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CHAPTER 6. OTHER DEVELOPMENT STANDARDS

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1 **Article 6.1 General**

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1 **Article 6.2 Signs**

2 **6.2.1 Intent**

3 The intent and purpose of this Article is to permit such signs that will not, by their reason,
4 size, location, construction or manner of display, endanger the public safety of individuals,
5 confuse, mislead or obstruct the vision necessary for traffic safety, or detract from the
6 community appearance as part of the county's concerted effort to enhance the aesthetic
7 qualities of the County.

8 **6.2.2 Sign Permit Required**

- 9 **A.** A sign permit is required prior to erection, construction, or installation of any Primary
10 Sign.
- 11 **B.** An annual permit shall be required for all Additional Signs.
- 12 **C.** Normal maintenance, as defined by the adopted County building code, of existing
13 permitted signs such as painting, or repairs to existing signs which do not alter the
14 sign face, size, or height of the sign shall not require a permit or inspection.
15 Removal and re-installation of a sign face shall not be considered normal
16 maintenance, and a sign permit shall be required.

17 **6.2.3 General Provisions**

18 **A. Florida Building Code**

19 The adopted County building code shall control the construction, inspection,
20 maintenance, and removal of signs. Prior to the erection of any sign the building
21 department of the County should be consulted to determine if a building permit shall
22 be required.

23 **B. Signs on Public Property**

- 24 **1.** No private sign shall be erected, altered or maintained over or upon any
25 public property or right-of-way without the express permission of the
26 public authority. For County-owned interests, such person shall be the
27 County Administrator or designee.
- 28 **2.** Any sign placed on public property or upon any public right-of-way must
29 conform to the requirements of this Article.
- 30 **3.** Violators of this subsection shall be guilty of a misdemeanor of the
31 second degree punishable by fine not to exceed \$500 per violation or
32 term of 60 days imprisonment per violation, or both. A second
33 conviction may result in penalties of \$1,000 per violation or up to one
34 year imprisonment, or both.
- 35 **4.** Existence of an unauthorized sign on public property shall not alone be
36 sufficient evidence of a violation of this subsection for the criminal
37 penalties to attach without an eyewitness to the placement of the
38 unauthorized sign.
- 39 **5.** The County may remove any such sign, which shall then be held for a
40 minimum period of five days. At any time during the five-day holding
41 period the owner of the sign may reclaim the sign after having paid a
42 removal and storage fee of \$20. Signs not reclaimed by the owner
43 during this period shall be discarded.

44 **C. Sign Area Calculation**

- 45 **1.** The sign area shall be calculated as the area within the smallest regular
46 geometric shape or combination of shapes which encompasses all the
47 display elements (letters, numbers, figures, characters, corporate logos,
48 etc.) of the sign, including blank areas between display elements, but
49 not including structural elements or any part outside of the sign area.
50 The area of the sign shall include all changing copy features such as
51 letterboards or light boards.

- 1 **2.** Murals and other artwork will not be calculated towards allowable sign
2 area to the extent it does not contain text, registered corporate logos, or
3 other symbols that advertise the particular use, business, product or
4 service rendered on the premises.
- 5 **3.** For irregularly shaped signs, the sign area shall be calculated as 80
6 percent of the area within the smallest regular geometric shape or
7 combination of shapes which encompasses all the display elements
8 (letters, numbers, figures, characters, corporate logos, etc.) of the sign,
9 including blank areas between display elements, but not including
10 structural elements or any part outside of the sign area.
- 11 **4.** In the case of two-sided or multisided signs with the same face on each
12 side, only one face shall count toward the total aggregate area so long
13 as:
 - 14 **a.** With respect to multisided signs the angle of separation from the
15 connection point cannot exceed 90 degrees.
 - 16 **b.** With respect to a double-faced (back-to-back) sign, there can be
17 no separation between the backs of each face of the sign other
18 than the structural supports to which each sign face is attached.

