

**LAKE ALFRED UNIFIED LAND DEVELOPMENT CODE**

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## ARTICLE 4

### SIGN REGULATIONS

#### **4.01.00 General Provisions**

- (A) These sign regulations are intended to complement the requirements of the adopted building and electrical codes. In case of an inconsistency between these regulations and the building or electrical code, the more stringent requirement shall apply.
- (B) It is unlawful for any person to display untrue, false or misleading statements upon signs, billboards, or other public places, calculated to mislead the public as to anything sold, any services to be performed, or information disseminated. The fact that any such sign or display shall contain words or language, sufficient to mislead an ordinary person in reading the same, shall be prima facie evidence of a violation of this section by the persons displaying such sign, or permitting same to be displayed at their residence, establishment or place of business.
- (C) It shall be unlawful for any owner, authorized agent or contractor to erect, construct, alter, or relocate any sign except as otherwise provided by this code, until the proper permits have been issued by the Local Building Department.

#### **4.02.00 Definitions**

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Abandoned sign* means a sign which is not being maintained and which has not been used for a period of ninety (90) consecutive days.

*Banner* means any sign possessing characters, letters, illustrations, or ornamentation applied to canvas, cloth, paper, or fabric of any kind.

*Billboard* means any ground or pole sign which a sign surface area of greater than 350 square feet in size.

*Construction sign* means any temporary sign giving the names of principal contractors, architects and lending institutions responsible for construction on the site where the sign is placed, together with other information included thereon.

*Development Site* means any lot, plot, portion or parcel of land considered as a unit.

*Directional sign* means a permanent sign located at the exit or entrance of a parcel that has two or more driveways. Directional signs shall be no larger than six square feet in area, with the exception that the area size limitation of directional signs shall not apply to public hospitals.

*Commercial sign* means any sign protected by the First Amendment of the U.S. Constitution which proposes a commercial transaction and is solely related to the economic interest of the user of the sign.

*Flag:* A square or rectangular sign made of cloth, paper, or non-rigid material of any kind and displayed from a flagpole by being tethered along one side.

*Flagpole:* A freestanding, ground mounted structure, or a structure mounted to a building, wall, or roof and used for the sole purpose of displaying a flag. The maximum height of any flag pole shall not exceed 35 feet.

*Ground-mounted sign* means a permanent sign which is supported by structures or supports in or upon the ground and independent of support from any building and which has a sign face the base of which is less than eight feet from ground level.

*Illuminated sign* means any sign which has characters, letters, figures, designs or outline illuminated by electric lights or luminous tubes, whether or not the lights or tubes are a part of the proper sign.

*Marquee sign* means any sign which is attached to or hung from a permanent roof-like structure which is supported by a building wall and which projects out from the building line usually but not necessarily over a public right-of-way, such as a sidewalk.

*Nonconforming sign* means a sign which by its height, square foot area, location, use, or structural support does not conform to the requirements of this chapter.

*Permanent sign* means a sign which is fixed to a building or the ground in such a manner as to be immobile without the use of extraordinary means, such as disassembly.

*Pole sign* means any permanent sign erected on or suspended from one or more poles and which is wholly independent of any building for support and which has a sign face the base of which is constructed eight feet or more above ground level.

*Political advertisement sign or poster* means any sign or poster which advertises or relates to any candidate, party or issue involved in any city, county, state or federal election.

*Portable sign* means an outdoor sign which is not permanently erected upon the ground or affixed to the wall of a building and includes the following:

1. An A-frame sign, which is a sign having a metal or wooden frame adequately braced so as to be freestanding.
2. A sign on trash receptacles and similar sidewalk appliances.
3. Banner.

*Reader board* is a sign, or portion of a sign, that has light-emitting diodes (LED), or other similar computer controlled multiple lights, that can be programmed to display text and/or graphics that can change and/or move.

*Real estate sign* means a temporary sign indicating the availability for sale, rent, or lease of the specific lot, building, or portion of a building upon which the sign is posted.

*Roofline* means either the edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette. Where a building has several roof levels, this roof or parapet shall be the one belonging to that portion of the building where the sign is located.

*Sandwich-board sign* means a portable, nonelectrical, self-supporting, "A"-frame sign, hinged at the top apex and folded into a sandwich position when transported or stored. This sign type may also be a portable, nonelectrical, self-standing, double-sided, inverted-"T" sign.

