18.50

In areas where this section and the Centerra Documents above are silent, the City of Loveland Sign Code shall be the governing document.

20.3 Total Allowable Sign Area

- 20.3.1 Total allowable sign area for each sign type shall be calculated per the Centerra General Signage Design Guidelines, unless otherwise noted in this section.
- 20.3.2 The total sign area for all permitted signs shall not exceed two square feet per linear foot of building frontage for the first two hundred linear feet of building frontage, plus one square foot per linear foot of building frontage thereafter.

- 20.3.3 No more than two sides of a building may be counted as building frontage.
- 20.3.4 The total sign area for all sign faces shall be deducted from the total allowable sign area, excluding panels on project monument sign, tenant addressing, and dock door numbers.

20.4 Wall Mounted Signage

- 20.4.1 Each business shall be entitled to no more than one building mounted sign per signable wall. A signable wall means a wall of a building which is visible from a street, parking area or other public or private way.
- 20.4.2 Building mounted signs may only be installed on a signable wall which adjoins that portion of the building occupied by the business or use with which the sign is associated.
- 20.4.3 Tenant Wall Signs:
 - 20.4.3.1 Size: No one wall sign shall exceed one hundred and ten square feet in sign area size. Wall signs shall be reviewed in conjunction with the total sign area allowed based on the tenant’s portion of the building they occupy.
 - 20.4.3.2 Height: Sign height shall be reviewed on a case by case basis. It is preferred that wall mounted signage fit primarily within the sign bands shown in Figures 20.A & 20.B. No wall sign or sign support shall extend above the top of wall or parapet wall of the building to which the wall sign is attached.
 - 20.4.3.3 Number: Tenants with two distinct entrances on different facades shall be permitted a max of 2 signs (1 per entrance) subject to DRC review and approval.
 - 20.4.3.4 Location: The preferred building mounted sign band is shown on Figures 20.A and 20.B, attached. Alternate locations will be considered on a case-by-case basis.
 - 20.4.3.5 Acceptable Sign Materials: Tenants can choose one of the following sign material guidelines to build their sign (Logo fabrication shall be reviewed by the Centerra DRC Review

- Committee).
- Individual channel letters for name and logo, internally illuminated.
- Reverse metal channel letters halo illuminated.
- Flat-Cut Out letters and/or logo mark.
- 20.4.3.6 Prohibited Sign Elements
 - Illuminated sign cabinets with plastic faces.
 - Electronic message signs.
 - Products or service descriptions.
 - Registered national trademark symbols.

20.5 Door Signage

- 20.5.1 Allocated areas for door signage are located on the top half of the entrance door.
- 20.5.2 All lettering to be individual vinyl lettering and to be applied from interior (reverse application).
- 20.5.3 Logos and company name maximum letter height is 5”, and additional information maximum letter height is 3”.
- 20.5.4 Color of logo and company name can be specific to company. Additional information lettering to be white.

20.6 Suite Address Signage

- 20.6.1 Allocated area for suite number identification is at window transom above business entry door (see building elevations for location)
- 20.6.2 Lettering to be centered in transom
- 20.6.3 Letters are 6” vinyl individual letters to be applied from interior (reverse application)
- 20.6.4 Font is Helvetica Bold in white

20.7 Dock Signage

- 20.7.1 Tenants may place information on their dock doors,

- including: logo, suite number and additional delivery information.
- 20.7.2 Maximum Total Signage Area is 4 square feet (2’ x 2’)
- 20.7.3 Individual vinyl lettering
- 20.7.4 Max height for suite number is 1 foot. Max height for logo is 6”.
- 20.7.5 Color: Logo (Color Allowed), all other text shall be white

20.8 Freestanding Monument

- The Centerra Industrial free-standing monument signs shall be installed by the Developer and will allow up to five aluminum slats for tenant identification panels. Eligibility for tenants to be displayed on one of the available slats shall be at the Developer’s discretion.
- 20.8.1 Number: Per Section 18.50.100B of the Loveland Municipal Code, one free-standing sign is allowed per premise.
 - 20.8.2 Sign Area: 3.3 square feet of sign area per foot of setback up to a maximum of one hundred square feet per face. The maximum sign area of all faces of a free-standing sign area shall be two times the maximum sign area per face allowed based on setbacks. The Free-standing Monument Sign for the Industrial Premise shall be 30 square feet per side, total of 60 square feet sign area as shown in Figure C.
 - 20.8.3 Height: One foot of height for each foot of setback up to a maximum of twenty-five feet. The height of the Free-standing Monument Sign for the shall be 8’.
 - 20.8.4 Materials: Aluminum with colors and architectural style that match that of the buildings. For the Centerra Industrial Buildings those colors include SW6256 Serious Gray, SW7044 Amazing Gray and SW7049 Nuance. See Figure C.
 - 20.8.5 Location: Free-standing monument sign shall be located outside of site triangles and the public rights-of-way, and must be located within a landscaped area per the Centerra Signage Design Guidelines.

Figure 20.A - Wall Mounted Sign Location Options



Figure 20.B - Wall Mounted Sign Location Options



Figure 20.C - Free-Standing Monument