19 **D. Illumination**

- 20 **1.** No illuminated sign may exceed 10 candlepower per square foot, as
21 measured 10 feet from the sign, and must shield lights from direct view.
- 22 **2.** A sign may be lighted internally or externally, but illumination shall be
23 shielded or indirect to prevent glare, reflection or shining onto any road
24 or adjacent property.
- 25 **3.** A sign in any residential district may not be illuminated, except for a sign
26 identifying a place open to the public, a sign giving the name of a
27 subdivision or community identification sign, a sign erected in
28 conjunction with an approved special exception, principally permitted
29 land uses, or signs used in connection with essential services. Any sign
30 permitted to be lighted may be lighted only indirectly in a manner that
31 will prevent glare, reflection or shining onto any street or adjacent
32 property.

33 **6.2.4 Non-Residential Signage**

34 **A. General Provisions**

- 35 **1.** Any Unit containing a legal non-residential use is entitled to a Sign
36 Allocation as provided in this Article. Such allocation may be divided by
37 the Unit's owner between Primary and Additional signage in any manner
38 they see fit. However, in no case shall the signage of a Unit exceed its
39 allocation.
- 40 **2.** In the event that one or more contiguous Units are engaged in a single
41 commercial enterprise, the individual Units will be treated as a single
42 unified Unit under the terms of this Article. For the purposes of this
43 Article, separate commercial enterprises are those which maintain
44 separate financial records, capital, property, and personnel.
- 45 **3.** Each Unit is permitted one freestanding Primary sign per right-of-way
46 frontage not to exceed 150 square feet. Where the size and shape of the
47 Unit would permit additional freestanding Primary signs along other
48 right-of-way frontages, such signs may not be located within 100 feet of
49 another on the same Unit.
- 50 **4.** Additional Primary signs, utilized for directional and wayfinding purposes
51 only, such as "drive-thru" signs, are permissible provided they do not
52 exceed four square feet.

5. Except for directional signs, all freestanding Primary signs are required to display the street number of the Unit, with the numbers being not less than eight inches in height.
6. There are no setback requirements for signs, provided no portion of any sign shall extend beyond a private property line or into a Sight Triangle.
7. Each Unit is permitted an unlimited number of Primary building signs within the Unit's sign allocation provided that no individual building sign may exceed 300 square feet.
8. Primary building signs shall not be located above the upper line of the parapet or the peak of the pitched roof. For purposes of this Article, height shall be measured on a vertical line from the sign to the parapet or peak from each point along the top of the sign. Roof ornaments (such as domes, cupolas, steeples, and roof decks and rails) shall not be used in the calculation of sign heights.
9. No portion of any sign, including frames or supporting structures, shall be less than eight feet above a walkway or sidewalk or 13 feet above a driveway or alley.
10. No single item of Additional Signage, excluding window signage, may exceed 32 square feet.
11. Primary signs may have either digital or mechanical changeable copy, provided the message is not animated and that the message remains static for a minimum of 15 seconds between cycles.
12. Vacant Units are limited to three Additional Signs provided their aggregate square footage does not exceed 32 square feet.
13. In multi-tenant commercial properties each individual storefront unit shall be treated similar to any Unit as defined herein, provided that multi-tenant parcels shall not be entitled to more than one freestanding Primary sign per right-of-way.

B. Calculation of Sign Allocation

1. Each Unit is entitled to an allocation of signage based on the greater of the Unit's right-of-way or building frontage, calculated at a rate of three square feet per linear foot of frontage.
2. Each Unit shall be entitled to a minimum of 200 square feet of signage and no Unit may exceed 750 square feet of signage.
3. For multi-tenant structures, each individual Unit as defined herein is entitled to its own allocation separate and apart from any allocation for commonly owned property.