*Setbacks* mean the minimum horizontal distance between the lot line and the closest edge or part of the sign.

*Sign* means a name, identification, image, description, display or illustration which is affixed to, painted or represented directly or indirectly upon a building, structure or piece of land and which directs attention to an object, product, place, activity, facility, service, event, attraction, person, institution, organization or business and which is visible from any street, right-of-way, sidewalk, alley, park or other public property. Window displays placed behind a window are not signs or parts of a sign.

*Sign area* or *sign surface area* means the entire area within one circle, triangle or parallelogram enclosing the extreme limits of writing, representation, emblem or any figure of similar character together with any frame or other material or coloring forming an integral part of the display or used to differentiate the sign from the background against which it is placed, excluding the necessary supports or uprights on which such sign is placed. Where a sign has two or more faces, the area of all faces shall be included in determining the area of the sign. However, where two such faces are placed so that the diverging angle is no greater than 45 degrees between the two sign faces, the area of the sign shall be taken as the area of one face if the two faces are of equal

area or as the area of the larger face if the two faces are of unequal area. Words, symbols and graphics extending beyond a sign's frame are considered as part of the sign surface area. Where a sign consists solely of lettering or other sign elements printed or mounted on a wall of a building without any distinguishing border, panel or background, any blank rectangular area which is more than ten percent of the area of the sign as otherwise computed shall be disregarded. All of the lettering and other sign elements printed or mounted upon a wall of a building without any distinguishing border, panel or background and pertaining to the same enterprise shall be treated as a single sign for purposes of area computation. The area of a "temporary attractor" shall be the total area seen by the observer when viewing the largest side of the item (e.g. cold air inflatable)

*Sign nonstructural trim* means the molding, battens, capping, nailing strips, latticing and walkways attached to the sign structure.

*Sign structure* means the supports, uprights, braces and framework supporting the sign.

*Special event sign* means a sign that carries a message regarding a special event, sale, grand opening, or function which is of general public interest, as determined by the Chief Building Official.

*Temporary sign* means a sign that is intended for a temporary period of posting on private property; and is typically constructed of nondurable materials, including paper, cardboard, cloth, plastic, and/or wallboard. Examples of temporary signs include real estate signs, construction signs and political advertising signs.

*Wall sign* means a sign applied to or mounted on the wall or roof of a building or a structure, the display surface of which is approximately perpendicular to the ground and not extending more than 18 inches from the surface of the wall, roof of the building, or structure not extending above the roofline.

**[RESERVED]**

#### **4.03.00 Exempted Signs**

The following signs are exempt from the operation of these sign regulations, and from the requirement that a permit be obtained for the erection of permanent signs, provided they are not placed or constructed so as to create a hazard of any kind and adhere to the following guidelines:

- (A) Signs that are not designed or located so as to be visible from any street or adjoining property.
- (B) Sandwich or sidewalk signs may not exceed a dimension of 2 feet by 4 feet. One sandwich or sidewalk sign may be displayed for each business located within development site provided the business maintains a valid City issued business tax receipt. This type of sign shall follow all other sign regulations as to safety and condition, but shall not be limited as to the number of signs per development site or the total sign area restriction. All sandwich or sidewalk signs must be removed to the interior of the business at the close of each business day. All sandwich or sidewalk signs are permitted on commercial or industrial zoned property only.

A sandwich or sidewalk sign shall be constructed of commercial sign materials and lettered in a professional manner. The position of sign shall not obstruct traffic view or impede or restrict pedestrian movement and shall comply with all other sign regulations as to safety and condition.

- (C) Signs necessary to promote health, safety and welfare, and other regulatory, statutory, traffic control or directional signs erected on public property.
- (D) Legal notices and official instruments.
- (E) Holiday lights and decorations provided such items are removed no later than 30 days after the holiday being celebrated.
- (F) Memorial signs or tablets containing names of buildings, dates of erection and other information when inscribed in a masonry surface or metal plaque and permanently affixed to the side of a building.
- (G) Public warning signs to indicate the dangers of trespassing, swimming, animals or similar hazards.
- (H) Signs carried by a person.
- (I) Religious displays erected on church grounds.

- (J) Construction signs not exceeding 16 square feet in size.
- (K) Real estate yard signs not exceeding six square feet in size.
- (L) Signs indicating yard sales or garage sales, provided that such signs are posted no earlier than 24 hours before the sale and removed within 24 hours after the sale; and provided that the sign includes the address and dates of the sale.
- (M) Flags not displaying advertisements are permitted provided that no more than three (3) flags may be displayed per premises, and each flag must be flown from a flag pole. Flags must be maintained in good condition, and cannot be displayed if they are faded, discolored or tattered.
- (N) Special event signs for municipal events that are for public information purposes.

*[RESERVED]*

#### **4.04.00 Prohibited Signs**

The following types of signs are prohibited in all districts:

- (A) Billboards. [Note: This verbiage was added by requirement of the City of Lake Alfred Planning Board, to clarify the regulations governing billboards. At the adoption of this Code in August 1993, existing billboards became nonconforming, however, no “sunset” provisions were in place.]

All existing billboards in the City Limits are nonconforming and shall cease to exist (sunset) after an amortization period of not more than seven years following adoption of Ordinance #765-95, dated Oct. 16, 1995. Each billboard annexed after that date shall become nonconforming at the time of annexation; and, cease to exist after an amortization period of not more than two years following the effective date of the Annexation Ordinance. Reference is made to Article 7, Section 7.12.01 for specific regulations governing nonconforming issues.

- (B) Abandoned signs.
- (C) Signs that are in violation of the adopted building or electrical codes.
- (D) Any sign that, in the opinion of the Chief Building Official, constitutes a safety hazard.
- (E) Blank temporary signs.
- (F) Signs imitating or resembling official traffic or government signs or signals.
- (G) Signs attached to trees, telephone poles, public benches, streetlights, or signs placed on any public property or public right-of-way.
- (H) Signs placed on vehicles or trailers that are parked or located for the primary purpose of displaying said sign (this does not apply to permitted portable signs or to signs or lettering on buses, taxis, or vehicles operating during the normal course of business).
- (I) Signs with the optical illusion of movement by means of a design that presents a pattern capable of giving the illusion of motion or changing of copy.
- (J) Any sign obstructing traffic visibility.
- (K) Signs with moving, revolving or rotating parts, except trademark signs at least 12 feet in height and rotating at no more than two (2) revolutions per minute.

- (L) Signs with lights or illuminations that flash, move, rotate, blink, flicker, or vary in intensity or color, except on theater marquees and time-temperature-date signs.
- (M) Illuminated signs of such intensity or brilliance as to cause glare or impair the vision of motorists, cyclists, or pedestrians using or entering a public right-of-way, or that are a hazard or nuisance to occupants of any property because of glare or other characteristics.
- (N) Signs emitting sound, odor, smoke, or steam.
- (O) Signs that display any words, characters or illustrations of any obscene, indecent or immoral nature.
- (P) No person shall hang, paint, paste, print or nail any banner, sign, paper sign or any advertisement or notice of any kind whatsoever, or cause same to be done, on any curbstone, flagstone, pavement or any other portion or part of any sidewalk or street, or upon any trees, lamppost, telephone or telegraph pole, hydrant, bridge, workshop or tool shed, or upon any structure within the limits of any street within the City.
- (Q) Murals that are used as advertising. Murals may not contain any words, names, logos, or pictures of products or services offered within the building that they are painted on, or any other business. Murals are considered artwork and may not be used as an advertising sign.
- (R) Roof signs projecting above the highest point of the roof.

*[RESERVED]*

#### **4.05.00 Permitted Signs**

The following signs are permitted within the City of Lake Alfred, subject to the standards provided in this Section:

##### **4.05.01 Commercial Signs**

On-site commercial signs are permitted accessory to commercial or industrial structures on property zoned for such uses.