C. Non-Commercial Messages Permitted in Substitution

1. No sign shall be subject to any limitation based upon the content of the message contained on such sign or displayed on such sign structure.
2. Whenever this Article permits the erection of signs for commercial purposes or for the identification of the property on which the sign is located, the sign owner may substitute a non-commercial message in lieu of the message otherwise permitted.
3. The right to substitute the non-commercial message does not waive any other requirement imposed by the County as to number, size, construction, location, lighting, obscenity, safety or any other regulated attribute.
4. The right created by this subsection is one of substitution and not one of addition and may be performed as frequently as desired by the owner of the sign provided all other requirements of this Article are met.

D. Sign Classes

Type	Definition
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Type	Definition
<p>Freestanding</p>  	<p>Signs that are not attached to another building or structure. Generally, these signs include pole signs, pylon signs, or monument signs.</p>
<p>Primary - Building</p> 	<p>Signs that are attached to another building or structure. Generally, these signs include wall signs, canopy signs, awning signs, marquee signs, projecting signs, and other types of signs that are not freestanding.</p>
<p>Additional Signage</p>	<p>Signs that are temporary in nature, do not require a building permit, are non-electrified, and can be removed in the event of a hurricane. Generally, these signs include window signs, flags, banners, streamers, and yard signs.</p>

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1. Form Allowed By Location

On-Premise Signs		Off-Premise Signs	
Freestanding	Building	Freestanding	Building
Monument	Awning	Monument	Wall

Pole	Canopy Marquee Projecting Wall Window	Pole	
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6.2.5 Residential Signage

- A.** Every single-family residential parcel is permitted two freestanding yard signs provided they are located on private property and do not exceed four square feet in area individually or one sign up to six square feet. Such yard signs must be temporary in nature and shall be removed 15 days after their purpose has been fulfilled. Examples include, but are not limited to, signs advertising the particular parcel for sale or lease, denoting the building contractor or architect of a structure on the parcel, advertising garage sales, free expression, and special event signs.
- B.** Every residential parcel is entitled to three freestanding flags, not to exceed 24 square feet individually.
- C.** Multi-family residential parcels shall be treated as a single Unit under this Article; however individual residential dwelling units in a multi-family complex are entitled to two temporary window signs each not to exceed four square feet in area individually which shall be removed 15 days after their purpose has been fulfilled.
- D.** Community signs, such as those at the entrance to a subdivision or multi-family complex are permitted provided they do not exceed 40 square feet and are monument signs.
- E.** No residential signage is permitted to be internally illuminated or backlit.
- F.** Vacant properties zoned multi-family are limited to three Additional Signs, as defined in this Article, provided their aggregate square footage does not exceed 32 square feet.

6.2.6 Variances

The Board of Zoning Appeals may grant a variance to the size and height limitations of this Article or to exceed the number of signs permitted by this Article, provided that all of the following conditions are found to exist:

- A.** That the characteristics unique to the parcel of land on which the signs to be located would render the visibility of the sign on that parcel significantly less than that enjoyed by similarly situated parcels.
- B.** That the request would not create a visibility hazard to adjoining parcels or the traveling public.
- C.** The height of the sign would not exceed 40 feet.

6.2.7 Prohibited Signs

It shall be unlawful for any person to construct, maintain or permit the following signs:

- A.** Any sign prohibited by State or Federal law.
- B.** Any sign creating a traffic hazard by obstructing vision in any Sight Triangle.
- C.** Any sign preventing free ingress or egress from any door, window, fire escape or other entrance or exit to any building, or any sign attached to a standpipe or fire escape.
- D.** Any sign that is obscene, such as a sign depicting nudity or sexual conduct.
- E.** Any sign that constitutes a public nuisance, such as signs that produce a hazardous amount of glare, advertise an illegal activity, or convey false information, or lead the public into errors of conduct, thought or judgment, especially by intentionally deceiving.
- F.** Any sign that emits a sound, smell, or smoke.