- (A) *Number of Principal Signs Permitted.* Except as provided in this Paragraph, no more than one principal sign shall be permitted for each development site. The principal sign may be a pole sign or a ground-mounted sign. In the absence of either a pole sign or ground-mounted sign, a wall sign may be permitted as a principal sign. For lots or parcels situated at intersections, one principal sign is permitted on a lot or parcel for each frontage on a publicly maintained road.
- (B) *Principal Sign Setback and Area.* A principal sign cannot exceed 56 square feet in surface area per side or 112 square feet in total combined surface area. No part of the principal sign shall be located within five (5) feet of any property line or right-of-way. This shall be construed to mean that no portion of any principal shall extend beyond any property line.
- (C) *On-Site Commercial Signs.* Total sign area for each development site shall not exceed 200 square feet in PB, C-1, C-2, C-3, M-1, I-1, and I-2 zoning districts.
  - (1) Ground-mounted signs. In commercial and industrial districts, ground-mounted signs shall not exceed eight feet in height. The bottom of a ground-mounted sign shall be a maximum of three feet above the ground and shall not exceed 32 square feet in surface area per side or 64 square feet in total combined surface area and may contain an area designated as a reader sign board which does not exceed 50% of the sign surface per side. All ground-mounted signs must meet requirements as provided in Section 3.02.03 (E) of this code relating to Clear Visibility Triangle.
  - (2) Canopy signs. Canopy signs hung from a canopy or covered structure shall have a minimum vertical clearance of eight feet and shall not exceed three square feet in area.
  - (3) Wall signs. Maximum wall sign area shall be one and one half square feet for each foot of building frontage, up to the maximum 56 square feet per sign. A wall sign may be displayed for each business maintaining a valid city business tax receipt and is allowed in addition to a principal sign, but cannot exceed the 200 square feet total sign area limit per development

site. A development site containing more than two (2) licensed businesses must follow guidelines as specified under 4.05.01 On-Site Commercial Signs (C)(7) Shopping Center Signs.

- (4) Window signs. Maximum window sign area shall be one square foot for each foot of building frontage up to the maximum 32 square feet per sign, not exceeding the 200 square feet total sign area limit per development site.
  - (5) Pole signs. Pole signs shall only be permitted in C-1, C-2, C-3 commercial zoning districts and M-1, I-1 and I-2 Industrial zoning districts. Pole signs shall not exceed 18 feet in height, and must have a minimum ground clearance of ten feet. A pole sign shall not exceed 56 square feet in surface area per side or 112 square feet in total combined surface area and may contain an area designed as a reader sign board which does not exceed 24 square feet per side or more than 50% per side, whichever is less. A development site containing more than two (2) licensed businesses must follow guidelines as specified under 4.05.01 On-Site Commercial Signs (C)(7) Shopping Center Signs.
  - (6) Marquee Signs. Maximum sign area shall be one and one half square feet for each foot of building frontage up to the maximum 32 square feet per sign. The sign must have ten feet of ground clearance. Structurally, the sign shall not be mounted more than 24 inches from the wall.
  - (7) Shopping Center signs. Signs for Shopping Centers, Commercial Parks and Movie Theaters require review and approval from the Lake Alfred Planning Board. The shopping center is allowed to a maximum of 200 square feet of signage per development site. In addition to the shopping center sign, the tenants are limited to wall signs, windows signs and canopy signs, one and one half foot for each foot of building frontage per tenant, not to exceed the maximum of 112 square feet total per tenant.
- (D) *Landscaping.* All ground-mounted and pole signs shall be landscaped. When shrubs or small trees are used, only those shrubs or small trees listed in this Code are permissible. For a list of permissible shrubs and trees, see Article 3, Section 3.07.00, Table 3.07 B and C.

#### **4.05.02 Special Event Signs**

The following signs may be allowed up to four times per calendar year in connection with a special event and shall require a permit issued by the Chief Building Official. Such permit shall be valid for a specified period not to exceed fourteen (14) days, after which time the sign or object shall be removed.

- (A) Signs consisting of one or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move in the wind.
- (B) Searchlights used to advertise or promote a business or to attract customers to a property.
- (C) Portable Signs.

#### **4.05.03 Entrance/Exit Signs**

All entrance and exit signs, such as those found at banks and fast-food restaurants, shall be placed so as not to obstruct visibility of the roadway. Additionally,

- (1) Signs may be internally lit;
- (2) Signs shall be no larger than three square feet;
- (3) Signs shall not be placed in the road right-of-way; and
- (4) Signs shall conform to all the regulations of this Article.

#### **4.05.04 Signs for Permitted Non-Residential Uses Located in Residentially Zoned Districts**

- (A) Signs are permitted accessory to permitted non-residential uses on residentially zoned property. Except as provided in this paragraph, no more than one ground-mounted or pole sign shall be permitted for each development site eligible for signage under this section. For lots or parcels situated at intersections, one ground-mounted or pole sign is permitted on a lot or parcel for each frontage of 75 feet or more on a publicly maintained road. For parcels having 200 feet or more of frontage on a single road, two ground-mounted or pole signs may be permitted along the longest frontage. No more than three ground-mounted or pole signs may be permitted on any development site. No part of any ground-mounted or pole sign shall be located within five feet of any property line or right-of-way. This shall be construed to mean that no portion of any sign shall extend beyond any property line.
- (B) The total sign area for each development site eligible for signage under this section shall not exceed 150 square feet. The sign area can be distributed through the following sign types:

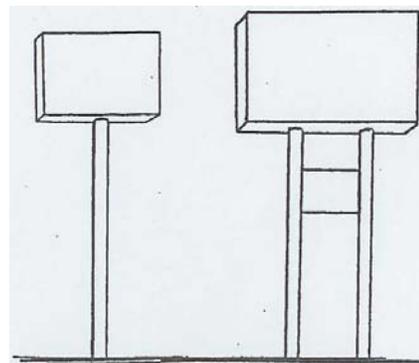
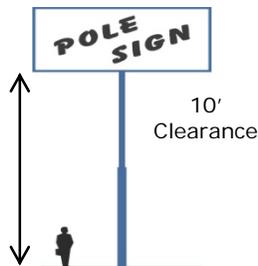
- (1) Ground-mounted signs. Ground-mounted signs shall not exceed six feet in height. The bottom of a ground-mounted sign shall be a maximum of three feet above the ground and shall not exceed 24 square feet in surface area per side or 48 square feet in total combined surface area and may contain an area designated as a reader sign board which does not exceed 50% of the sign surface per side. All ground-mounted signs must meet requirements as provided in Section 3.02.03(E) of this code relating to Clear Visibility Triangle.

*Example of Ground-Mounted Sign*



- (2) Pole signs. Pole signs shall only be permitted on frontage facing urban collector roadways as defined on the 2030 Future Functional Classification and Maintenance Responsibility Map as adopted in the 2030 Comprehensive Plan. Pole signs shall not exceed 18 feet in height, and must have a minimum ground clearance of ten feet. A pole sign shall not exceed 56 square feet in surface area per side or 112 square feet in total combined surface area and may contain an area designated as a reader sign board which does not exceed 24 square feet per side or more than 50% per side, whichever is less.

*Example of Pole Sign*



- (3) Permanent Wall Signs. Maximum permanent wall sign area shall be one and one half square feet for each foot of building frontage, up to the maximum 56 square feet per sign, limited to a total of 6 signs.
- (C) *Landscaping.* All ground-mounted and pole signs permitted under this section shall be landscaped. When shrubs or small trees are used, only those shrubs or small trees listed in this Code are permissible. For a list of permissible shrubs and trees, see Article 3, Section 3.07.00, Table 3.07 B and C.
- (D) *Illumination.* Illumination of signs permitted under this section may be from external sources. Lighting on signs which are not internally illuminated shall be shielded with an opaque shade and directed so as to produce no glare on roadways or surrounding properties. The use of neon is prohibited.

[RESERVED]

#### **4.06.00 Maintenance**

All signs, including their supports, braces, guys and anchors, electrical parts and lighting fixtures, and all painted and display areas, shall be maintained in accordance with the building and electrical codes adopted by Lake Alfred, and shall present a neat and clean appearance. The vegetation around, in front of, behind, and underneath the base of ground signs for a distance of 50 feet shall be neatly trimmed and free of unsightly weeds, and no rubbish or debris that would constitute a fire, safety or health hazard shall be permitted under or near the sign.

No Certificate of Occupancy shall be issued for any new or renovated building unless the sign is in compliance with the following standards.

- (A) Code Compliance. All signs shall be constructed and maintained in accordance with the provisions and requirements of the City.
- (B) Copy. All copy shall be maintained so as to be legible and complete.
- (C) Structure. Signs shall be maintained in a vertical position unless originally permitted otherwise, and in good and safe condition at all times.
- (D) Damage. Damaged faces or structural members shall be repaired as a whole and shall be maintained at all times in a safe condition.
- (E) Safety. Electrical systems, fasteners, and the sign and structure as a whole shall be maintained at all times in a safe condition.
- (F) All permitted signs, including permanent and temporary signs, shall conform to all ordinances and codes of the City and shall be counted as part of the total sign allowance established by these regulations for any given parcel of real property or business, as appropriate.

#### **4.07.00 Enforcement**

These regulations contained in this Article shall be enforced by the Code Enforcement officer of the City of Lake Alfred. Any sign not in compliance with this Code may be cited and the owner of the sign may be fined, in accordance with this Code and the procedures referenced in Article 8, Section 8.03.03, "Code Enforcement."

*[RESERVED]*