- 1 **G.** Any sign that has been abandoned, unless the sign panel within the abandoned sign
2 structure has been removed and replaced with a sign panel of neutral color
3 containing no message.
- 4 **H.** Any sign designed with mechanized or electronic changeable copy to display more
5 than one image on an ongoing basis where any information flashes, fades, dissolves,
6 or scrolls, or signs that move or create the illusion of movement, or signs that are or
7 appear to be animated or projected.
- 8 **I.** Any sign affixed to a tree or utility pole.
- 9 **J.** Portable signs which are manifestly designed to be transported as a trailer is
10 transported, on its own wheels even where the wheels may be removed and the
11 remaining chassis may be permanently attached to the ground.

12 **6.2.8 Signs Exempt from Permits**

13 The following signs shall be exempt from the permit requirements and also from any permit or
14 inspection fees. All other provisions of this Article shall apply.

- 15 **A.** Signs required by law (legal notices, traffic control signage, warning signs, etc.).
- 16 **B.** Holiday decorations on residential properties.
- 17 **C.** Signage authorized under a temporary event permit, provided that such signage
18 does not exceed 40 square feet. Any signage over 40 square feet must be available
19 under the Unit’s Sign Allocation.
- 20 **D.** Temporary signage used for elections, provided said signs are subject to the
21 following restrictions. For the purpose of this Article, election signs mean signs
22 related to candidates for public office or measures on election ballots.
 - 23 **1.** Said signs shall be erected not earlier that 45 days prior to the primary
24 election day and shall be removed within 15 days after the earliest of the
25 following events:
 - 26 **a.** Withdrawal of the candidate or measure.
 - 27 **b.** The candidate or measure having been eliminated as a candidate
28 or measure.
 - 29 **c.** The date of the general election.
 - 30 **2.** Only one sign per candidate or measure is permitted on any one lot,
31 parcel or tract of land. No election sign shall exceed 32 square feet in
32 area or six feet in height. Said sign shall not be erected in such a
33 manner as to constitute a roof sign.
 - 34 **3.** Pursuant to Chapter 106.1435(3), F.S., as amended, no such sign shall
35 be erected, posted, painted, tacked, nailed or otherwise displayed,
36 placed or located within, on or above any State or County right-of-way.
37 Upon a determination by the County that a violation of this restriction
38 exists at one or more locations, the signs may be immediately removed
39 or be caused to be removed by the County.
 - 40 **4.** Upon a determination by the County of any violation of this exemption,
41 other than addressed above, the affected candidate or sign owner, if
42 determinable, will be contacted and advised of the violation. The
43 candidate or sign owner will have no more than 24 hours to remove the
44 sign or cause the sign to comply with the requirements of this Article.
 - 45 **5.** The affected candidate or sign owner, if determinable, will then be
46 notified of said removal. Any election signs removed by the County shall
47 be stored for five business days and will be returned upon payment of a
48 removal and storage fee of \$20 per sign. Election signs not picked up
49 within this period shall be discarded.
- 50 **E.** Vehicle signs located on a truck, bus, trailer, taxi, or other vehicle which is being
51 operated or parked on-site while in the course of business, provided:
 - 52 **1.** The primary use of the vehicle is not for the purpose of advertisement,
53 such as a delivery vehicle.

2. The vehicles must have a current license plate and be in operable condition, and shall only be parked in designated parking areas as defined by this Code.
3. The vehicle's signs must be painted on, attached by magnet, graphic wrap, window tinting, or by some other means incorporated into the vehicle in an aesthetic and safe manner.
4. Hanging banners, placing placards or signs inside the windows of vehicles, painting the windows of, or otherwise attaching signs to a vehicle in a manner which would endanger the driver's safety is prohibited, except where the vehicle itself is advertised for sale and the vehicle is not being driven regularly as a result.
5. In no case shall such vehicles be parked in rights-of-way or on publicly-owned land unless in the course of business and only for the duration of the actual business transaction which necessitated the temporary placement of the vehicle at that location.

6.2.9 Master Sign Plan

A. Applicability

1. A master sign plan shall be required for the following types of development.
 - a. A nonresidential multi-building development with two or more buildings.
 - b. A nonresidential multi-tenant development with two or more tenants.
 - c. Any Planned Development that will include signs.
2. The Zoning Official shall review and approve or deny all master sign plans.

B. Master Sign Plan Contents

The Master Sign Plan is a document combining text descriptions of the physical properties of all signs and typical elevation graphics. The Master Sign Plan shall provide at least the following elements:

1. A designated review person for the project to whom all proposed signs must be submitted for internal review by any tenants prior to application for a County sign permit.
2. A section addressing the internal procedure each tenant must follow prior to application to the County for a sign permit. Written approval of the project's designated reviewer shall be required in order to receive any individual sign permit from the County issued under the Master Sign Plan.
3. A section addressing the process for approval of changes to the Master Sign Plan.
4. A statement that any proposed sign by any tenant that creates a uniform change from the approved Master Sign Plan will require the applicant to obtain a statement from the property owner or manager's designated reviewer assessing the extent to which the variation is in keeping with the intent and goals of the Master Sign Plan, and the extent to which the change is acceptable to the property owner or manager.

C. Review Criteria

A Master Sign Plan shall not be approved until and unless the Zoning Official finds that:

1. The plan provides that signs of a similar type and function within the development will meet the following criteria.
 - a. The proposed signs provide a consistent shape or theme of shapes.

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- b. The proposed signs use a consistent style and type of illumination.
- c. Any proposed building signs are mounted in a consistent location on the building.

- 2. The plan provides for signs that meet the size limitations, location requirements and other applicable requirements of this article; and
- 3. The plan provides for uniformity of proportions of tenant signs.

D. Amendments to Approved Master Sign Plans

- 1. After approval of a Master Sign Plan, no sign shall be erected, placed, painted, or maintained, except in conformance with such plan or provided that the plan is amended.
- 2. All amendments to Master Sign Plans shall be reviewed and approved or denied by the Zoning Official.

E. Applications for Sign Permits under a Master Sign Plan

Sign Permit applications may be submitted individually by building or development tenants, but shall be accompanied by a statement from the designated review person stating that the sign is consistent with the Master Sign Plan.

1 **Article 6.3 Street Furniture**

2 **6.3.1 Intent**

3 The intent and purpose of this Article is to establish conditions and requirements under which
4 street furniture may be allowed.

5 **6.3.2 Applicability**

6 Street Furniture is any object not associated with Sidewalk Seating that is placed in the public
7 right-of-way.

8 **6.3.3 Types of Street Furniture**

9 Street Furniture may consist of benches, bicycle racks, bus stop shelters, waste receptacles,
10 street planters for trees or other vegetation, or any other item placed upon the sidewalk within
11 the public-right-of way.

12 **6.3.4 Construction**

13 All Street Furniture shall be safe and sturdy and shall be maintained in good repair.

14 **6.3.5 Location**

15 The location of Street Furniture shall be approved by the County Engineer.

16 **6.3.6 Signage**

17 Signage of any type is prohibited on Street Furniture.

18 **6.3.7 Maintenance**

19 The installer of the Street Furniture shall be solely responsible for maintaining it in a clean and
20 sanitary condition and ensuring that the Street Furniture does not become a hazard to
21 pedestrians, bicyclists, and motorists.

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1 **Article 6.4 Industrial Performance Standards**

2 **6.4.1 Generally**

3 In addition to standards imposed by other governmental authorities, the standards in this
4 Article shall apply to industrial uses.

5 **6.4.2 Radioactive Emission**

- 6 **A.** There shall be no radiation emitted from materials or byproducts that creates a
7 dangerous level of radioactivity at any point.
- 8 **B.** Radiation emission shall not exceed those levels established as safe by the United
9 States Bureau of Standards.
- 10 **C.** The storage or disposal of radioactive waste is prohibited.

11 **6.4.3 Electromagnetic Interference**

- 12 **A.** No source of electromagnetic radiation may operate for any purpose unless it
13 complies with the applicable regulations of the Federal Communications Commission.
14 Further, operations in compliance with Federal Communications Commission
15 regulations shall be unlawful if such radiation causes an abnormal degradation in the
16 performance of other electromagnetic radiators or electromagnetic receptors of
17 quality and proper design because of proximity, primary field, blanketing, spurious-
18 radiation, harmonic content, modulation, or energy conducted by power or telephone
19 lines. The determination of "abnormal degradation in performance" shall be made in
20 accordance with good engineering practices as defined in the principles and
21 standards of the American Institute of Electrical Engineers, the Institute of Radio
22 Engineers and the Radio Manufacturers' Association. In case of any conflict between
23 the standards and principles of the above-named groups, the following priority of
24 interpretation shall apply:
 - 25 **1.** American Institute of Electrical Engineers.
 - 26 **2.** Institute of Radio Engineers.
 - 27 **3.** Radio Manufacturers' Association.
- 28 **B.** No person shall operate or maintain any source of electromagnetic energy exceeding
29 1,000 watts of effective radiated power without a permit.

30 **6.4.4 Smoke, Dust, and Dirt**

- 31 **A.** The emission of visible smoke, dust, dirt, fly ash, or any particulate matter from any
32 pipes, air vents, or from any other source into the air shall meet State and Federal
33 standards.
- 34 **B.** Fuels shall be smokeless or shall prevent emission of fly ash or cinders into the air.

35 **6.4.5 Fumes, Vapors, and Gases**

36 No fumes, vapors, or gases of a noxious, toxic, or corrosive nature which cause danger to
37 humans, animals, vegetation, or any form of property may be emitted.

38 **6.4.6 Sewage and Industrial Waste**

- 39 **A.** No liquid or solid waste may be discharged into any sewage disposal system in a
40 manner which shall overload such system or create detrimental effects in the flow
41 and treatment of sewage.
- 42 **B.** No industrial waste may be discharged into any sewage disposal system, waterbody,
43 or into the ground.
- 44 **C.** No solid waste shall be accumulated so as to be conducive to the breeding of vermin.
- 45 **D.** The storage and disposal of industrial waste shall be consistent with the Solid Waste
46 Siting provisions of this Code.

1 **6.4.7 Measurement of Emissions**

2 Measurement of emissions shall be taken at the property line on which the principal use is
3 located.

4 **A. Vibration**

5 There shall be no perceptible earth vibration. All stamping machines, punch presses,
6 press brakes, hot forges, steam board hammers or similar devices shall be placed on
7 shock-absorbing mountings and on suitable reinforced concrete footings. No machine
8 shall be loaded beyond the capacity prescribed by the manufacturer.

9 **B. Noise**

10 The permitted level of noise or sound emission shall not exceed the values in any
11 octave band of frequency in the following table. Sound pressure levels shall be
12 measured with a sound level meter and an octave band analyzer that conform to the
13 specifications published by the American Standards Association.

14

Maximum Sound Pressure Level in Decibels		
Cycles per sound	Light Industrial Use	Heavy Industrial Use
Below 75	0.0	1.0
75 - 150	2.0	10.0
150 - 300	0.2	1.0
300 - 600	1.0	5.0
600 - 1,200	0.2	1.5
1,200 - 2,400	0.2	1.0
4,800 - over	0.2	3.0

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16 **C. Odor**

17 No odorous gases or other odorous matter may be emitted in such quantities as to be
18 offensive at the points of measurement. Any process which may involve the creation
19 or emission of any such odor shall be provided with both a primary and secondary
20 safeguard system so that control may be maintained in the event of failure of the
21 primary safeguard system. Chapter 5, Air Pollution Abatement Manual, copyright
22 1951, published by Manufacturing Chemists, Inc., or any subsequent amendments
23 or revisions thereto, is hereby incorporated in this Section as a guide in determining
24 quantities of offensive odors.

25 **D. Glare**

26 No direct or sky-reflected glare, whether from floodlights, high temperature
27 processing, combustion, welding or other source of high intensity lighting, shall be
28 visible at the points of measurement.